

Helensburgh Waterfront Development (HWD) – Project Position Update

1. EXECUTIVE SUMMARY

- 1.1. The purpose of the report is to provide the Helensburgh & Lomond Area Committee with a project position update as 9 months has elapsed since the last update was presented in December 2021 and to confirm that we have now issued the Certificate of Practical Completion for Phase 1 of Helensburgh Waterfront Development and the new Helensburgh Leisure Centre was handed over by Heron Bros Friday 29th July 2022 and fully opened to the public on 3 September 2022.
- 1.2. The Project Management Team would like to take this opportunity to thank everyone involved for all their hard work in helping us to achieve this significant milestone. It has been a long and difficult journey, with the back drop of a global pandemic as well as many other issues to overcome. Everyone has played their part and gone above and beyond in many cases to ensure this project was delivered to the highest of standards and to original timescales. The progress achieved in the face of considerable challenge is a testament to the power of partnership and professionalism. It is all the more impressive given all the back office staff behind the Waterfront Development are working remotely to deliver the project.
- 1.3. Since Contract Award, the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland, January 2021, which has been used by the project to support existing plans including adding the movable floor to the studio pool which will be ideal for beginner swimming lessons and providing more inclusive access.
- 1.4. Heron Bros Ltd commenced works on site on the 31 August 2020 and we are currently 107 weeks into the 119 week construction programme.
- 1.5. Whilst the project has made significant progress to date, given that it's being delivered in the midst of a global pandemic, the Project Management Team recognise that issues of a commercial nature will likely emerge given the size and scale of this complex major capital project.

1.6. RECOMMENDATIONS

The Helensburgh & Lomond Area Committee is invited to:

- 1.7. Note and consider the contents of this Report

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2. INTRODUCTION

- 2.1. The Helensburgh Waterfront Development Project is all about creating a vibrant and attractive waterfront for the town. The main feature of the project will be a new leisure facility incorporating a swimming pool, with associated parking and public realm works to meet the needs of the local community. At the same time the flood defences will be increased to address current and future flooding issues on the site. The new leisure facility will be run on behalf of the Council by LiveArgyll.
- 2.2. The principal aims and objectives for the project are to:
- Develop Helensburgh as a great place to live, work and visit, by delivering a new state-of-the-art leisure facility and swimming pool which meets the needs of the Helensburgh and Lomond community
 - Add to what has been achieved through other projects such as CHORD and Hermitage Park regeneration, which have created an attractive, vibrant and contemporary town Centre that is attracting residents, businesses and visitors to the area.
 - Encourage additional private sector investment in the waterfront area and town centre
 - Through the steps above, support the Helensburgh and Lomond economy with increased opportunities for existing and new businesses
- 2.3. The purpose of the report is to provide the Helensburgh & Lomond Area Committee with a project position update as 9 months has elapsed since the last update was presented in December 2021 and to confirm that we have now issued the Certificate of Practical Completion for Phase 1 of Helensburgh Waterfront Development and the new Helensburgh Leisure Centre was handed over by Heron Bros Friday 29th July 2022 and fully opened by LiveArgyll to the public on 3 September 2022.
- 2.4. We would like to take this opportunity to thank everyone involved for all their hard work in helping us to achieve this significant milestone. It has been a long and difficult journey, with the back drop of a global pandemic as well as many other issues to overcome. Everyone has played their part and gone above and beyond in many cases to ensure this project was delivered to the highest of standards and to original timescales. The progress achieved in the face of considerable challenge is a testament to the power of partnership and professionalism. It is all the more impressive given all the back office staff behind the Waterfront Development are working remotely to deliver the project.

- 2.5. Since Contract Award, the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland, January 2021, which has been used by the project to support existing plans including adding the movable floor to the studio pool which will be ideal for beginner swimming lessons and providing more inclusive access.

Budget

- 2.6. The current budget of £22,367,314, includes £5million awarded from the UK Government Libor Fund, as well as forecast funds arising from the future retail development.
- 2.7. In January 2021 the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland. This additional grant funding will be used to support existing plans; including adding the movable floor to the studio pool, Pool Pods and Changing Places toilet facilities/

Programme

- 2.8. HBL commenced works on site on the 31 August 2020 and we are currently 107 weeks into the 119 week programme.
- 2.9. Table 2.7 Project Programme and Milestone

	Description	Duration	Start Date	End Date
	Construction: Stage 1 - Flood Defences and Stage 2 - Leisure Building	500 days	31-Aug-20	29-Jul-22
	Construction: Staff Migration to New Leisure Building and Familiarisation	21 days	8 – Aug -22	3 -Sept-22
	Construction: Stage 3 - Demolition of Existing Pool and Completion of Car Parking and Landscaping	136 days	12-Aug-22	06-Feb-23
	Construction: Defects Rectification Period	260 days	07-Feb-23	07-Feb-24
	Construction: Contract Close Out	20 days	07- Feb-24	07 -Mar-24

- 2.10. Currently onsite the following Phase 2 activities (Construction Stage 3 – Demolition of Existing Pool and Completion of Car Parking and Landscaping) are progressing at a pace: Demolition of Existing Old Swimming Pool Building commenced on the 5th September, and is due to conclude in the coming weeks; mass stone fill to former car park; granite paving to emerging public realm steps; public realm granite paving and surfacing works; construction of remaining section of car park, and to new cycle lane adjacent to West Clyde Street.
- 2.11. Whilst the project has made significant progress to date during the past 107 weeks, it's being delivered in the midst of a global pandemic, currently it remains on programme and within budget. However the Project Management

Team recognise that issues of a commercial nature will likely emerge given the size and scale of this complex major capital project, and we continue to work closely with all parties to mitigate and minimise the potential impact of these upon the delivery of the works.

