

North Lanarkshire Council Report

Finance and Resources Committee

Does this report require to be approved? Yes No

Ref LR/VA/CM

Date 26/02/25

Contract award for enabling works at Strathclyde Park Watersports Centre

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Executive Summary

This report updates committee on the appointment of Linear Design and Construct through the Hub Southwest procurement route to deliver the design and construction work required for the net zero led redevelopment of the Watersports Centre at Strathclyde Country Park.

This report also outlines proposed contractual arrangements required to enter into a Design and Build Development Agreement (DBDA) for enabling works creating a new car park entrance and associated infrastructure at the Watersports Centre (WSC) at Strathclyde Country Park, and removal of asbestos from the building.

The enabling works tie in with the construction of Edinburgh University's Boat Store, which was approved in principle by this committee.

The works are proposed to take place earlier than the main contract for funding and safety reasons outlined in the report.

The report details how the cost of the proposed enabling works contract of five hundred and forty thousand pounds has been estimated, and how it will be awarded.

Recommendations

It is recommended that the Finance and Resources Committee:

- (1) Recognise the details of the award of the main contract in October 2024 and the process through which it is intended the council will move to financial close for the project.
- (2) Acknowledge Edinburgh University's progress with their Boat Store and interdependencies between this and a subset of external access works to be delivered in advance of the main WSC contract.
- (3) Endorse the contract award for the enabling works package in accordance with the contents of this report with a value of no more than five hundred and forty thousand pounds via the Hub South West process.

The Plan for North Lanarkshire

Priority	Improve the health and wellbeing of our communities
Ambition statement	(16) Transform our natural environment to support wellbeing and inward investment and enhance it for current and future generations
Programme of Work	Sustainable Futures

1. Background

- 1.1 The redevelopment of the Watersports Centre at Strathclyde Country Park is an identified deliverable in the agreed programme for the Sustainable Futures programme of work.
- 1.2 The feasibility and business case development which led to this capital project were funded by a grant from the Scottish Government and council capital.
- 1.3 In order to keep pace with the tight timeline for the project, the Environment and Climate Change committee gave approval in August 2024 for the Hub South West procurement process to be used to appoint a contractor to work with the council on the remaining design and construction works required to redevelop the Watersports Centre, to a value of circa £14million.
- 1.4 The proposed Fabric First and renewable energy generation works within the redevelopment plans are forecast to reduce carbon emissions by 90%.
- 1.5 The project is currently in receipt of a Placed Based Investment Program (PBIP) grant offer from the Scottish Government which must be spent/committed this financial year.
- 1.6 Following committee approval in November 2024 Edinburgh University will shortly be granted a lease to construct a new Boat Store within the wider curtilage of the Watersports Centre car park and associated storage yards.

2. Report

Main Design and Construction Contract

- 2.1 Following a competitive tendering process undertaken through Hub South West, Linear Design and Construct have been appointed to deliver the design and construction work required for redevelopment of the Watersports Centre at Strathclyde Country Park.
- 2.2 A Planning Application for the project was submitted in December 2024 with a decision expected in March 2025.
- 2.3 The Stage 1 design process is complete. Stage 2 design which includes; required changes to the design submitted to Planning, detailed market testing to confirm costs, and obtaining all building warrants, will run from March to June 2025.
- 2.4 If Stage 2 progresses satisfactorily, financial close on the project is expected around July 2025, with redevelopment works starting in the autumn of 2025 and continuing until late 2026/early 2027. A separate report would be provided to this committee in cycle 2 of 2025 covering the full details of this proposed award.

Edinburgh University Lease and Construction License

- 2.5 Edinburgh University have been granted planning permission to a boat store and a lease and a license to occupy for construction are currently being finalised between the council's and Edinburgh University's legal teams.
- 2.6 Access for long trailers to the Edinburgh University facility relies on two separate access/egress points and a one-way system which forms part of the council's proposed redevelopment of the Watersports Centre car park. It would be beneficial for operational and safety reasons to construct this access shortly after the Boat Store is built.
- 2.7 Edinburgh University's construction period is proposed to run from February 2025 to May 2025 and will enable them to move their boats out of the WSC ground floor boat store before redevelopment of that building commences in Sept 2025, making the main project much easier to deliver.

Enabling Works

- 2.8 Under delegated powers in line with the council standing orders, an enabling works Design and Build Development Agreement (DBDA) contract through Hub South West, will be awarded in advance of going to financial close on the main WSC redevelopment contract.
- 2.9 The proposed enabling works package involves creating a new entrance into the WSC car park, building a pedestrian footpath, and reconfiguring various boat storage yards. This will enable:
- a) New one way access systems to be created for the redeveloped WSC reducing congestion and improving safety.
 - b) Two access points being available to the new Edinburgh University Boat Store yard facilitating a drive-through system for long trailers.
 - c) Public/Staff and Contractor access to be completely separated during the redevelopment of the main WSC building, reducing the health and safety risk associated with mixing construction traffic and regular park users.
- 2.10 The estimated cost of the enabling works is £450k. this has been calculated based on a QS costings of the Stage 1 technical design and then market tested by Linear Design and Construct, as part of the technical design team employed by Hub South West.
- 2.11 A contingency of 20% to allow for costs associated with any unforeseen circumstances, or client led changes to the design is proposed bringing the contract value to a maximum of £540k.
- 2.12 The funding for the enabling works package is in place through an offer of £830k of funding from the Scottish Government through the Place Based Investment Program (PBIP) and must be committed by end of March 2025. The remainder of this grant is being spent on professional fees relating to the design works for the main redevelopment work. Committing contractually to the enabling works before the end of March 2025 ensures the council can utilise the full amount of Scottish Government funding offered.
- 2.13 In order to commit the PBIP funding a DBDA contract is proposed just for the enabling works package. A larger DBDA would be entered into around July 2025 for the works

to the main building. Legal services are reviewing the terms of the contract which is based on similar enabling works contracts entered into for the Community Hub projects.

- 2.14 The contract would be let in March 2025 with works forecast to start May 2025 immediately after Edinburgh University conclude the construction of their Boat Store. Enabling works would take place between May and September 2025 with works to the main Watersports Centre building potentially starting immediately after.

3. Measures of success

- 3.1 Utilisation of the PBIP grant offer.
- 3.2 Provision of through traffic access to the Edinburgh University Boatstore.
- 3.3 Improved health and safety and traffic flow.

4. Supporting documentation

none



Lyall Rennie
Chief Officer (Community Operations)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>5.6 Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7 Environmental / Carbon impact Does the report / project / practice contain information that has an impact on any environmental or carbon matters? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? The main contract will reduce the carbon footprint of the building</p>
<p>5.8 Communications impact Does the report contain any information that has an impact on the council's communications activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.9 Risk impact Is there a risk impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10 Armed Forces Covenant Duty Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11 Children's rights and wellbeing impact Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out? Yes <input type="checkbox"/> No <input type="checkbox"/></p>