

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Finance and Resources
<b>DATE</b>	13 March 2024
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Beachfront Masterplan Phase A: Projects Update
<b>REPORT NUMBER</b>	RES/24/071
<b>DIRECTOR</b>	Gale Beattie
<b>CHIEF OFFICER</b>	Craig Innes
<b>REPORT AUTHOR</b>	Craig Innes
<b>TERMS OF REFERENCE</b>	1.1

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### 1. PURPOSE OF REPORT

- 1.1 This report provides Committee with a progress update of the Beachfront Masterplan Public Realm Phase A Projects: Beach Park, Events Park and Broadhill as instructed by Council on 11th September 2023.

### 2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Note the update from the Chief Officer – Commercial & Procurement on progress of the Beachfront Masterplan Public Realm Phase A Projects.

### 3. CURRENT SITUATION

#### Background

- 3.1 An Outline Business Case (OBC) on the medium-term interventions was approved by Council on 14th of December 2022, and a Full Business Case (FBC) was approved on 11 September 2023. A Development Framework for Phase 1 of the Beach area was approved by Council in May 2023 which sets out the Council's Vision to revitalise and renew Aberdeen's beachfront to maximise the potential of this unique space and create an exceptional asset for the city.

#### Beach Park

- 3.2 The main features of the Beach Park include a Play Park, Sports Area/Pump Track, Gateway Building, Hub Building, and Canopy Features.
- 3.3 The Core Play Park will provide a significantly sized outdoor destination within the unique beachfront context. The Core Play Park is part of the wider landscape masterplan and importantly facilitates connections back to the city

centre. The Core Play Park will create a focus for activity and will act as a key 'gateway' into the wider park and the beach. The seaside location and the rope factory that was once located to the south of the site have both been key inspirations that have helped shape the design of the play area.

- 3.4 In conjunction with youth engagement exercises, the core play area has been broken down into four main character or themed areas. These are:
- The Sports Zone
  - The Adventure Zone
  - The Woodland Zone
  - The Coastal Zone
- 3.5 Throughout all these zones the Rope Strands create feature routes which promote exploration and interaction between the core play and the themed zones.
- 3.6 Sitting within the Adventure Zone at the centre of the park is the Rope Factory, a large-scale bespoke play structure which will become an iconic element within the park and an attraction of national significance. The idea for this iconic piece of play has evolved out of workshops with the youth groups and schools.

### **Events Park**

- 3.7 The Events Park is an area of approximately 2.5 hectares and is intended as a flexible space capable of holding events including festivals, larger concerts and gatherings. The Field will be the central focus of this area, semi-enclosed by woodland planting, providing definition and increased shelter. This area will have direct visual and physical links to the main pedestrian spine and the core play area, with other key routes through woodland to surrounding communities and beachfront facilities.
- 3.8 The Field creates a large flexible open space within the park which can be used for events but which also allows day to day use as an informal space. The open character provides a contrast to the more active Core Play area which sits across the Beach Boulevard. The Field covers a total area of 1 Hectare. It is approximately 100m wide and 154m long. Surfacing is intended to withstand events and events traffic. The Field design includes:
- Suitable sub-base to take vehicular traffic
  - Adequate drainage
  - An advanced reinforced turf system
  - Asphalt paths
  - Street furniture, bins, benches, power and water
- 3.9 Planting will comprise advanced reinforced turf for main events field area and pine trees to provide a suitable interface with the Amphitheatre area.

### **Broadhill**

- 3.10 The Broadhill is approximately 5 hectares of green natural space, and one of the most distinctive landscape features along this stretch of coastline. The vision for Broadhill is to enhance the natural environment of this distinctive

feature in the beach area. This will be achieved through additional planting, furthering the diversity of habitat and ecological value. An ecological and arboricultural assessment will be undertaken in order to better understand the existing environment, so that an informed decision can be made on what natural mechanisms and approaches can be utilised to enhance the biodiversity of this special place. Access on Broadhill will be enhanced by upgrading the existing path network through resurfacing and management.

3.11 There is an extensive network of formal and informal paths on Broadhill, and it is not intended to introduce or change this network in any significant way. The aim will be to improve the existing surfaces in an appropriate manner in the first instance and allow careful management thereafter. A number of vantage and key arrival points will be enhanced with viewing platforms, seating areas and enhanced interpretation and wayfinding.

3.12 The procurement of the Contractor has been undertaken in accordance with Hub North Scotland Ongoing Partnering and Project Development Method Statements.

### **Advance Works**

3.13 The Contractor was appointed in December 2023 to deliver the diversion of the gas pipe that runs across the site. This appointment delivers an early start to this critical path activity, in advance of the main construction works.

