

HELENSBURGH WATERFRONT DEVELOPMENT – PROGRESS UPDATE

1.0 EXECUTIVE SUMMARY

1.1 The purpose of the report is to provide members with a progress update on the delivery of the Helensburgh Waterfront Development Project.

2.0 RECOMMENDATIONS

2.1. It is recommended that Members:

- Note the current position in relation to the Helensburgh Waterfront Development.
- Agree the next steps in progressing stakeholder engagement.
- Agree with officers recommendations that no new licences for the pierhead carpark should be considered after this season licence ends, on the 20 November 2017.
- Agree the reporting tolerances for the project as set out at Section 6.2. to Section 6.4.

HELENSBURGH WATERFRONT DEVELOPMENT – PROGRESS UPDATE

3.0 INTRODUCTION

- 3.1. The purpose of the report is to provide members with a progress update on the delivery of the Helensburgh Waterfront Development Project and to agree with the position outlined in the report in relation to the issue off further licences on the pierhead carpark.

4.0 RECOMMENDATIONS

- 4.1. It is recommended that Members:
- Note the current position in relation to the Helensburgh Waterfront Development.
 - Agree the next steps in progressing stakeholder engagement.
 - Agree with officers recommendations that no new licences for the pierhead carpark should be considered after this season licence ends, on the 20 November 2017.
 - Agree the reporting tolerances for the project as set out at Section 6.2. to Section 6.4.

5.0 DETAIL

- 5.1 **Cost Management support services** – Tender Evaluations and Interviews of the five shortlisted consultants was completed in July. Contract awarded to Robinson Low Francis (RLF) to provide Cost Management Support Services to the project. RLF bring previous experience to the project, having been involved in the autumn 2015 value engineering exercise for the Waterfront Development and as Cost Consultants for the Helensburgh CHORD Public Realm Works.
- 5.2 **Multi-Disciplinary Design support services** - Tender Evaluations and Interviews of the five shortlisted consultants were completed in July. Contract to provided Multi-Disciplinary Design Support in relation to the Leisure Facilities Building was awarded to Darnton B3 Architects, in partnership with Patrick Parsons (Civil, Structural and Geotechnical engineering), and Hirst landscape Architects on the 5 September, 2017.
- 5.3 **Topographical Survey** – Contract awarded to Aspect Land & Hydrographic

Services. The survey has been completed and we are awaiting their report.

- 5.4 **Bathymetric Survey** – Contract awarded to Aspect Land & Hydrographic Services. The survey has been completed and we are awaiting their report.
- 5.5 **Transport Assessment** (A comprehensive and systematic process that sets out transport issues relating to a proposed development) – Contract awarded to Aecom Ltd. The first part of the assessment was carried out in June and the second part will be carried out once the schools have returned in August. We have asked the consultant to undertake the assessment on the basis of two potential variations to the future Commercial Development i.e. (1) a single unit with a large retailer e.g. a NEXT, Tesco, or the like; and (2) 4 smaller units. This is because there will be differences in the transport logistics of servicing such a requirement, which will have an impact upon the design/layout of the road junctions and car parking requirements.
- 5.6 **Construction (Design and Management) Regulations 2015** (CDM 2015) came into force on 6 April 2015, replacing CDM 2007. Under these regulations the Council will be the 'Principal Designer' and we considered it appropriate to appoint a **CDM – Advisor** to assist us in discharging our statutory obligations. Gardiner & Theobald have been awarded the contract to provide, this service.
- 5.7 **Marine Construction Licences** - We have begun informal discussions with Marine Scotland in respect of the licences that we will require for the project. This is especially pertinent as the site lies within the area of a Site of Special Scientific Interest (SSI) and a Specially Protected Area (SPA), both of which could have programme implications in terms of when and what works we can carry out on the site.
- 5.8 **LiveArgyll** - the Leisure Trust has appointed its Facilities Manager / Project Manager, Marius Huysamer, who will become a member of the wider Project Team once LiveArgyll becomes operational on the 1st October, 2017. Initially his input will be focused on our development of the Building User Brief for the new Leisure Centre. Officers met with the Chairperson of the LiveArgyll Board, Andrew Nisbet, on 16 August to provide him with an initial briefing on the project.
- 5.9 **Site Visits** – on Friday 11 August members of the Area Committee visited the new Leisure Centre in Clydebank, which opened its doors to the public on 31 March this year. The building makes the most of its location on the banks of the Clyde sitting on the site of the old John Brown shipyard, providing as it does expansive views along the river. The facilities are spread across four floors with the reception, café, wet changing facilities and swimming pool, training pool etc being located on the ground floor. On the first floor there are state of the art interactive areas for young people, which make use of modern technologies to encourage young people to get involved in physical activity. The second floor and mezzanine level are predominantly given over to gym equipment, spin cycles and fitness studios. All of the rooms make the most of the buildings location and its views along the river to enhance the customer experience. The building cost £23.6m to construct and benefitted from the fact that the majority of the groundworks had already been undertaken by the Clydebank redevelopment

organisation prior to construction commencing.

