

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	13 September 2023
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Capital Programme Delivery: Projects Update
REPORT NUMBER	RES/23/284
DIRECTOR	Steve Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	John Wilson
TERMS OF REFERENCE	1.1

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to summarise the general progress of delivery of key capital expenditure projects identified within the approved Capital Programme from the General Fund and Housing Revenue Accounts.
- 1.2 The report highlights those issues considered worthy of particular note which are specific to individual programmes/projects.
- 1.3 In addition, the report also incorporates the outcome of the recent reprofiling of the General Fund Capital Programme, which has been carried out to take account of the year end position for 22/23 and other current project related factors.

2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Note the status of delivery of the Section 3.0 highlighted programmes/projects contained within the approved Capital Programme.
- 2.2 Note Council on 23 August 2023 considered the Medium Term Financial Strategy which outlined the continued financial challenges facing the Council over the next 5 years.
- 2.3 Approves the reprofiled General Fund Capital funded projects/programmes as shown in Appendix B – Table 2, noting the use of the existing contingency budget in the programme.

3. CURRENT SITUATION

Background

- 3.1 At the Finance & Resources meeting held on Wednesday 1 February 2023 a new reporting content/style was submitted to inform key project updates within the approved General Fund and Housing Capital Programme. This report continues with that format and reports progress since then in terms of, but not limited to, contract/construction issues, timeline delivery and financial viability.

Union Terrace Gardens

- 3.2 Practical Completion was achieved on 22 December 2022 with the laying of turf in the lower gardens temporarily postponed, until favourable weather following the Spectra Event.
Turf works were completed in June 2023 with a period of several weeks (encircled by protective fencing) following to enable the new turf to become established. The protective fencing has since been removed.
- 3.3 Snagging works continue across the project with weekly progress updates between contracting parties.
- 3.4 A local firm, SugarBird Wines Ltd is due to be appointed as the preferred bidder for the Burns Pavilion with legal particulars to be concluded.
The Union Pavilion is currently let to the 'Our Union Street' organisation while marketing of the pavilion continues to secure a long term letting.

Countesswells Primary School

- 3.5 The Council took possession of the new building on 1 March 2023. The Countesswells School has been operating from this new building since the Spring 2023 school holiday period.
- 3.6 As reported previously, there are existing developer obligations in accordance with an agreed Section 75 agreement, however members will be aware the developer Countesswells Development Limited went into administration. Officers are still seeking clarification on what this means in relation to funding and other related commitments.

Greyhope School & Community Hub

- 3.7 The works are progressing with the construction circa 85% complete. The expectation is the school will be complete and handed over to ACC in October 2023, as planned.

Tillydrone Primary School (New Riverbank Primary School)

- 3.8 The Principal Contractor has taken possession of the site and is progressing with the detailed design, fabrication and delivery of the cross laminated timber structure elements which is a 'contractor designed portion' of the Contract. The

parties are closely monitoring this and will review the construction programme when confirmation of delivery dates are confirmed.

Bucksburn Temporary Accommodation

- 3.9 As noted in Appendix 1, this new accommodation is now in operation.
- 3.10 It has been previously highlighted that the project has experienced a number of cost pressures, which will require virement of monies from the contingency budget line. Officers are currently quantifying the extent of additional monies and in the interim it is proposed an interim budget virement is implemented from the Contingencies budget.
- 3.11 The primary reasons for this are there have been several variations which have been mainly attributed to the civils works (deeper than expected foundations and unforeseen utility diversions), and also significant legal expenses (from NYOP, the Funders Legal team, along with the requirement of specific requested technical reports).

B999 Shielhill Road Junction

- 3.12 As reported previously, the project's delivery timeline will be determined by the time taken to obtain the necessary land to build the scheme.
- 3.13 The project's land footprint is now defined. Owner verification activity is underway. Approaches for voluntary land purchase will be progressed through Summer. However, it now appears likely that the owners of some land (required for the junction improvement) are unable to be identified, because of very old title information.
- 3.14 This will likely lead to the need for a Compulsory Purchase Order (CPO) to be progressed later this year. The implications of this are that land assembly will not be completed this year, with the CPO process likely adding 12-24 months to the project programme.

South College Street Junction Improvements (Phase 1) Construction

- 3.15 Local company W M Donald has been appointed as the main contractor for the project. The main project works commenced on site in June 2022. As of the start of July 2023 all project roads and junctions have reopened.
- 3.16 The works are now substantially complete with additional lanes on Palmerston Place and South College Street between its junctions with Wellington Place and Riverside Drive fully operational. The new North Esplanade West/ Palmerston Place junction is now also in use.
- 3.17 The project required a significant number of utility apparatus diversions, a number of which lie on the work programme critical path. The majority are now complete; however, delays have been incurred due to the volume and complexity of telecoms apparatus to be diverted by Openreach.

- 3.18 While performance has been generally acceptable, seeing the majority of the project roads open on time, there continues to be a small area of incomplete works to the northeast of the new North Esplanade West/ Palmerston Place junction near Old Ford Road. This area of the site will remain inaccessible to the contractor until Openreach cables are diverted and Scottish Water undertake a repair of the combined sewer beneath. Significant effort is being made by all parties to resolve matters. This is currently delaying the second left turn lane from Palmerston Place on to North Esplanade West coming in to use until the Autumn, the timing of which is subject to performance of utility firms. To date this has not caused any traffic issues.

Energy from Waste (EfW) Construction

- 3.19 Works and commissioning are progressing and the completion date is expected imminently. As noted previously the delivery of the project to date has been hampered by several issues, both internally and externally.
- 3.20 The Principal Contractor continues to receive and manage the three councils' waste at the facility.
- 3.21 With reference to paragraph 3.19 above, the Contractor is seeking recompense through the Contract.
- 3.22 The Contractor has sought adjudications to consider several contractual matters. These are in the form of claims for both time and money. The council continues to defend its position whilst being open to seek resolution of matters outwith the adjudication/arbitration mechanisms. As claims are submitted, they are being considered in accordance with the contract between the parties and as such additional expenditure is being and will be incurred in protecting the Councils' position. At this stage these costs can be accommodated within the approved project budget.

New Mortuary at Aberdeen Royal Infirmary (ARI)

- 3.23 As noted previously work commenced on the new Mortuary at Aberdeen Royal Infirmary (ARI) on Monday 10 October 2022.
- 3.24 The project is advancing well, all ground works complete, steelwork erection has commenced with zone 1 & 2 completed, works to zone 3 near complete with zone 4 progressing.
- 3.25 Engagement with Hazlehead Academy and Mile End Primary School highlighting 'construction'. Pupils were involved in designing posters around Construction which was named 'Construction Careers'. These posters have been enlarged and placed at the site offices and on the site hoarding on Westburn Road visible to the public (Refer to picture in Appendix A). Three pupils received art sets for the categories, Innovation, creativity, and overall construction representation. This represents the start of education relationships in the area.
- 3.26 The project is planned to be complete in Spring 2024.

Complex Care

- 3.27 The Strategic Business Case for the project was approved at Finance and Resources Committee in December 2022 with the Outline Business Case approved at Finance and Resources Committee in March 2023.
- 3.28 Officers with external support have developed the design information to RIBA Stage 4. Tenders have been issued and are due back in October 2023.
- 3.29 Negotiations are ongoing with external parties to confirm the extent of grant funding which can be provided. Full planning consent has now been granted for this project.

Tillydrone Cruyff Court

- 3.30 Following the committee decision on 5 July 2023 for additional monies to be allocated to the budget, the project has been re-tendered.
- 3.31 Following a tender review process the contract has been awarded to local Contractor Hunter Construction (Aberdeen) Limited. The works are planned to commence in October 2023.

Housing Revenue Account (HRA)

- 3.32 As reported to the last committee with regard to the Council Led new housing sites, works continue to progress at the Summerhill, Kaimhill and Tillydrone projects and works have been suspended at Craighill and Kincorth.
- 3.33 As noted previously the two remaining projects at Craighill and Kincorth are at a stage where the enabling works for both projects are complete. Following the last committee decision to re-tender both projects on 5 July 2023, there is an ongoing high level value engineering exercise being carried out by the design team to consider a number of options on both sites, to try and deliver a more cost effective capital cost for each project.
- 3.34 The design works include, but are not limited to, reviewing external finishes, reducing storey heights from four storeys to three storeys on the blocks of flats. Consideration will also be given to see what cost benefits can be derived by amending the Gold Standard, either as a whole, or in part, while still retaining the majority of the benefits of the Gold standard. However it should be noted this piece of work excludes any reduction in any environmental and heat in use standards as these are seen as critical strategically going forward.
- 3.35 Consideration is also being given to phasing the sites over a longer period to reduce the short term impact on the capital budget by spreading costs over a two or three year period, with budget costs for these different options being prepared.
- 3.36 The outcome of this action will be reported to the next appropriate committee.

