

ABERDEEN CITY COUNCIL

COMMITTEE	Communities Housing and Public Protection
DATE	28 March 2024
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	New Housing Capital Programme Delivery: Projects Update
REPORT NUMBER	RES/24/096
DIRECTOR	Steve Whyte
CHIEF OFFICER	John Wilson
REPORT AUTHOR	John Wilson
TERMS OF REFERENCE	1.1.1

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 Housing Revenue Accounts.
- 1.2 The report highlights matters considered worthy of particular note in relation to Council led new build housing sites at Summerhill, Craighill, Kincorth, Tillydrone, Kaimhill, Greenferns and Greenferns Landward and the Developer led new build housing site at Cloverhill.

2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Notes the progress to deliver the programme of social housing sites across the city.

3. CURRENT SITUATION

Background

- 3.1 At the Finance & Resources meeting held on Wednesday 13 March 2024 within report RES/24/070 the Chief Officer – Capital advised in paragraph 3.2, that the delivery of the new housing developments (under construction) would be reported to the Communities, Housing and Public Protection Committee. This is with the understanding that any contractual/financial issues would continue to be reported to the Finance & Resources committee.
- 3.2 This is the first opportunity to report on the delivery of the new housing developments (under construction), since the Finance & Resources Committee approval was given at its meeting on 13 March 2024.
- 3.3 The report follows the same reporting content/style as submitted to the Finance & Resources Committee but only in regard to key project updates within the approved Housing Capital Programme.

Housing Revenue Account (HRA)

- 3.4 With regard to the Council Led new housing sites, works continue to progress at the Summerhill, Kaimhill and Tillydrone projects and works are currently suspended at Craighill and Kincorth.

- 3.5 Two other significant projects worthy of note are the new proposed complex care 8-bed facility at Stonewood and the works to bring into use the flats at 206 Union Street.

Summerhill New Build Housing

- 3.6 Seven of the blocks at Summerhill have now been handed over with one remaining to follow. Block 8 was handed over in Winter 2023 and the final block, Block 7, is due to be handed over in Spring 2024.

Tillydrone

- 3.7 The southern section of the site of 30 units was handed over in Q1 2024. The remaining 40 units on the northern side will be handed over in Q2 2024.

Kaimhill

- 3.8 This project is nearing completion with an expected handover of all new 35 units in Summer 2024.

Kincorth and Craighill

- 3.9 Although previously reported to the Finance & Resources Committee, it's worth providing some background to the two council led sites at Craighill and Kincorth.
- 3.10 Both projects were being delivered through a negotiated procurement route with packages of work being awarded in stages. The enabling works packages were awarded in 2022. As the enabling works were nearing completion for both projects it became clear that the negotiated tender offers for the outstanding works packages were more than the planned budgets.
- 3.11 During Summer 2023, a committee decision was taken to pause the award of the construction works and to review where savings could be made through value-engineering to try and deliver a more cost-effective capital cost for each project.
- 3.12 Officers can advise that the enabling works for both projects are complete and all contractual payments with respect to the enabling works are agreed. Design works have progressed and revised planning applications for both sites were lodged in Q4 2023 with planning consent anticipated in Q2 of 2024.
- 3.13 Tenders are now issued for the Craighill site with the Kincorth project to follow as soon as we can.
- 3.14 Within the tender, consideration is 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 longer period.
- 3.15 The expectations for both sites, allowing for due diligence, is that construction works will commence in Summer 2024.

Kincorth

- 3.16 As previously reported the enabling works (ground works) are complete, value engineering has been carried out, new planning application submitted and approved which required re-design of tender documentation.

The tender documents will be issued in the coming weeks, and allowing for due diligence the expectation is for works to commence in Summer 2024.

Craighill

- 3.17 As previously reported the enabling works (ground works) are complete, value engineering has been carried out, new planning application submitted and approved which required re-design of tender documentation.

The tender documents are now issued, and allowing for due diligence the expectation is for works to commence in Summer 2024.

Cloverhill New Build Housing

- 3.18 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.
- 3.19 In Q1 2024 101 No. units were handed over along with the community centre. 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.

206 Union Street

- 3.20 Agreement has been reached with Ogilvie Construction Ltd to be appointed as Principal Contractor and undertake the external and internal works to upgrade the property. This will include a new roof, windows, fabric repairs and the provision of up to 28 new one-bedroom social rent apartments.
- 3.21 The extent of internal works that will be carried out will be dependent on the budget constraints as works progress.
- 3.22 Works commencement is anticipated in Q1 2024 with a construction duration of approximately 1 year. The initial appointment covers the external works only including the roof and windows.

Complex Care

- 3.23 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.
- 3.24 Capital funding was approved at the Integrated Joint Board Committee on 6 February 2024.
- 3.25 Officers with external support have developed the design information to RIBA Stage 4. Tenders have been assessed and Principal Contractor Ogilvie Construction Ltd have been appointed to undertake the management and delivery of the construction phase. Construction is due to commence in Spring 2024.
- 3.26 Negotiations remain ongoing with external parties to confirm the extent, if any, of grant funding which can be provided.
- 3.27 Delivery of the project is expected in Winter 2024/25.