5.10 Car Park - Licence to Occupy Ground (Amusement Site)

5.10.1 The Council currently permit part of the car park land, immediately south of the swimming pool, to be used for an amusement / funfair site. This arrangement has been ongoing for several years and historically the operator of the amusement site has been active between Spring to Autumn each year. The current licence expires on 20th November 2017. Whilst the Council has been content to renew the licence on an annual basis, including for the 2017 season, it has been in the knowledge that very shortly there would need to be a cessation of the licence to allow for the planned redevelopment of the pierhead site.

5.10.2 The Council wish to take full possession of the entire site in preparation for redevelopment of the Pierhead. To this extent, the Helensburgh Waterfront Development Team has advised that no new licences should be considered after this season, which ends in 20th November, 2017. Whilst the groundworks for the redevelopment project are not programmed to start until early 2019, to assist in de-risking the projects development we consider that there will be a requirement for additional ground and site investigations to inform the design development, and that for these to be effective they must have access to the entirety of the site. There may also be some site investigations or survey work carried out in 2018 and controlling the whole site is advantageous to ensure commencement in 2019.

5.11 Stakeholder Engagement

5.11.1 Community engagement has made important contributions to the development of this project and we wish to continue to involve the views of our communities as progress continues.

5.11.2 The next stage of stakeholder engagement is expected to begin in November 2017, now the appointment of the Multi –Disciplinary Design Support Services are completed. This engagement will enable the local community to assist us to develop the detail of the design and to ensure that the building is fit-for purpose in terms of meeting the requirements of the various building users.

5.11.3 We will arrange a session with the members of the Area Committee as the first part of our stakeholder engagement process.

5.11.4 As part of the Planning Application process there is a requirement to have a formal 12 weeks Pre Application Consultation (PAC), which will start in **April 2018**. This is a statutory requirement; however we hope that the stakeholder engagement leading up to this would have let us resolve any fundamental issues with stakeholders.

6.0 CONCLUSION

6.1. This is the first in what will be a series of reports to be brought to the Area Committee at key stages during the development of the Helensburgh Waterfront Development project. These will be augmented, as required, with

meetings/presentations etc., involving the Design Team and the Area Committee as we develop the detail of the leisure centre design.

- 6.2. Members will be aware that Capital Regeneration Projects, such as this are delivered under the PRINCE2 (Projects In a Controlled Environment) methodology. This generally means that reporting is on a 'by exception' basis i.e. when the project is, or is forecast to be, out with agreed tolerances.
- 6.3. In taking forward the development of the project, to the completion of the Technical Design (RIBA Stage 4) and the submission of the Financial Business Case (FBC) for approval, the following project tolerances are proposed:
 - Project Programme – i.e. project schedule = + / - 2 months.
 - Project budget – i.e. resource allocation = + / - 5% of agreed budget subject to a minimum of £50,000.
- 6.4. Highlight / Progress reports will be prepared for both the Project Board (including the Helensburgh and Lomond Area Committee) and the Programme Board (including the Policy & Resources Committee) when the project is out with these tolerances. The reports will highlight progress made versus plan, changed risks, deviation from Plan, resources required and financial and budgetary matters. The standard Council template will be followed for these reports.

7.0 IMPLICATIONS

- 7.1. Policy – The delivery of these projects fits with, as appropriate, the Council's Corporate Plan, Single Outcome Agreement, Economic Development Action Plan and approved Local Development Plan key actions and policy for safeguarding our built heritage and town Centre regeneration.
- 7.2. Financial – The Helensburgh Waterfront Development services are being funded from the £1m project development funding approved by P&R in August 2016.
- 7.3. Legal – Legal Services will provide support as and when required.
- 7.4. HR – The Helensburgh Regeneration Project Manager continues to project manage the projects on a day to day basis, supported by colleagues from other departments of the Council.
- 7.5. Equalities – None.
- 7.6. Risk – The Helensburgh Waterfront Development Project has a costed Risk Register has been drawn up and will be regularly monitored with update reports provided to members at key project milestones.
- 7.7. Customer Service – None.

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