Summerhill New Build Housing

- 3.37 Five of the blocks at Summerhill have now been handed over with three remaining to follow. Block 6 was planned to be handed over in May 2023 however this has been delayed until later in the summer with Block 8 in Winter 2023 and the final block, Block 7, handed over in Spring 2024.

Cloverhill New Build Housing

- 3.38 The project continues to progress well on site and the first phase of 36 No. units were handed over on 1 August 2023 with a number of other phases to be handed over between then and 2026. Three commercial units were also handed over and discussions are underway with potential Tenants.
- 3.39 The next phase of 31 units is due later this calendar year. Members should refer to Communities, Housing and Public Protection Committee 5 September 2023: New Housing Cloverhill Gold Standard : report no RES/23/286, which outlines the expected benefits to be derived for the new Council tenants who will occupy this development.

Clinterty Travellers Site

- 3.40 Works commenced in October 2022 to upgrade the Gypsy Traveller site at Clinterty with a budget of £6.5m, which is circa 50% funded by the Scottish Government. The Contractor for the works is the Council's Building Services. The works are now scheduled to be completed in Autumn 2023.

Unable to be Relet (UTBR)

- 3.41 As reported previously, following a period of discussion and negotiation throughout Summer/Autumn 2022, Council Officers secured funding support grant of circa £6.15m from the Scottish Government Ukraine long term resettlement fund.
- 3.42 Three external contractors have been successful in progressing onto a framework to carry out the works. Work has been allocated to each of them that aligns with their capability and current availability of resources.
- 3.43 Work continues to progress well with approximately 400+ units now had refurbishment / repair works carried out with the orders for furnishings/white goods following where necessary. Work continues with housing colleagues to allocate the completed units to Ukrainian households as they become available. Approximately 270 units are now occupied.
- 3.44 The project is on target to be delivered ahead of programme with works completion in late Autumn 2023.

4. FINANCIAL IMPLICATIONS

- 4.1 Notwithstanding all of the above, the Chief Officer – Capital continues to review the approved Capital Programme in light of external pressures, such as, but not limited to;

- Inflation
- Energy supply and cost
- Covid 19 impacts
- War in Ukraine and
- Brexit.

4.2 There is still a significant risk that costs will increase for those projects under construction and also those in the future pipeline. Close collaboration is being maintained with finance colleagues.

4.3 Reference is also made to Appendix 5 2022/23 Reprofilling of Capital Programmes of report RES/22/152 where the general principles of the capital review are explained.

4.4 The outcome of this review is set out in Appendix B.

Medium Term Financial Strategy

4.5 Reference is made to the Medium Term Financial Strategy (MTFS) report: RES/23/250 which was approved at the Council meeting held on 23 August 2023.

4.6 That report alludes to the likelihood and creation of a “growing funding gap”.

4.7 Members are aware that the Council are obliged to deliver its obligations within a balanced budget. In the context of the approved Capital Programme, and bearing in mind paragraphs 4.1 and 4.2 above, regular consideration needs to be carried out on whether to delay, pause or cancel any projects which are still not legally committed.

4.8 Throughout the financial year the Chief Financial Officer monitors the budget and uses various controls and tools to ensure a balanced budget is delivered.

4.9 In a similar context, the Chief Officer - Capital is tasked with delivering the approved Capital Programme whilst ensuring that sufficient budgetary provision exists.

4.10 For awareness purposes, Members should note that in light of the MTFS and looking forward, there may be a need for savings having to be made from the approved Capital Programme.

4.11 Similarly should the Capital Programme commitments increase with the introduction of any new projects, with the associated funding implications this would have for the Revenue Budget, then taking cognisance of the implied growing funding gap, any necessary financial savings will have to be made from work areas across other Clusters.

4.12 This report does not make any recommendations at this point in time but simply wishes to put Members on high alert to the current financial risks related to the

approved Capital Programme and the wider affordability implications this has across the Council.

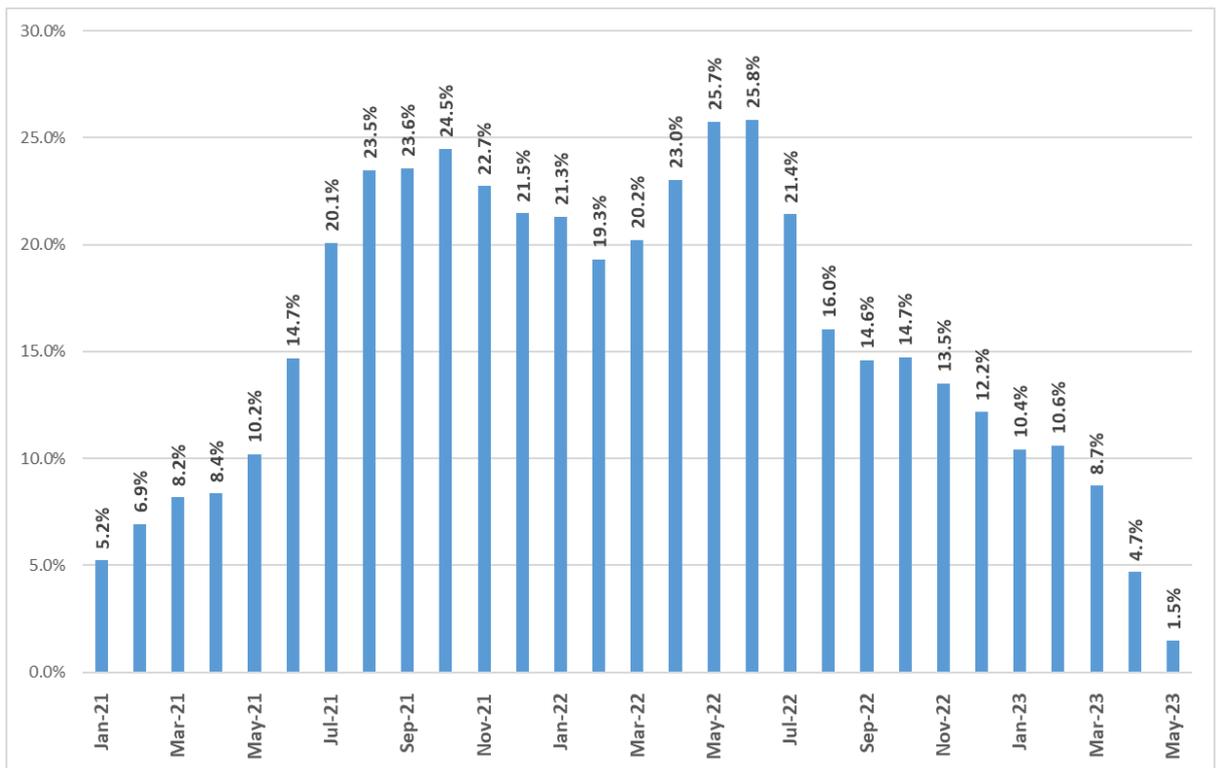
4.13 The earlier any key decisions can be made will allow more time for planning and mitigation consideration of likely impacts following on from those decisions.

Current Situation with regard to the Construction Sector

4.14 The construction sector is starting to see a more settled period but with the ever present risk of change, given external factors across the world, there is still a need to be cautious.

4.15 Broadly speaking we are starting to see the following construction trends;

- Material supply is no longer the issue it was. Data from the Department for Business, Energy, and Industrial Strategy (BEIS) Construction Material Price Indices (CMPIs) suggests that material cost is starting to level off. Refer to the following graph. However caution is still needed as there is still evidence that specific products, such as concrete, cement and plasterboard, carry a higher risk due to higher production costs.



The graph exhibits the 12 month percentage increase benchmarked against the same month a year previous – if we consider May 2023 for instance, a 1.5% increase against the same month last year (May 2022). In comparison, compare June 22 with June 21 prices, it was up to 25.8% against June 21 prices. Looking across the graph, we can see that there is a downward trend and this is encouraging.