Clinterty Travellers Site

- 3.28 The works are now practically complete following delays with utility connections and the weather. Tenants started returning to the site from early February 2024.

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 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.

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

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

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 alternative products or delivery methods.	M	Yes
Financial	Escalation of costs Differing market conditions depending on commodity/service	Development of suitable price mechanisms. Use of Business Intelligence to predict market changes/trends. Price Increase Request Process. Market engagement/use of business intelligence to assist in predicting market changes and trends.	M M	Yes
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

12. REPORT AUTHOR CONTACT DETAILS

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Appendix A – Supporting Project Annex Information

ACC Summerhill Project Update

The project is to construct 369 housing units 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 November 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 (September 2023)
Block 8: Winter 2023 (December 2023)
Block 7: Spring 2024

Block 7:

Internal works are advanced beyond programme mitigating potential delay. Works progressing well on the final block. Block 7 will be handed over in Spring 2024.

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

As noted above.

3. Spend to end of Period 10 2023/24

Gross Budget	Spend to Date
£57.8m	£61.25m

Note: Spend to date does not include for Grant income of circa. £21m

4. Interdependencies

None.

5. Progress Photographs



Tillydrone Project Update

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 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 in November 2021.

1. Update since last report provided at November 2023

Site works have progressed in line with the programme on the Tillydrone development within the period. Overall, the development remains on programme for the Q2 2024 completion. The South site units totalling 30 units was handed over in January 2024. The remaining 40 units will be completed as stated above.

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

Works on site continue with all remaining blocks progressing. Final handover which is programmed for Q 2 2024.

3. Spend to date

Spend to end of Period 10 2023/24 is as follows:

Gross Budget	Spend to Date
£24.7m	£19.075m

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





The project is to construct a mix of 35 no. bungalow's/housing units across 9 blocks and also include a new community play park and community green space.

All planning pre-commencement conditions have been approved, discharging Condition 1 from planning.

While the project continues to progress there have been a number of issues that have arisen that have led to a delay in programme. Main issues have been poor weather in the latter period, hard landscaping design and wayleave approval. It is now anticipated that the project will now complete Q2 2024 with tenants moving in thereafter.

AtkinsRéalis are supporting ACC to secure the grant funding from the Scottish Government (SG) for the Ground Source Heat Pump (GSHP).

1. Update since last report provided in November 2023

GSHP works complete and grant fund reporting and agreeing the claimable amounts is ongoing with Scottish Government;

Block 1 lean to works ongoing to last plots.

Block 1 joiner and MEP 2nd fix works ongoing, taping & mist coat complete.

Block 2 joiner and MEP 2nd fix works, ongoing, taping & mist coat complete.

Block 3 – 8 snagging complete.

Block 9 snagging ongoing.

Blocks 3 – 9 GSHP T & C works substantially complete, block 2 ongoing.

External balconies installed; joiner works ongoing.

Hard landscaping / BT / Lighting installations to rear of block 2 ongoing.

Kerb installation and footpath works ongoing.

Block 1 mains utilities installations complete.

Utilities meters to block 1 rebooked due to SSE labour issues.

Boundary wall construction & fencing ongoing.

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

The contractor will look to complete the project.

3. Spend to end of Period 10 2023/24 date

Gross Budget	Spend to Date
£13.8m	£12.4m

4. Interdependencies

None

5. Progress Photographs



Kincorth Project Update

The site is the former Kincorth Academy site at Kincorth, and was being developed for social housing. However, the original design of 212 No. units cannot be delivered within the planned budget, such that the project was paused following completion of the enabling works.

Following the pause on the original proposal, a value engineering / redesign process has been carried out which has resulted in a potential 5-phase layout of the site.

The combined phasing consists of 195 No units.

1. Update since last report to Finance Resources Committee on 22 November 2023;
Value engineering has been carried out, new planning application submitted and approved which required re-design of tender documentation.

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

Issue and evaluation of the tender documentation. The expectations for both sites, allowing for due diligence, is that construction works will commence in Summer 2024.

3. Spend to date

Spend to end of Period 10 2023/24:

Contract Sum	Spend to Date
£59.36m	£6.38m
(to be confirmed following tender)	

4. Site Progress Photographs

External Project Images

Craighill Project Update

The site is the former Craighill Primary School at Kincorth, and was being developed for social housing. However, the original design of 99 No. units cannot be delivered within

the planned budget, such that the project was paused following completion of the enabling works.

Following the pause on the original proposal, a value engineering / redesign process has been carried out which has resulted in a potential 2-phase layout of the site.

The combined phasing consists of 87 No units.

1. Update since last report to Finance Resources Committee on 22 November 2023;

Value engineering has been carried out, new planning application submitted and approved which required re-design of tender documentation.

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

Issue and evaluation of the tender documentation. The expectations for both sites, allowing for due diligence, is that construction works will commence in Summer 2024.