3.14 The Contractor will be appointed under advance works agreement(s) to deliver other utility diversions. This appointment will deliver an early start to this activity, thus reducing interactions (and risk) between utility diversions and the main construction works.

3.15 The Contractor will be appointed under an advance works agreement to deliver the demolition/removal of the existing children's play equipment and existing toilet block located in the Events Park outside the Beach Ballroom. This appointment will deliver an early start to this activity, thus reducing interactions (and risk) between this activity and the main construction works.

### **Programme**

3.16 The planned programme for construction is to commence physical works in early 2024, with an overall construction duration under 2 years. A summary of the key milestones and phasing of the works is provided in the table below.

<b>Activity</b>	<b>Planned Start</b>	<b>Planned Finish</b>
Planning consent (x3)	Consented Dec 2023	-
Advanced works		
Diversion of SGN's gas pipe.	Contract signed Dec 2023	Q3 2024
Diversion of other utilities including Power, Openreach, Water	Contract signed Q1 2024	Q3 2024
Demolition of existing toilet block	Q1 2024	Q2 2024

and existing play equipment in the Events Park		
Main works packages		
Beach Park	Q2 2024	Q4 2025
Events Park	Q2 2024	Q3 2025
Broadhill	Q2 2024	Q2 2025

3.17 The critical path to completion of the whole Phase A development runs through the SGN gas pipe diversion. Planning, preparation and statutory processes have commenced, with physical works expected to commence Q2 2024.

3.18 The SGN works will commence at the end April in a phased programme from the Beach Boulevard round towards the Beach Ballroom. There will be 16 weeks lead in time and 20 weeks of work on site. Traffic Management plans currently being compiled by SGN.

Power and Openreach diversions will be progressed by end of February. Their lead in time from order is estimated at 6 weeks and therefore their work will be concurrent within the same 20 week of the SGN activity. Water Diversion – Contractor will carry out the works in mid-June and therefore their work will be concurrent within the same 20 week of the SGN activity or thereafter depending on road permit agreement. The location of this diversion allows flexibility of timescale.

### **Community Benefits/Local Partnerships**

3.19 A series of SMART Objectives have been developed for the wider programme and include the following criteria which must be met by the Tier 1 Construction Partner:

- 20-30% of the net Construction Costs will be for local materials.
- 50% Local labour will be employed on the project.

3.20 The community benefit requirements relating to the overall Beachfront development (Phases A, B and C) were documented in the Committee paper approved on 11<sup>th</sup> September 2023. The proportion of these community benefits delivered by Phase A will be based broadly on a pro-rata of the Phase A development value compared to the overall beachfront development value.

3.21 Below is a table of these Community targets. Council, Hub North Scotland the Tier 1 Contractor have commenced the process of splitting this into the relevant parts as they are awarded with regular pre-arranged meetings in place.

<b>Community Benefit</b>	<b>Tier 1 Contractor Target</b>
Apprenticeships	66
Work experience (placements)	62
Developing the workforce	100
School engagement activities	10

Further and higher education engagement activities	10
Graduate/undergraduate/FE/HE placement opportunities	10
Employability engagement activities	10
Vacancy sharing	1
Communities, community groups, and community projects: 2 i) 400+ hours ii) donations	2 i) 400+ hours ii) donations
Local economic development (duty to report) creative measures to ensure inclusive participation of local SMEs/local 3rd sector + reporting on work packages awarded locally	1
Environmental wellbeing, carbon reduction and climate literacy	1
Environmental measures (fuel poverty and climate literacy)	10
Fair work practices	1
Prompt payment in the supply chain	1
Promotion of adoption and fostering	10
Case studies	5

## Consents

3.22 Planning consent was granted in December 2023 for the following:

- Beach Car Park (Application reference 231082)
- Beach Park (Application reference 231083)
- Events Park (Application reference 231084)

3.23 Each of the planning consents is subject to various conditions. Work is progressing to discharge all pre-commencement conditions.

3.24 Building Warrant applications are now being prepared for:

- Rope factory
- Hub building
- Gateway Building
- Amphitheatre

- Site wide drainage
- Canopy

3.25 Pre-application consultation has been undertaken with the Council's building control team, including in relation to the Rope Factory tower.

### **Traffic Management**

3.26 The wider design team is supporting the delivery of the Beachfront Phase A works, ensuring the necessary roads approvals route is followed. This includes working on the approval of the temporary closure of the Beach Boulevard east of Links Road from circa Q2 2024 to facilitate the Phase A works. Further work has been progressed on matters relating to new off-street car parks, common requirements to both Phase A and Phase B, and on pedestrian access to the waterfront during Phase A works.

### **Stakeholder Engagement**

3.27 An Engagement Strategy for the wider Aberdeen City Centre and Beach Masterplan has been prepared which will support ongoing design development and implementation of the Beachfront Concept Masterplan and Development Framework.