However it does need to be kept in mind that even the latest figure of 1.5% increase means that costs remain much higher than pre 2020/21 prices.

- Labour and subcontractor markets remain challenging, which leads to limited competitive tension through the tendering process.
- Due to this volatility some packages of work, such as Mechanical and Electrical are proving difficult to predict.
- There is still a lack of tender returns for some projects.
- Inflation continues to increase general goods, commodities, and materials but at a more moderated increase looking forward. However this is at a much reduced rate compared with recent years.

All of which, when taken together, means there still remains a high risk of premium tender offers.

Key Changes in the current approved General Fund Capital Programme

- 4.16 In a period of uncertainty as we have had over the last few years and looking forward, it is important that any significant budgetary changes, where appropriate, encapsulate external scrutiny.
- 4.17 The key reasons for the change in the respective project expenditures are related to project variations and consideration and valuation of delay claims. To this end, the Capital Team have been advised by external professional organisations acting as the Contract Administrator and other support consultants, with further financial and legal advice being sought when necessary.
- 4.18 For the following listed budget lines (projects) within the approved Capital Programme please refer to appendices A and B which outlines their 'Before' and 'After' re-profiling respectively.

Riverbank Primary School

- 4.19 In light of the savings which have been realised following the decision to go out and retender the new Riverbank Primary School project, the project has been re-profiled. There are two elements to this;
1. At the Finance and Resources Committee held on 5 July 2023 the committee approved the virement of £490k from the Tillydrone Primary School project (new Riverbank Primary School) to the Tillydrone Cruyff Project. Refer to paragraph 3.30 above.

2. Following consideration of budget needs and inclusive of known risks it is considered prudent to vire a further £4.167m to the 'Contingencies' budget line.

Aberdeen Art Gallery

- 4.20 Members will recall that a dispute had crystallised between the Council and the Contractor for the Aberdeen Art Gallery. Prior to the Court of Session appearance an agreed settlement was reached to settle all outstanding issues.
- 4.21 To this end, a confidential Settlement Agreement was agreed in accordance with governance protocol. There is supporting documentation from the external Legal Advisor which informs and supports the negotiated position.
- 4.22 Now that a year has passed it is considered appropriate that the project expenditure is consolidated and the Capital aspect of the project is concluded.

This requires £1.8m to be vired from the 'Contingencies' budget line.

Milltimber Primary School

- 4.23 Now that a year has passed since achieving Practical Completion it is considered appropriate that the project expenditure is consolidated and the Capital aspect of the project is concluded.

This requires £0.3m to be vired to the 'Contingencies' budget line.

Union Terrace Gardens

- 4.24 Similarly, throughout the delivery of the project there have been necessary variations instructed and claims to be considered and quantified. To this end a negotiated settlement in accordance with our agreed governance protocols has been reached with the Contractor. There is supporting documentation from the external Contract Administrator, external Quantity Surveyor and external Legal Advisor which informs and supports the negotiated position.
- 4.25 Practical Completion was reached in December 2022 and as we near the one year anniversary it is appropriate that the project expenditure is consolidated and the Capital aspect of the project is concluded.

This requires £2.35m to be vired from the 'Contingencies' budget line.

Bucksburn Academy Temporary Accommodation

- 4.26 Updated cost estimate, refer Section 3. As noted the final cost has still to be determined but for the reasons listed it is considered prudent to vire an interim £0.34m from the 'Contingencies' budget line.

Aberdeen Hydrogen Hub (Joint Venture)

- 4.27 The re-profile of the approved budget for the Aberdeen Hydrogen Hub (Joint Venture) project is based on the expectation that the Joint Venture will ask for the remainder of the Council's budget (excluding the economic benefit funding that we have committed to providing) at the point of Financial Investment Decision (FID).
- 4.28 In essence this implies an anticipation that the project will be delivered sooner.

Bridge of Don Household Waste Recycling Centre (HWRC)

- 4.29 Following confirmation of the authority requirements, work on the initial design proposals commenced in Spring 2023. As part of this work the proposal went through a cost check, before moving onto the next design phase, to benchmark it against the allocated budget. It however highlighted a significant cost difference.
- 4.30 At that point, the design process was paused to allow a review of the proposal and consideration of value engineering options that might reduce the costs. The outcome of that review has confirmed that an increased budget will be required.
- 4.31 It is noted that there is sufficient budget in the overall Capital Programme as there is enough cover within the Contingencies budget line. At this point in time, no monies have been vired at this stage of project development.
- 4.32 To meet the authority requirements a new updated Outline Business Case (OBC) will be prepared and submitted to the next appropriate committee.
- 4.33 In the meantime, accepting that the need for the project has been justified, and the timeline for delivery is still desirable, it is the intention that the design development will continue to progress but looking to implement value engineering where viable.

New Projects

- 4.34 There are a number of projects listed under the heading 'New Projects' where their respective spend profile has been re-profiled. This is simply to acknowledge the current status of their expected delivery timelines.
- 4.35 A new project line has been created for the 'Tillydrone Cruyff Court' project. Refer to paragraph 4.19 above and also Appendix A which provides additional project information.

School Estate Indicative Budgets

- 4.36 Members are aware that within the financial period 23/24-27/28 and beyond there is a significant future capital expenditure planned programme of works related to the schools estate.

- 4.37 At this stage of the programme's delivery it is only worth noting that some design development spend may need to be brought forward to 24/25 from latter years but it is still too early to confirm whether this will happen and what financial reprofiling will be necessary.
- 4.38 At this point in time, it is proposed not to change any of the current spend profiles for the school estate programme but to note it will be amended leading up to the setting of the budget for FY 24/25.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are no direct environmental implications arising from the recommendations of this report.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	Failure to manage Council finance and resources could lead to failure to achieve strategic objectives.	Regular financial reporting and monitoring activities, to incorporate financial resilience to address financial pressures arising in year is maintained and monitored.	M	Yes
Compliance	Failure to be able to comply with project requirements	Increase site visits and monitoring of the construction works. If required, review alternative options as soon as possible.	L	Yes
Operational	Balancing the pressures of finite resources both internal and external to the Council	Regular engagement between relevant Clusters within the Council along with ongoing engagement with Framework hosts, Suppliers, Procurement & Services re	M	Yes

		alternative products or delivery methods.		
Financial	Escalation of costs	Development of suitable price mechanisms. Use of Business Intelligence to predict market changes/trends. Price Increase Request Process.	M	Yes
	Differing market conditions depending on commodity/service	Market engagement/use of business intelligence to assist in predicting market changes and trends.	M	
Reputational	Programmes/projects being delayed or stopped	As above.	M	Yes
Environment / Climate	Failure to consider sustainable options due to costs.	Ensure all contracts consider environmental considerations, and early market engagement is conducted to seek market intelligence.	M	Yes

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2022-2023</u>	
Impact of Report	
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects.
<u>Aberdeen City Local Outcome Improvement Plan 2016-26</u>	
Prosperous Economy Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Prosperous People Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.

Prosperous Place Stretch Outcomes	The recommendations outlined within this report have included consideration of the current stage of programme/project delivery.
Regional and City Strategies	Reviewing the approved Capital Programme in light of the cost pressures resulting from external drivers, will enable the Council best to meet and prioritise the delivery of its capital funded programmes /projects to align with its regional and city strategies.

9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	For the purpose of this report which is an update on the overall Capital Programme and delivery of key projects within it, it is confirmed by Chief Officer John Wilson that no Integrated Impact Assessment is required.
Data Protection Impact Assessment	Not required
Other	Not required

10. BACKGROUND PAPERS

10.1 Finance and Resources Committee 1 February 2023: Capital Programme Delivery : Projects Update : report no RES/23/043.

11. APPENDICES

11.1 Appendix A – Supporting Project Annex Information

11.2 Appendix B – General Fund Programme/Project Budget Tables

Table 1: General Fund Capital – Selected projects prior to reprofiling

Table 2: General Fund Capital – Projects reprofiled

12. REPORT AUTHOR CONTACT DETAILS

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Appendix A – Supporting Project Annex Information

Union Terrace Gardens

Reference is made to report RES/23/043 submitted to the Finance and Resource Committee on 1 February 2023.

Practical completion was issued in December 2022. The Union Terrace Gardens project has seen the development of three new buildings and walkway structures, path network, improved events space and landscaping and restoration of Union Terrace arches and Victorian toilets.