3. Spend to date

Spend to end of Period 10 2023/24:

Contract Sum	Spend to Date
£27.72m	£6.09m
(To be confirmed following tender)	

4. Site Progress Photographs

External Project Images

Cloverhill Project Update

The Cloverhill site forms part of the wider Aberdeen City Council Housing Programme to deliver council homes to those in need. 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 7th February 2022, the Practical Completion date for the Project is the 14th August 2026. The Project will be delivered over phases as follows;

- Section 1 Build - Flats (36 units, 3 shops) - Delivered
- Section 2 Build - Semi/terrace Mix (31 units) - Delivered
- Section 3 Build - Flats & Semi/terrace mix (10 + 48 units) incl comm hall - Spring 2024
- Section 1A Build - Semi/terrace mix (43 units) – Spring 2024
- 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

3. Update since last report to Finance Resources Committee on 22 November 2023;
 Section 1 and 2 builds have been successfully handed over to the ACC with tenants in residence. Sections 3 and 1a are well underway and are due to be delivered in March 2024.

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

The project remains on programme and the handover of the next phase of units is in line with the information stated above.

5. Spend to date

Spend to end of Period 10 2023/24:

Contract Sum	Spend to Date
£137.5m	£64.4m

6. Site Progress Photographs

External Project Images



206 Union Street Project Update

The project will see the refurbishment and upgrade of the upper floors of the property at the above address. This is above the Co-op convenience store on Union St.

The project is the refurbishment of the existing upper floors (and roof) for 28 No existing flats. There have been numerous attempts to tender this project; inclusive of both internal and external contractors. All without success.

The project team have now negotiated a tender with a local contractor which should see the works commencing in the coming months.

The initial works will cover roof replacement, external window replacement on Union Street and external fabric repairs along with creating up to 28 one bed social rent units.

The initial letter of intent that has been issued covers the main roof works, external windows. The number of units to be created will be dependent on the budgetary constraints once the main external works have been completed.

1. Update since last report to Finance Resources Committee on 22 November 2023;
Tenders have been returned, assessed and the Principal Contractor Ogilvie Construction Ltd has been appointed.

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

Works are expected to commence on site in Summer 2024. This will primarily consist of site establishment and work permits to enable roof replacement.

3. Spend to date

Spend to the end of Q3 2023/24 financial is as follows:

Gross Budget	Spend to Date
£3.7m	£0.08m

4. Interdependencies

None

5. Progress Photographs

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 to Finance Resources Committee on 22 November 2023; Tenders have been returned, assessed and the Principal Contractor Ogilvie Construction Ltd has been appointed

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

Works are expected to commence on site in Spring 2024. This will primarily consist of site establishment and groundworks.

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 Q3 2023/24 financial is as follows:

Gross Budget	Spend to Date
£5.6m	£0.6m

4. Interdependencies

None

5. Progress Photographs

Plan



Typical Views



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 November 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. The main area that remains outstanding relates to the requirements for road improvements around the local area to facilitate the development, what exactly these entail and what will be the trigger for these being needed. This has delayed the matter going to Planning Committee while these points are resolved. It is expected that the matter should now go to Committee in Q2 2024 for consideration. A legal agreement will require to be agreed to regularise the future development of the site when further detailed planning applications are lodged in due course. This agreement will cover the outstanding roads conditions.

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. There are a number of key issues to be agreed around road improvements, developer contributions, planning conditions and the timing for these to be implemented as part of the negotiation on the conditions on the Planning Permission in Principle and then the legal agreement. Resolving the requirements with the colleagues in roads on the exact improvements to junctions and the timing of these is key to resolving the other conditions.

Planning permission in Principle was approved at Committee in March 2024. The decision is to delegate the grant of planning permission in principle to Officers, subject to notification to Scottish Ministers and conclusion of a legal agreement.

As the application which has a Council interest and constitutes a significant departure from the development plan (based on inclusion of the 400 homes identified as phase 2 allocation in the LDP), it requires notification to Scottish Ministers

of the Local Authority's intention to grant planning permission. Ministers have a period of 28 days to decide whether to call in the application or not.

The design work on the phase 1 is progressing well with the layout and unit designs agreed. It is anticipated that the design works will be concluded to allow a submission of the planning application in the Q2 2024 which should link with agreeing the final terms of the legal agreement for the overall Planning Permission in Principle. The final design works on Phase 1 will be completed by end of Q2 2024.

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 November 2023

An in-principle agreement is 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 has been 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 parameters for the lodging of the Planning Permission in Principle have been agreed with ACC Planning for the smaller site. The Transport Assessment scope has been agreed with ACC Roads and the consultants. Work is now progressing on all aspects to ensure that the Planning in Principle can be lodged. The overall project programme has been delayed and the Planning Permission in Principle was submitted in Q1 2024. The Travellers site will be considered as a separate project moving forward as it is outside the plot being considered for the Planning Permission in Principle.



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 was the Council's Building Services.

1. Update since last report provided in November 2023.

The works were practically complete in early February 2024 with tenants returning to site thereafter.

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

Commence close out reporting and participate in Scottish Government post project evaluation tasks as part of Grant Funding conditions.

3. Spend to date

Spend to the end of Q3 2023/24 financial is as follows:

Gross Budget	Spend to Date
£6.48m	£5.2m

4. Interdependencies

None.

5. Progress Photograph

Practical Completion