Helensburgh Masonry Pier Resurfacing and Lighting Improvement Works

- 2.12. Helensburgh Masonry Pier will receive a £345,000 makeover to help improve the appearance and add to the overall improvements works at the waterfront. The works, funded by Crown Estates and the Scottish Government's Place Based Investment Programme include resurfacing the masonry section of the pier and replacing lighting. Works commenced onsite on 11 July, 2022 with the pier closed to the public for the duration of the works. Pedestrian access to the Public Toilets will maintained during these works.
- 2.13. Heron Bros Ltd are delivering the works in keeping with landscaping already carried out as part of the waterfront development. Once complete the surface will match the quality and finishes of the waterfront development project, and enhance views looking out from the swimming pool and gym. The works are taking place during the summer, as relatively dry weather is required for the type of materials used for resurfacing. As funding is only available for a set time, there is a small window of opportunity to complete the improvements.
- 2.14. Completion of the pier resurfacing will coincide with the opening of the new leisure centre and swimming pool as part of the wider waterfront development.

Considerate Constructor Scheme (CCS)

- 2.15. Well done to the Heron Bros Site Team for once again achieving a rating of 'Excellent' (42 out of 45) in a recent audit conducted by the Considerate Constructors Scheme (CCS), a not-for-profit, independent organisation founded to raise standards in the construction industry. Construction sites, companies and suppliers voluntarily register with the scheme and agree to abide by the code of considerate practice, designed to encourage best practice beyond statutory requirements. <https://www.ccscheme.org.uk/>

3. Risk

- 3.1. The Anticipated Final Cost for the Project includes a construction contingency allowance, as well as a fully itemised and costed Risk Register, which is being managed by the Project Team. The Project Risk Register has been updated to include the potential risk of long term working under some form of COVID-19 restrictions having an impact upon site productivity.
- 3.2. The value of the Construction Contract, at Award Stage was £19,971,918.51. Given the health and economic impacts since the award, the Anticipated Final Cost for the Contract and therefore the project is likely to increase. We are working with Heron Bros Ltd to ensure that any claims for Extensions of Time, and/or Loss and Expense, are properly and fully substantiated and assessed in accordance with the requirements of the Contract. This work stream is on-

going and its' outcome will be reported to the relevant committees of the Council in due course.

4. CONCLUSION

- 4.1. The Helensburgh Waterfront Development project is a complex, multi-disciplinary project that includes a number of: design and construction interfaces; statutory approvals; construction logistics; and utility diversion and upgrading requirements
- 4.2. It has been a long and difficult journey, with the back drop of a global pandemic as well as many other issues to overcome. The progress achieved in the face of considerable challenge is a testament to the power of partnership and professionalism It is all the more impressive given all the back office staff behind the Waterfront Development are working remotely to deliver the project.

5. IMPLICATIONS

- 5.1 Policy

The delivery of this project 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.
- 5.2 Financial

The current budget of £22,367,314, includes £5million awarded from the UK Government Libor Fund, as well as forecast funds arising from the future retail development. The £100,000 grant funding from SportScotland will be used by the project to support existing plans including adding the movable floor to the studio pool which will be ideal for beginner swimming lessons and providing more inclusive access.
- 5.3 Legal

Legal Services will provide support as and when required.
- 5.4 HR

The HWD Project Manager continues to project manage the project on a day to day basis, supported by colleagues from other departments of the Council.
- 5.5 Fairer Scotland Duty:

Access to the facilities, once constructed, will be covered by either the A&BC Car Parking Management Strategy and/or the Live Argyll Operational Business Model for the new Leisure Building. The relevant officers in each organisation will be responsible for undertaking the necessary

	EqSEIA for these.
5.6 Equalities – protected characteristics	The detailed proposals for the HWD Project have been designed in accordance with the requirements of the Equalities Act (2010) legislation at the forefront, including, as far as practical, the removal of physical barriers preventing access to facilities or services.
5.7 Socio-economic Duty	Access to the facilities, once constructed, will be covered by either the A&BC Car Parking Management Strategy and/or the Live Argyll Operational Business Model for the new Leisure Building. The relevant officers in each organisation will be responsible for undertaking the necessary EqSEIA for these.
5.8 Islands	Not Applicable
5.9 Climate Change	Flood defence works designed and constructed to take account UK Climate Change Predictions, latest being UKCP18, and are also designed and constructed in such a way that they can be extended should UK Climate Change Predictions of the future make this necessary. The new Leisure Building in terms of reducing carbon emissions, has an energy efficient Gas fired Combined Heat and Power (CHP) system installed, which can return excess electrical power generation to the National Grid.
5.10. Risk	The Anticipated Final Cost for the Project includes a construction contingency allowance, as well as a fully itemised and costed Risk Register, which is being managed by the Project Team. The Project Risk Register has been updated to include the potential risk of working under some form of COVID-19 restrictions is likely to have an impact upon site productivity.
5.11 Customer Service	Legal Services will provide support as and when required.

Douglas Hendry, Executive Director with responsibility for Commercial Services
Cllr Gary Mulvaney, Policy Lead for Finance and Commercial Services

31 August 2022

For further information contact: Andrew Collins, Helensburgh Waterfront Development Project Manager Tel: 01436 657633

Appendix A

Helensburgh Waterfront Development - Progress Photographs