The main contractors project e-newsletter has been updated regularly throughout the construction period to include community updates for UTG – to view online please visit:

<https://spark.adobe.com/page/2d616dac-6ab8-4d25-884b-f52386322fe0>

1. Update since last report provided May 2023

Snagging works are drawing to a conclusion
Turfing works have concluded

Public toilets were opened but the lock mechanism for the front facing bi-fold security doors was damaged. The toilets were temporarily closed. The Principal Contractor has investigated the matter and remedial measures have been carried out to enable the toilets to be brought back into use.

Union Pavilion is currently let to the 'Our Union Street' organisation while marketing of the pavilion continues to secure a long term letting.

Sugarbird Wines Ltd is the preferred bidder for Burns Pavilion. Legal discussions are at an advanced stage while Sugarbird continue to design their fit out and secure the necessary statutory consents in advance of taking occupation.

2. Spend to end of Q1 2023/24;

Gross Budget	Spend to Date
£29.8m	£29.723m

3. Interdependencies

None

4. Progress Photographs



Countesswells Primary School

This two-stream primary school, with early years provision, was delivered in accordance with a Section 75 legal agreement dated 20 March 2016. The Council was granted ownership of the allocated site on 14 May 2021.

1. Update since last report provided at May 2023.

The project was completed and handed over to the Council on 1 March 2023. Countesswells School has been operating from this new building since the Spring 2023 holiday.

2. Planned progress in next reporting period (consider 3 months)

Snagging works will continue through the period of operational use for a period of 12 months (ending Spring 2024).

3. Spend to end of Q1 2023/24;

Gross Budget	Spend to Date
£20.5m	£19.861m

Greyhope School & Community Hub

This community hub and two-stream primary school, with early years provision, was instructed by the Education & Children's Services Committee, on 1 March 2017, on the site of the previous Torry Academy.

The Council achieved commercial close, with its delivery partner Hub North Scotland, on 18 March 2022. Hub North Scotland have appointed Morrison Construction as its design-and-build contractor. The construction programme commenced on 25 April 2022. It is currently expected the Council will take possession of this new building, as planned, in October 2023.

1. Update since last report provided at May 2023.

The overall construction works are an estimated 85% complete. The works to the external walls, windows, doors, roof internal partitions, services, and decoration are nearing completion. Good progress has been made with the other finishing works, and the installation of the fixed furniture. Good progress has also been made with the external works to form the playground, seven-a-side pitch and car park.

2. Planned progress in next reporting period (consider 3 months).

In the next period it is anticipated that this new building will be practically completed and handed over to the Council.

3. Spend to end of Q1 2023/24.

Gross Budget	Spend to Date
£28.1m	£23.934m

4. Interdependencies

The cost of the asbestos removal and demolition of the previous Torry Academy building have been factored into the overall capital development cost of the project.

This project has met the requirements of the Regeneration Capital Grant Fund and, as a result, £2m was claimed towards the cost of this project on 31 October 2019. This grant was awarded so as to allow the development of a Community Hub which is tailored to meet the needs of the community.

Developer obligation funding of £283K has also contributed towards this project.

5. Progress Photographs



View towards main entrance, with Library on right



New pitch progress



Dining and Assembly Hall progress



Library and Cafe progress



Classroom progress



Primary 5s, 6s & 7s activity space

Tillydrone Primary School Project Update

Following a special Committee meeting of Education & Children's Services on 1 March 2017, a decision to implement the proposal for a new 3 stream non-denominational school building with early learning and childcare provision and to relocate Riverbank School to this new building was ratified by Members.

Decisions were made by the Capital Programme, Strategic Commissioning and City Growth and Resources Committees in September 2018 to progress with the design, development, and procurement of a new school to replace the existing Riverbank School.

The proposed building will take advantage of the change in level on the site, the main public entrance and reception area will be at upper ground floor level and will be accessed from Coningham Gardens. Also located on this floor is the Early Years provision and the multipurpose hall and dining facilities. All the teaching accommodation is located on the lower ground floor with all class bases afforded direct access to external space.

1. Update since last report provided at May 2023.

Robertson Construction have taken possession of the site. The contractor has continued to make progress on developing the superstructure design and is working with the manufacturer on the design, fabrication and delivery of the cross laminated structure elements. There is therefore an inherent risk around the delivery and erection of the structure at present. The local community was updated in August 2023.

2. Planned progress in next reporting period (consider 3 months)

Deliveries of the superstructure (primarily cross laminated timber) will begin with erection commencing thereafter.

3. Spend to date

Spend to the end of Q1 2023/24 is as follows:

Gross Budget	Spend to Date
£40.51m	£8.259m

4. Interdependencies

Decant of existing Riverbank School thus allowing redevelopment of the existing building to relocate St Peters (RC) School.

5. Progress Photographs

None

Bucksburn Temporary Accommodation Update

Capital funding was approved at the Budget Meeting in March 2022 to provide modular accommodation at Bucksburn Academy to meet the expected increase in pupil roll for August 2022. Bucksburn Academy was built in 2009 and was delivered as part of Aberdeen City Council's 3Rs Public Private Partnership (PPP) project which delivered 2 secondary schools and 8 primary schools. The school is operated and maintained by the 3Rs company, NYOP Education, under a PPP contract. Any short-term options to increase the capacity of the school on a non-permanent basis (e.g. the installation of modular accommodation) can only be carried out with the agreement of NYOP and funders consent.

To help facilitate progress and mitigate programme delays, ACC's Legal Team has worked very closely with NYOP to progress the contractual nature of this change which has allowed the project team to progress with the project over the last 12 months.

1. Update as of July 2023

The modular accommodation is now fully operational. The remaining works regarding the covered walkway and landscaping is to be completed over the summer holidays.

2. Spend to date

Spend to end of Q1 2023/24 is as follows:

Gross Budget	Spend to Date
£2.560m	£2.544m

3. Interdependencies

The temporary units only have planning permission for up to 5 years. The additional capacity will be accommodated within the planned permanent extension to Bucksburn Academy.

4. Progress Photographs (from July 2023)



Classroom



Installation of the units

South College Street Junction Improvements (Phase 1)

When complete the project will support the City Centre Masterplan's infrastructure strategy for bus priority measures aimed at removing the impact of congestion on bus journey times through the city centre. The project is jointly funded by Aberdeen City Council and a grant from the Scottish Government's Bus Partnership Fund.

1. Update since last report provided at May 2023 (Capital Programme Committee):

The works are now substantially complete with additional lanes on Palmerston Place and South College Street between its junctions with Wellington Place and Riverside Drive fully operational. The new North Esplanade West/ Palmerston Place junction is now also in use.

While performance has been generally acceptable, seeing the majority of the project roads open on time, there continues to be a small area of incomplete works to the northeast of the new North Esplanade West/ Palmerston Place junction near Old Ford Road. This area of the site will remain inaccessible to the contractor until Openreach cables are diverted and Scottish Water undertake a repair of the combined sewer beneath. Significant effort is being made by all parties to resolve matters. This is currently delaying the second left turn lane from Palmerston Place on to North Esplanade West coming in to use until the Autumn, subject to performance of utility firms.

2. Planned progress in next reporting period (consider 3 months):

The full opening of North Esplanade West/ Palmerston Place junction eastbound approach lanes. Commencement of project monitoring and evaluation activities.

3. Spend to the end of Q1 2023/24 is as follows

Gross Budget	Spend to Date
£10.7m	£6.570m

4. Interdependencies

The project will support the City Centre Masterplan's infrastructure strategy for bus priority measures enabling the implementation of public realm enhancements along Guild Street and Union Street, providing alternative options to accommodate the rerouting of vehicular traffic.

The corridor's improved capacity and operation will also complement its position in the new roads hierarchy. In tandem the project will enhance infrastructure for walking and cycling along its length.