3.28 Specific engagement in relation to Beachfront medium-term interventions (Beach Park, Events Park and Broadhill) has been undertaken with a number of organisations and individuals including:

- 3 Oct 2023. Update to Community Council Forum.
- 7 Oct 2023. Met with Codona's to provide update on City Centre and Beach Masterplans, with a specific focus on planning application and proposed start for Phase A.
- 29 Jan 2024. Presentation to Disability Equity Partnership on all Beachfront projects, including a recap on Phase A.
- 31 Jan 2024. Presentation to the Castlehill & Pittodrie Community Council on all Beachfront Projects, including a recap on Phase A.
- 1 Feb 2024. In-person meeting with Footdee Community and Beach Community, attended by the design team. The meeting focused on Beachfront Phase C, but also included a recap on Phase A.
- 5 Feb 2024. Presentation to Community Council Forum. The meeting focused on Beachfront Phase C, but also included a recap on Phase A.

3.29 Young person involvement has continued with a launch event at the Beachfront in January 2023 which included the young ambassadors who have been consulted and been a large part of the vision and ideas behind the Phase A scheme and layout. This relationship will continue throughout the construction stage of the project.

3.30 Focused participative workshops with children and young people have been a key factor in shaping the core play area and defining the activities within. Hundreds of children, including specialist sessions for those with Additional Support Needs (ASN), have taken part to date, and it will be important to maintain this engagement as the project moves from stage to stage.

## **Operation and Maintenance**

- 3.31 The yearly maintenance costs are currently estimated to be between £70,000 and £80,000 per annum.
- 3.32 Council Officers are currently continuing discussions with local partners and the Tier 1 Contractor on arrangements to undertake the Operation and Maintenance aspect of the scheme.

## **4. FINANCIAL IMPLICATIONS**

- 4.1 The Beachfront Phase A medium-term interventions (Beach Park, Events Park and Broadhill) were developed within an affordability cap of £47,736,925 as reported in the 23 August 2024 Council Committee paper.
- 4.2 At the time of writing this report the committed spend on development costs is £4.1m including the cost of surveys, ground investigation, professional design fees, specialist supply chain design fees, and advance utility costs – the latter being the £1m initial payment towards the major SGN Gas Diversion

## **5. LEGAL IMPLICATIONS**

- 5.1 As each project proposal progresses, they will be examined and managed within the professional scope of property / conveyancing industry accepted standards, ensuring all due diligence exercises and pre-contract enquiries are complete and satisfactory.

## **6. ENVIRONMENTAL IMPLICATIONS**

- 6.1 Aberdeen 'Net Zero Aberdeen Routemap: Towards becoming a net zero emissions city by 2045' sets out the approach, pathway, and actions towards net zero and climate resilient Council assets and operations, by 2045.
- 6.2 Energy-efficient design proposals are being incorporated within design proposals.
- 6.3 In addition to the energy approach the development will seek to promote biodiversity and the protection of the natural assets found within the Beachfront area. Any development will require to be cognisant of the recommendations of the suite of Aberdeen City Council guidance.
- 6.4 The aim is to provide a play environment that not only meets the design requirements on day one but can be effectively managed and maintained into the future through the promotion of longevity, sustainability, and safety. The material selection for the 'Play Factory' and wider Core Play equipment will be responsibly sourced, sustainable, robust, durable, and appropriate to its

specific application. The coastal location and climate will be a key factor in the selection of appropriate materials with resistance to factors such as corrosion and rot fully considered. All timber elements will be FSC certified naturally durable hardwood that typically does not require chemical treatment and has a long lifespan. Detailing will ensure timber elements do not come to ground, promoting longevity and reducing the possibility of timber rotting through the use of steel footings. Components such as slides and tubes will be manufactured from stainless steel or an appropriate grade for a coastal environment.

## 7. RISK

<b>Category</b>	<b>Risks</b>	<b>Primary Controls/Control Actions to achieve Target Risk Level</b>	<b>*Target Risk Level (L, M or H)</b>  <i>*taking into account controls/control actions</i>	<b>*Does Target Risk Level Match Appetite Set?</b>
<b>Strategic Risk</b>	Failure to proceed with the Beachfront Masterplan impacts on wider City commitments and economic targets.	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	<b>Yes</b>
<b>Compliance</b>	Council title issues and other competing third-party rights.	The Council has undertaken an initial title examination and engagement of a Third-Party review with further confirmation due prior to final agreement	L	<b>Yes</b>

