

1. EXECUTIVE SUMMARY

- 1.1. The purpose of the report is to provide the Helensburgh & Lomond Area Committee with a project position update as 12 months has elapsed since the Business Continuity Committee, 25 June 2021, approved the: Capital Budget allocation; Full Business Case; and the recommendation to award the Publics Works Contract for the Helensburgh Waterfront Flood Defence, Amenities & Leisure Services Improvements to Heron Brothers Ltd.
- 1.2. Since Contract Award, the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland, January 2021, which 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.
- 1.3. Heron Bros Ltd commenced works on site on the 31 August 2020 and we are currently 41 weeks into the 119 week construction programme.
- 1.4. There are no issues arising from site to affect progress of the works, and to date it remains on programme and within the approved budget. 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.
- 1.5. **RECOMMENDATIONS**
The Helensburgh & Lomond Area Committee is invited to:
- 1.6. Consider and Note the contents of this Report.

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 12 months has elapsed since the Business Continuity Committee, 25 June 2021, approved the: Capital Budget allocation; Full Business Case; and the recommendation to award the Publics Works Contract for the Helensburgh Waterfront Flood Defence, Amenities & Leisure Services Improvements to Heron Brothers Ltd (**HBL**).

BUDGET

- 2.4. 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.
- 2.5. In January 2021 the Helensburgh Waterfront Development was awarded 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.

PROGRAMME

2.6. HBL commenced works on site on the 31 August 2020 and we are currently 41 weeks into the 119 week programme.

2.7. 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	13

- 2.12. Shortly after the Tender evaluation process started, and in response to the emerging worldwide concerns in respect of the Coronavirus Pandemic, the United Kingdom and Scottish Governments introduced emergency legislation and restrictions.

- 2.13. COVID-19 has had a direct impact upon the construction sector and its associated supply chain across the world, and has obviously raised a number of commercial and practical concerns, not only for Contractors, but also for their Clients, including the Council. The HWD Project Team has taken advice from the Lead Procurement Officer for the project, and the wider Procurement Team, in how we might work with the Contractor to deliver upon the Scottish Governments COVID-19 advice, as set out in the various Scottish Procurement Policy Notes (SPPNs) and Construction Policy Notes (CPNs). These policies have been developed to foster a greater sense of partnership working between the Public Sector (Clients) and Private Sector (Contractors) to enable the construction sector to recover from COVID-19, which in turn will assist the recovery of the wider economy at both a local and national level.

- 2.14. We continue to work with the HBL

issues stem from shipping lines/hauliers refusing to ship to the UK due to possibility of port delays. What is clear is that it is more difficult and more expensive to bring materials into the country.

'The combination of all the above is causing concern, however to date contracts awarded have been honoured and there is optimism that the situation will have settled in around 3-6months time.

'A more pressing concern is around supplier's ability to supply going forward,

2.19. In January 2021 the Helensburgh Waterfront Development was awarded £100,000 grant funding from SportScotland. The SportScotland cash is part of a larger £1.25 million pot which will be invested in clubs, communities and leisure trusts across the country.

2.20. This £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.

2.21. The addition of Pool pod access facilities, as opposed to hoists, provides a system that can be user controlled, and utilised by wheelchair users and those with mobility problems. It puts the control and independence back in the individuals' hands, as opposed to having to rely on another party for assistance. The picture below is an example of such an access system.

2.22. The addition of a changing places facility will also enable "more people with a disability to access swimming as part of a healthy, active lifestyle" Standard accessible toilets do not meet the needs of all people with a disability. People with profound and multiple learning disabilities, as well people with other physical disabilities such as spinal injuries, mus[a]6(cT EM10(h)16(a)6[S]7 0 1 393.8(s)10(u)83-21

A safe and clean environment

wide tear off paper roll to cover the bench
a large waste bin for disposable pads
a non-slip floor

Considerate Constructor Scheme (CCS)

- 2.23. As a requirement of the Contract between HBL and Argyll and Bute Council, the contractor is required to register the project under the Considerate Constructors Scheme (CCS), a not-for-profit, independent organisation founded to raise standards in the construction industry.
- 2.24. (CCS) 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.
- 2.25. During the projects first audit in February 2021, the project received a rating of Excellent

3. Risk

- 3.1. The Anticipated Final Cost for the Project inc

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

5.9. 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