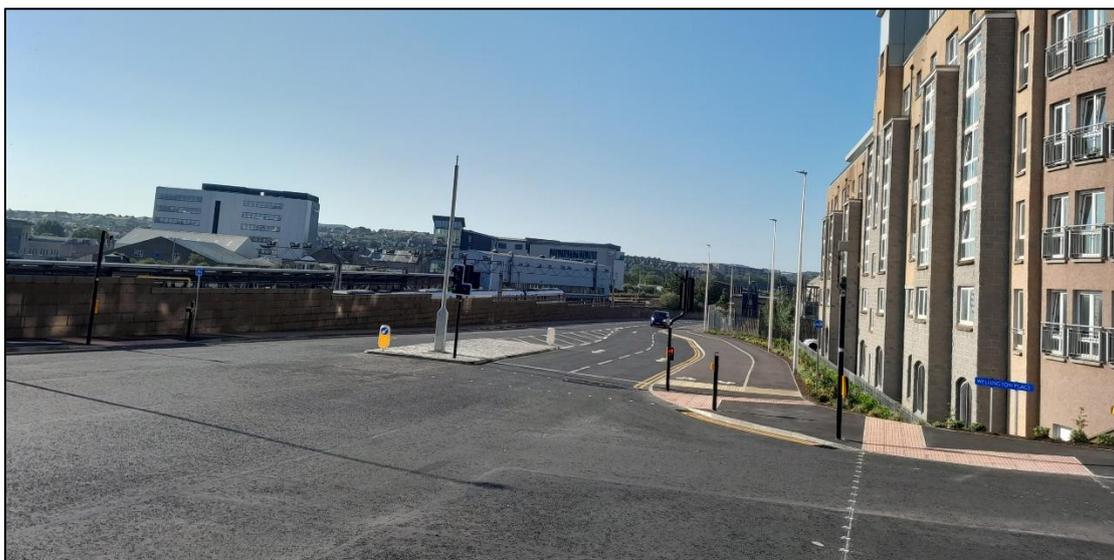
5. Progress Photographs



North Esplanade West looking toward Palmerston Place West July 2023



South College Street looking towards Bank Street July 2023



South College Street looking towards Wellington Place July 2023

NESS Energy Project Update

On 4 March 2019, the Council approved the award of the Ness Energy Project Residual Waste Treatment contract for the implementation of the Project to EFW Ness Limited, a wholly owned subsidiary of Acciona Industrial UK limited and an Inter-Authority Agreement, IAA3. Similar approvals were given by Moray Council and Aberdeenshire Council on 4 March 2019 and 7 March 2019 respectively. The contract was signed on 8 August 2019 and construction commenced shortly after.

The contract requires that EFW Ness Limited design, build and operate an energy from waste facility capable of treating 150,000 tonnes of non-recyclable waste per year and produce approximately 12MW of electricity for export to the National Grid and supply up 10MW of heat in the form of hot water to a district heating scheme to be developed separately by Aberdeen City Council.

The contract foresaw a construction period of three years and an operations period of 20 years. The construction works have been delayed in part by the Covid pandemic but also as a result of other factors.

1. Update since last report provided in May 2023.

Construction works have continued, to the point where the only significant remaining element is the aluminium tile roof which is scheduled for completion in August 2023. Hot commissioning started at the NESS Energy facility on 24 February 2023 and was completed on 5 June 2023 when the minimum 60-day trial period commenced. The trial period and associated Performance Guarantee Tests were completed on 12 August 2023. The first export of electricity to the national grid was achieved on 19 May 2023 and the facility is capable of providing hot water to the Torry District Heating network. All waste from the three councils is now being managed through the NESS facility.

2. Planned progress in next reporting period.

Substantial completion of the construction works will be achieved, final consents will be achieved and the facility will transition to the 20-year Services Phase. Day-to-day management of the facility will transfer to Indaver UK Limited, the Operating Subcontractor.

3. Spend to date

Spend to the end of Q1 2023/24 is as follows:

Gross Budget	Spend to Date
£70m	£ 58.222m

4. Interdependencies

The three councils' waste services are migrating their waste deliveries to the NESS Energy facility and the Project Team is maintaining close contact with colleagues to ensure a smooth transition.

5. Progress Photographs

View from Site Entrance August 2023





Aerial Photos – 31 August 2023







North East Scotland Joint Mortuary Project

In March 2020 the appointment of Kier Construction (PSCP) & AECOM (CA & PM), following a competitive tender process, for the development of a new facility to replace the two existing Aberdeen based mortuaries with a purpose-built facility. This new facility will be operated as a single integrated multi-partner, multi-purpose mortuary serving all providers including NHS Grampian, Aberdeen City Council, Aberdeenshire Council, Moray Council, Orkney and Shetland Island Councils, the University of Aberdeen, Crown Office Procurator Fiscal Service and Police Scotland.

The contractor started with the ground works on the 10 October 2022 which is now complete and the project is progressing well. The overall construction completion is targeted for Spring 2024.

1. Update since last report in May 2023.

Steelwork erection is on programme with Zone 1 completed. Zone 2 and 3 is progressing well against the programme. The Site entrance has been formed, Bio-Site and site pod installed with hoarding completed ready for the remaining up Forsterhill Road.

2. Works to be progressed over the next period.

- Compound hoarding, haul road and service protection for north-east new site entrance.

- Utility connections and tie-ins across Foresterhill Road.
- Removal of Speed Bump on Foresterhill Road.
- Zone 2 & 3 Steel erection completion.

3. Spend to the end of Q1 2023/24 is as follows.

Construction Budget	Spend to Date
£31m	£3.723m

4. Interdependencies

The delivery of this project will facilitate closure of the existing Council managed mortuary at Queen Street.

5. Progress Photographs

Steelwork Erection



Hazlehead Academy and Mile End Primary School artwork.

Complex Care

Individuals with learning disabilities and complex care needs require the provision of suitable, robust accommodation, which is currently unavailable within our existing housing stock. Unsuitable environments can lead to challenges in the management of need and communication, often resulting in challenging behaviour. This requires the development of sustainable and robust accommodation which will meet the profile of need for those with complex care requirements. These requirements are evidenced through good practice and wider learning on a local and national basis.

This project aims to deliver:

- 8 No. individual homes which meets the environmental specifications for individuals with complex care needs through a new build delivery approach as considered within the project options appraisal. In addition, this accommodation will provide adequate office/respice space for care provider employees who will provide 24/7 onsite support.
- Adequate community and service links to allow individuals with complex care needs to integrate and participate in their local community.
- Learning and a model for further development for unmet and future need that will allow the operating model to be as flexible as possible for the unknowns future delivery.

1. Update since last report ;

N/A

2. Planned progress in next reporting period (consider 3 months)

The project is currently out to tender.

Tender assessment

3. Spend to date

The design works and business case development undertaken to date have been funded by the Aberdeen Health and Social Care partnership.

Spend to the end of Q1 2023/24 financial is as follows:

Gross Budget	Spend to Date
£0.877m	£0.048m

4. Interdependencies

None

5. Progress Photographs

Plan



Typical Views





Tillydrone Cruyff Court

The proposed development is a replacement outdoor facility for the Tillydrone community, originally behind Alexander Terrace. The new multi-use games area which will be located on Formartine Road will ensure increased opportunities for the community to access a high quality, fit for purpose outdoor free to use facility.

1. Update since last report ;

A new budget was approved at committee and a new procurement exercise was carried out. Following tender review, the contract was awarded to Hunter Construction (Aberdeen) Limited.

2. Planned progress in next reporting period (consider 3 months)

Site commencement is expected in October 2023.

3. Spend to date

Spend to the end of Q1 2023/24 is as follows:

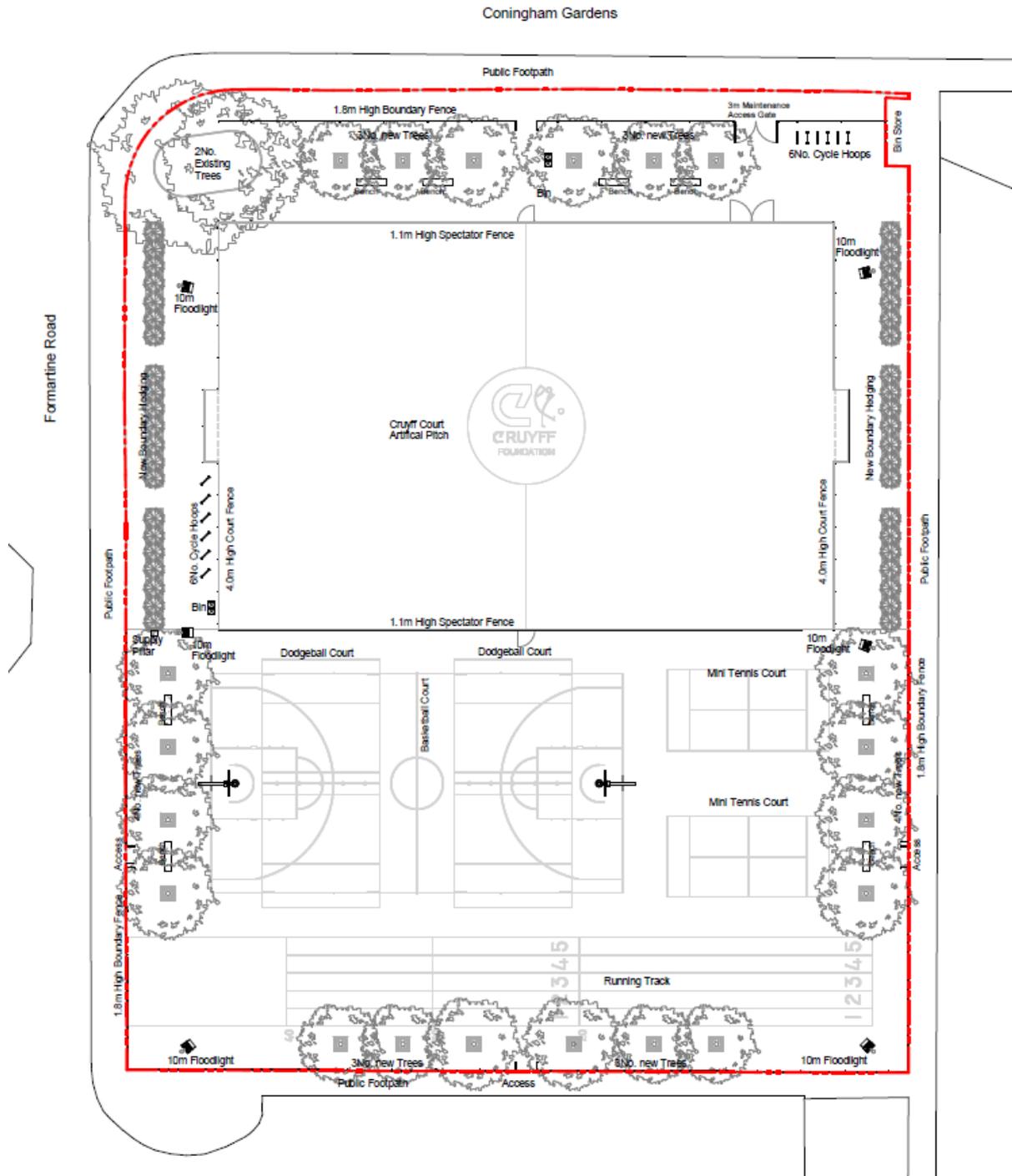
Gross Budget	Spend to Date
£0.8m	£Nil

4. Interdependencies

The outfall connection for the project is already in place at the interface where the site adjoins the new Riverbank Primary School site. The connection will be made at the appropriate stage in the construction sequencing.

5. Progress Photographs

General layout plan.



ACC Tillydrone

The Tillydrone housing project is part of the wider Aberdeen City Council Housing Programme 2022. The purpose of the wider housing programme is to address a long-term shortage of affordable social rented housing in the city.

The supply of affordable private rented sector housing has increased significantly within the city since 2014 and efforts now need to concentrate on addressing the continuing shortage of affordable social rented housing. Therefore, Aberdeen City Council (ACC) is undertaking a new build housing programme which presents an opportunity to create 21st century housing that is high quality, economic, sustainable, energy efficient and incorporates a degree of flexibility to meet the future needs of tenants.

The proposed new development is located on the former St Machar Primary School in the Tillydrone area of Aberdeen. The site is bound on the North by Aberdon Court, the East by Tillydrone Avenue, the South by Harris Drive and the West by West by Conningham Terrace and the boundary with the new Riverbank Primary School site.

CHAP Construction have been appointed as the Principal Contractor responsible for construction, with works commencing on 22/11/2021.

1. Update since last report provided in May 2023

The Tillydrone housing project is progressing well, with internal works ongoing to Block 6 and 9. Superstructure works remain ongoing for Blocks 1,2,3,4,7 & 8. The programme is currently 2 weeks behind schedule due to inclement weather conditions which hampered the contractor's ability to progress superstructure works. They will aim to accelerate works where appropriate to bring the project back in line with the contract programme.

The contractor has provided the sample room for ACC review and approve.

2. Planned progress in next reporting period (consider 3 months)

Works on site continue with all blocks progressing however currently there is still a minor delay to the overall handover which is programmed for Spring 2024. Discussions are currently ongoing in relation to the partial possession of the South site prior to completion of the North site as the opportunity will depend on the completion of the required utilities. It is anticipated that the South site will be available for handover in Winter 2023 and the protocols to potentially allow this to happen are under review.

3. Spend to date

Spend to end of Q1 2023/24 is as follows:

Gross Budget	Spend to Date
£24.7m	£11.837m

4. Interdependencies

The project requires Aberdeen Heat and Power to extend the supply network to the boundary of the site, which will allow connection to the site distribution network.

5. Progress Photographs



ACC Kaimhill Project Update

The project is to construct a mix of 35 no. bungalow's/housing units to Gold Standard, this will be across 9 blocks and also include a new community play park and community green space. The site is greenfield albeit a bowling green and tennis court habiting the plot prior to construction.

In Spring 2022, Principal Contractor was given access to the site to commence the works. All planning pre-commencement conditions have been approved, discharging Condition 1 from planning.

Works have been progressing well, on-site services (water, electricity and sprinkler) works, and Ground Source Heat Pump (GSHP) works ongoing.

Faithful + Gould are currently supporting ACC to secure the grant funding from the Scottish Government (SG) for the GSHP's. Mott MacDonald have been appointed as the SG's engineer to review the installation process and provide evidence of the ongoing works.

The majority of substructure and timber kit works (Blocks 2 – 9) are fully erected and fit out has commenced. Internal joiner works and Mechanical/Electrical/Plumbing (MEP) 1st fix have commenced for Blocks 2 – 9 along and the majority of roofing works completed. Block 1 timber kit erection is ongoing.

The updated project programme has been reviewed with the Principal Contractor and it has been advised that the project will still complete late Autumn 2023 This will allow ACC Housing colleagues to undertake lettings early 2024.

The expected handover date is being coordinated with relevant colleagues within the Aberdeen City Council.

1. Update since last report provided in May 2023

The Kaimhill site is progressing well with the majority of the buildings starting to be made watertight.

Block 3 through to block 2 substructure masonry, internal drainage & services and floor slabs complete. Block 1 substructure works to follow on now that the new play park has opened to the public.

On site utilities commenced in March 2023. Section 56 off-site works at Inchbrae Drive also commenced in March and were completed in August. The off-site pumping main works are now following.

Blocks 3 – 9 timber kits are complete including window & external door installations. External superstructure snagging is complete to Block 3 with Blocks 4 & 5 ongoing.

Block 2 timber kit erect ongoing with Block 1 to follow on now that the new play park is open, and the old play park has been dismantled ready for ACC to collect.

Roof works complete to blocks 3-5; block 6 ongoing.

Internally, 1st fix joiner / plumbing / heating / electrical complete on blocks 3-7.
1st fix ventilation works ongoing to blocks 3-6 in advance of Ames taping.

2. Planned progress in next reporting period (consider 3 months)

Within the next month, all timber kit works will be complete, blocks 3 – 5 plant rooms will be complete, and water supply will be live to all plots. Wayleaves are due to be processed by ACC legal to allow the site to go live and testing / commissioning to commence by the Principal Contractor.

ACC maintenance team will be invited to have a tutorial on the operation of the GSHP's.

By late Autumn 2023, all blocks are estimated to be fully complete for handover and external road works / landscaping will be complete. This will tie in with ACC's expectations to have tenants entering by January / February 2024.

3. Spend to end of Q1 2023/24 date

Gross Budget	Spend to Date
£13.8m	£9.129m

4. Interdependencies

None

5. Progress Photographs





ACC Summerhill Project Update

The project is to construct 369 housing units, this will be across 8 blocks with a mix of one, two and three bedroom flats. The site is brownfield, formerly the location of Summerhill Academy. The Principal Contractor for the works is Chap Construction Ltd.