<b>Category</b>	<b>Risks</b>	<b>Primary Controls/Control Actions to achieve Target Risk Level</b>	<b>*Target Risk Level (L, M or H)</b>  <i>*taking into account controls/control actions</i>	<b>*Does Target Risk Level Match Appetite Set?</b>
<b>Operational</b>	Beach Boulevard/Beach promenade traffic arrangements	Significant consultation with Council Roads and Planning Teams, Bus companies and Emergency services planned. Transport Consultant engaged through hNSL	M	<b>Yes</b>
	Utility Diversions and reliance of statutory providers for timely lead in times and work on site	Regular contacts with providers	M	<b>Yes</b>
<b>Operational</b>	Sufficient capacity of resources with Councils teams to meet programme objectives	Resource review ongoing and augmented support through the PMO	M	<b>Yes</b>
<b>Financial</b>	Budget pressures due to current market volatility.	Robust budgets established. Independent monitoring process established. With PMO early supply chain mitigations action plan established across the programme	M	<b>Yes</b>
<b>Financial</b>	Removal or reduction in anticipated funding Streams.	Continual engagement and monitor of ongoing funding applications.	M	<b>Yes</b>
<b>Reputational</b>	Failure or delay in proceed with the recommendations	Continue to work collaboratively to achieve the masterplan delivery and wider advantages.	M	<b>Yes</b>

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?
Environment / Climate	Coastal flooding risk	Engagement with Flooding Team, local community groups and understand that risk exists mitigated by Coastal Defences. Respond to risks identified as part of coastal studies	M	Yes

## 8. OUTCOMES

<b><u>COUNCIL DELIVERY PLAN 2023-2024</u></b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>  <u><a href="#">Working in Partnership for Aberdeen</a></u>	Supports the delivery of Economy Policy Statement 4 – Increase city centre footfall through delivery of the City Centre Masterplan. 1. – Continue to maximise community benefit from major developments.
<u><a href="#">Local Outcome Improvement Plan</a></u>	
Prosperous Economy Stretch Outcomes	Supports Outcome 1 10% increase in employment across priority and volume growth sectors by 2026.
Prosperous People Stretch Outcomes	Supports Outcome 7 Child Friendly City which supports all children to prosper and engage actively with their communities by 2026.
Prosperous Place Stretch Outcomes	Supports Outcome 14 – Addressing climate change by reducing Aberdeen's carbon emissions by 42.5% by 2026 and adapting to the impacts of our changing climate.  Supports Outcome 15 – 38% of people walking and 5% of people cycling as main mode of travel by 2026.

<b>Regional and City Strategies</b>	The report supports the priorities in the Regional Economic Strategy (RES) investment in infrastructure, regenerating our city Centre, unlock development potential, improve the deployment of low carbon transport, to enable Aberdeen to realise development opportunities in the City Centre Masterplan.
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## 9. IMPACT ASSESSMENTS

Assessment	Outcome
<b>Integrated Impact Assessment</b>	For the purpose of this report which is an update on the Beachfront Masterplan Phase A Projects it is confirmed that is no additional information or changes to the previously reported Integrated Impact Assessment.
<b>Data Protection Impact Assessment (PDIA)</b>	DPIA Screening Questions completed. Neither a brief DPIA or full DPIA is required at this stage
<b>Other</b>	N/A

## 10. BACKGROUND PAPERS

- 10.1 Council Decisions 13 December 2021.  
<https://committees.aberdeencity.gov.uk/documents/g7675/Decisions%2013th-Dec-2021%2010.30%20Council.pdf?T=2>
- 10.2 Report to Council 28 February 2022  
<https://committees.aberdeencity.gov.uk/documents/s129266/220228%20City%20Centre%20Masterplan%20Update%20Report.pdf>
- 10.3 Council Decisions 28 February 2022  
<https://committees.aberdeencity.gov.uk/documents/g8184/Decisions%2028th-Feb-2022%2010.30%20Council.pdf?T=2>
- 10.4 Council Decisions 14 December 2022  
<https://committees.aberdeencity.gov.uk/documents/g8190/Decisions%2014th-Dec-2022%2010.30%20Council.pdf?T=2>
- 10.5 Council Decisions 26 April 2023  
<https://committees.aberdeencity.gov.uk/documents/g8660/Decisions%2026th-Apr-2023%2010.30%20Council.pdf?T=2>
- 10.6 Council Decisions 11 September 2023

<https://committees.aberdeencity.gov.uk/documents/g9100/Decisions%2011th-Sep-2023%2010.00%20Council.pdf?T=2>

## 11. APPENDICES

11.1 None.

## 12. REPORT AUTHOR CONTACT DETAILS

<b>Name</b>	Craig Innes
<b>Title</b>	Chief Officer – Commercial & Procurement
<b>Email Address</b>	<a href="mailto:cinnes@aberdeencity.gov.uk">cinnes@aberdeencity.gov.uk</a>
<b>Tel</b>	01224 522000