1. Update since last report provided in May 2023

Handover dates and project position for remaining blocks:

Blocks 1 + 2: Handover Complete (14.11.22)

Block 5: Handover Complete (12.12.22)

Block 3: Handover Complete (6 February 2023)

Block 4: Handover Complete (20 February 2023)

Block 6: Summer 2023

Block 8: Winter 2023

Block 7: Spring 2024

Block 6: Handover imminent pending conclusion of Building Warrant completion certificate.

Block 8 & 7:

While external works are behind programme, internal works are advanced beyond programme mitigating potential delay. Works progress well, but buildability of external walkways may impact progress. Block 8 is due to be handed over in early Winter 2023 and Block 7 in Spring 2024.

The Lang Stracht/Stronsay Drive junction works are mostly complete and opened to the public; minor works have been completed in the last period, with minor snagging. Works at new road junctions between the development and Stronsay Drive should be completed in the next period.

2. Planned progress in next reporting period (consider 3 months)

As noted above.

3. Spend to end of Q1 2023/24

Gross Budget	Spend to Date
£57.8m	£51.495m





ACC: Cloverhill Project Update

The Cloverhill site forms part of the wider Aberdeen City Council Housing Programme to deliver 2000 additional council homes. Cloverhill provides a total of 536 units, 3 commercial units, community centre, football pitch and public park areas in the Bridge of Don area of the city.

Cloverhill is a Developer lead scheme presented by Bancon Homes Limited comprising of 536 units. Bancon started on site on the 7 February 2022, the Practical Completion date for the Project is the Autumn 2026. The Project will be delivered over phases as follows;

- Section 1 Build - Flats (36 units, 3 shops) - Summer 2023
- Section 2 Build - Semi/terrace Mix (31 units) - Autumn 2023
- Section 3 Build - Flats & Semi/terrace mix (10 + 48 units) incl comm hall - Spring 2024
- Section 1A Build - Semi/terrace mix (43 units) – Winter 2023
- Section 7 Build - Semi/terrace mix (30 units) – Summer 2026
- Section 8 Build - Semi/terrace mix (23 units) – Autumn 2026
- Section 5A Build - Semi/terrace mix (34 units) & Sports Pitch – Summer 2026

- Section 4 Build - Semi/terrace mix (35 units) – Autumn 2024
- Section 2A Build - Semi/terrace mix (36 units) – Summer 2025
- Section 5 Build - Semi/terrace mix (58 units) – Summer 2025
- Section 6 Build - Semi/terrace mix (70 units) – Winter 2025

Section 3A Build - Flats, Semi/terrace mix (24 +21 units) – Autumn 2024
Section 4A Build - Semi/terrace mix (37 units) – Winter 2025

1. Update since last provided in May 2023

Cloverhill site is progressing well It was agreed to extend the handover of phase 1 to end of June 2023 and, phase 2,3,1a and 3a have also been pushed out as well.

Phase 1 handover went ahead as planned with the completion of the first 36 units.

2. Planned progress in next reporting period (consider 3 months)

There is no change to the overall project programme and works will continue to meet the planned phased delivery .

3. Spend to date

Spend to end of Q1 2023/24:

Contract Sum	Spend to Date
£137.5m	£53.262m

4. Site Progress Photographs

External Project Images





ACC Greenferns

The Greenferns site is a 73.6ha site located on the eastern boundary of the city between Bucksburn and Sheddocksley. The Greenferns site is included as an Opportunity Site (Ref: OP 33 & 28) within the adopted Aberdeen Local Development Plan (2017) (ALDP).

The allocation establishes the principle of developing the site as an extension of the city boundary for around 1,470 homes and 10 hectares of employment land. The site is owned by ACC. The site forms an important contribution to the city's future housing and employment land requirements ensuring the area has enough new homes and employment land requirements.

It is anticipated that the overall development of the site will take place over a number of years depending on demand for private housing sites from housing developers, but it is anticipated that this location will positively contribute to the continued growth of the city over the next decade and beyond.

As part of the housing programme ACC identified the opportunity to provide additional social housing and have identified the opportunity to bring forward around 350 new

social rented homes as part of the overall development in the early phases of the project with the potential for further social rented units being provided as part of the subsequent phases of the development.

1. Update since last Report in May 2023

The Planning Permission in Principle was lodged in February 2023 and the project is currently progressing well through the normal statutory review process in line with normal practice. ACC Negotiations have been ongoing with ACC Planning to finalise the conditions to be attached to the planning consent along with agreeing developer contributions. ACC Planning have indicated that the matter should go to Committee in Autumn 2023 for consideration. A Section 75 agreement will require to be agreed to regularise the future development of the site when further detailed planning applications are lodged in due course.

2. Planned progress in next reporting period (consider 3 months)

The detailed design work for phase 1 of the project along with the site wide infrastructure is now progressing along with the review of the most appropriate approach to providing energy for heating to the scheme in line with the Council's aim of hitting their sustainability targets. It is anticipated that Planning Permission in Principle will be submitted in Autumn 2023 with the detailed planning application for the phase 1 of the housing development to be lodged towards the end of 2023.

Site Photograph



ACC Greenferns Landward

The Greenferns Landward site extends to approximately 69.6ha and is located in the Newhills area to the northwest of Aberdeen. The site is predominantly in agricultural use at the present time.

The Greenferns Landward site is included as an Opportunity Site (Ref: OP22) within the adopted Aberdeen Local Development Plan (2017). This establishes the principle of developing the site for around 1,500 new homes. The site therefore forms an important contribution to meeting the City's housing land requirements, ensuring the area has enough new homes to meet demand.

It is anticipated that the overall development of the site will take place over a number of years depending on demand for private housing sites from housing developers, but it is anticipated that this location will positively contribute to the continued growth of the city over the next decade and beyond.

As part of the housing programme ACC identified the opportunity to provide additional social housing and have identified the opportunity to bring forward around 150 new social rented homes as part of the overall development in the early phases of the project with the potential for further social rented units being provided as part of the subsequent phases of the development.

1. Update since last report provided in May 2023

Design progress has been slower than anticipated mainly due to potential issues around traffic capacity in the local road network and the broader road network upgrade requirements needed as part of the larger Newhills Development Framework. The desire for a north/ south link road through all the developments in the Development Framework means that the key junction points require to be agreed for the road through Greenferns Landward. This work remains ongoing, and negotiations continue with ACC Roads.

An in principle agreement is now in place with ACC Planning to move forward with a Planning Permission in Principle for a smaller number of housing units (435 No.). The Transport Assessment will be scoped and undertaken on this basis. The location of this allocation will allow the design team to review the earthwork and site platforming strategy that is a key part of the development of the masterplan. The masterplan will be completed for the entire site to ensure the future development of the site is not compromised when only one portion of the site is brought forward under the Planning Permission in Principle.

2. Planned progress in next reporting period (consider 3 months)

Work is ongoing with ACC Roads and the design team to agree an acceptable solution that will allow the overall masterplan to be developed. The overall project programme has been delayed and it is anticipated that the Planning Permission in Principle will be submitted in Winter 2023.

Site Photograph



Clinterty Travellers Site Project Update

The site redevelopment will increase caravan capacity whilst retaining the provision of 21 individual plots. A mixture of plot sizes will be provided to ensure the site meets the needs of the travelling community.

Each plot has an amenity building providing cooking, washing and storage spaces.

The proposed development has been designed to meet the Scottish Government Interim Site Design Guide for Gypsy/Traveller Sites in Scotland.

The Contractor for the works is the Council's Building Services.

1. Update since last report provided in May 2023.

All 21 No. amenity blocks have been installed awaiting commissioning by the supplier. Civil and utility works have continued throughout the site.

2. Planned progress in next reporting period (consider 3 months)

Practical Completion of the project is expected with residents expected to return as soon as practical thereafter.

3. Spend to date

Spend to the end of Q1 2023/24 financial is as follows:

Gross Budget	Spend to Date
£6.48m	£2.977m

4. Interdependencies

None.

5. Progress Photographs

August 2023



Bridge of Don House Waste Recycling Centre - Project Update

The current Bridge of Don Household Waste and Recycling Centre (HWRC) at Scotstown Road, built several decades ago in Bridge of Don, is no longer fit for purpose in regard to the size of site and its location.

A replacement HWRC was identified in the Waste Strategy 2014-2025 under Target 4 to develop facilities within the Aberdeen area to recover our resources (unwanted materials). There is a requirement to construct a modern HWRC to cater to high traffic levels and collect a wider range of recyclable materials.

Opportunity site (OP13) is identified in the current Aberdeen Local Development Plan (ALDP 2017) and the Proposed Aberdeen Local Development Plan (ALDP 2020) for the replacement HWRC at the former Aberdeen Exhibition & Conference Centre (AECC) site. OP13 is safeguarded for waste-related uses under extant Policy R4: Sites for New Waste Management Facilities, this safeguarding of OP13 has been carried through to the ALDP under Proposed Policy R3: New Waste Management Facilities.

1. Project Update August 2023.

The design team has been appointed and are preparing the proposal to comply with Operations and Protective Services requirements.

Initial proposals have been developed and a cost check has been carried out. This has highlighted that the allocated budget is insufficient.

2. Planned progress in next reporting period (consider 3 months)

Prepare a revised outline business case covering the need for the facility and detailing the additional funds required to complete the project and submit this to the next appropriate Committee for consideration.

3. Spend to date

Spend to the end of Q1 2023/24 financial is as follows:

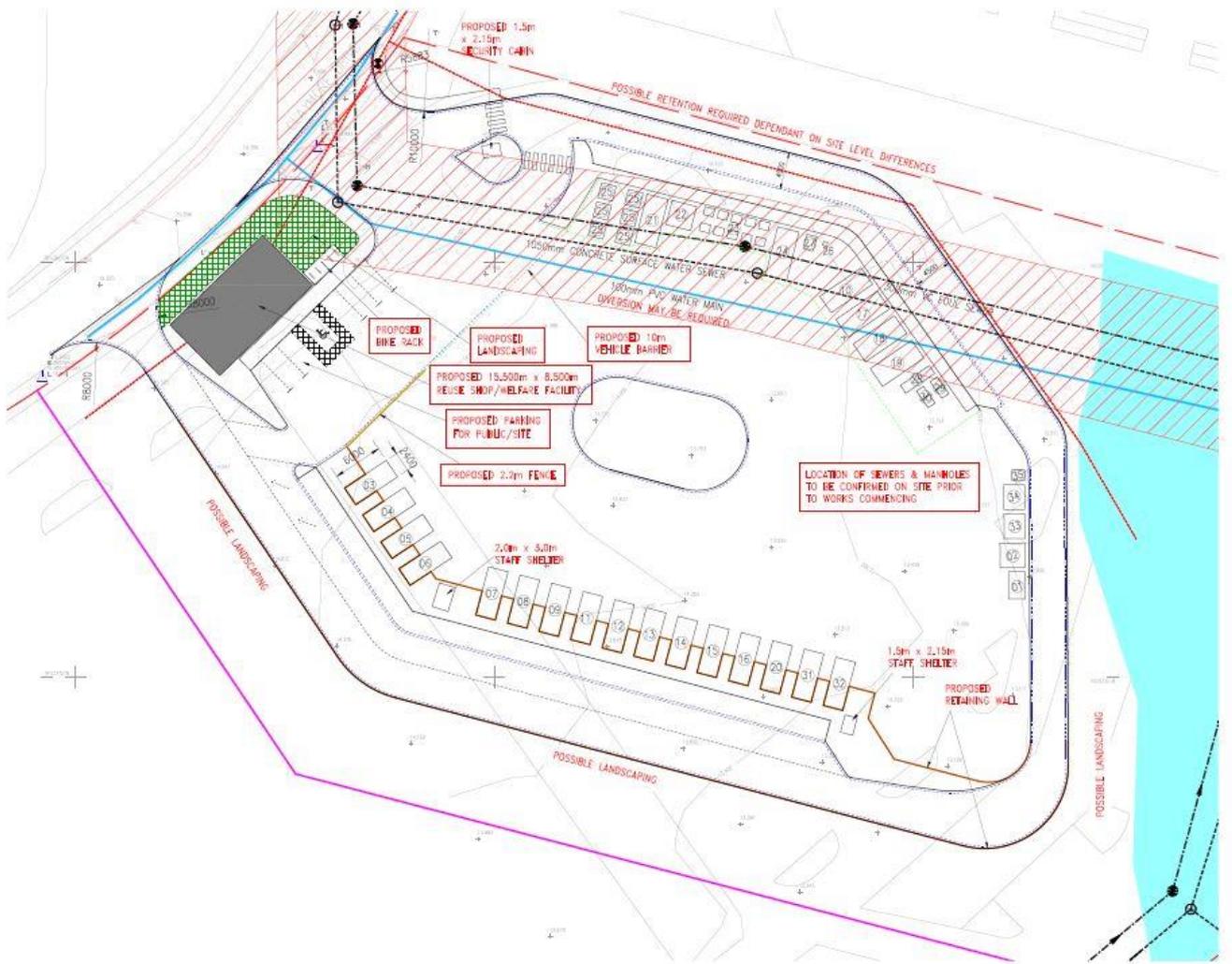
Gross Budget	Spend to Date
£2.88m	£0.022m

4. Interdependencies

None.

5. Progress Photographs

Draft proposal



Appendix B - General Fund Programme/Project Budget Tables

Table 1: General Fund Capital – Selected projects prior to reprofiling

Updated General Fund Capital Programme		Budget	Budget	Budget	Budget	Budget
		2023/24	2024/25	2025/26	2026/27	2027/28
BEFORE RE-PROFILING		Year1	Year2	Year3	Year4	Year5
NHCP No.		£'000	£'000	£'000	£'000	£'000
Fully Legally Committed Projects						
799B	Art Gallery Redevelopment - Main Contract (HLF)	0	0	0	0	0
809	New Milltimber Primary	788	0	0	0	0
824	Union Terrace Gardens	385	0	0	0	0
840	Tillydrone Primary School	21,857	11,700	0	0	0
896	Bucksburn Academy Extension (temporary solution)	205	0	0	0	0
		23,235	11,700	0	0	0
Partially Legally Committed Projects						
891	Aberdeen Hydrogen Hub (Joint Venture)	13,163	4,400	0	0	0
		13,163	4,400	0	0	0
Projects with indicative budgets						
999	Contingency	5,473	4,207	4,500	0	0
		5,473	4,207	4,500	0	0
New Projects - Roads Investment						
933	Installation of New Bus Shelters	142	142	142	142	142
		142	142	142	142	142
New Projects - Other						
936	Kittybrewster Feasibility and Condition Suitability	1,000	2,000	0	0	0
937	Extend Aberdeen's district heating network - Market Street Link	1,150	5,000	2,900	16,490	9,000
944	Asset Rationalisation - Site Preparation & Clearance Tillydrone Cruyff Court	1,500	2,500	1,300	0	0
		3,650	9,500	4,200	16,490	9,000
	Totals	45,663	29,949	8,842	16,632	9,142

Table 2: General Fund Capital – Projects reprofiled

Updated General Fund Capital Programme		Budget	Budget	Budget	Budget	Budget
		2023/24	2024/25	2025/26	2026/27	2027/28
AFTER RE-PROFILING		Year1	Year2	Year3	Year4	Year5
NHCP No.		£'000	£'000	£'000	£'000	£'000
Fully Legally Committed Projects						
799B	Art Gallery Redevelopment - Main Contract (HLF)	1,800	0	0	0	0
809	New Milltimber Primary	488	0	0	0	0
824	Union Terrace Gardens	2,735	0	0	0	0
840	Tillydrone Primary School	12,000	16,400	500	0	0
896	Bucksburn Academy Extension (temporary solution)	545	0	0	0	0
		17,568	16,400	500	0	0
Partially Legally Committed Projects						
891	Aberdeen Hydrogen Hub (Joint Venture)	16,900	378	160	125	0
		16,900	378	160	125	0
Projects with indicative budgets						
999	Contingency	5,450	4,207	4,500	0	0
		5,450	4,207	4,500	0	0
New Projects - Roads Investment						
933	Installation of New Bus Shelters	70	214	142	142	142
		70	214	142	142	142
New Projects - Other						
936	Kittybrewster Feasibility and Condition Suitability	50	2,950	0	0	0
937	Extend Aberdeen's district heating network - Market Street Link	1,150	5,000	16,480	5,960	5,950
944	Asset Rationalisation - Site Preparation & Clearance	500	3,500	1,300	0	0
	Tillydrone Cruyff Court	490				
		2,190	11,450	17,780	5,960	5,950
Totals		42,178	32,649	23,082	6,227	6,092