

North Lanarkshire Council Report

Environment and Climate Change Committee

Does this report require to be approved? Yes No

Ref LR/VA/CM

Date 30/04/25

Contract Award for Redevelopment of Watersports Centre Building at Strathclyde Park

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Executive Summary

This report outlines the proposed award of a contract to undertake the net-zero led redevelopment of the Watersports Centre building within Strathclyde Country Park. The works will reduce carbon emissions and transform the public services in the building to deliver against the council's wider health and wellbeing agenda. This report requests committee approval to enter into a Design and Build Development Agreement (DBDA) for the main redevelopment works of up to £15.5 million. It is anticipated this contract will go to financial close in August/September 2025.

A small enabling works DBDA (value £618,633.47) was awarded in March 2025 under delegated authority powers. These enabling works prepare the external layout of the site, creating a one-way car park access system and new access required for Edinburgh University's Boat Store, which is currently under construction, forecast to complete June 2025.

Recommendations

It is recommended that Environment and Climate Change Committee:

- (1) Approves the award of the main Watersports Centre redevelopment contract up to a value of £15.5m, subject to confirmation of budget and to all other required permissions being granted.
- (2) Acknowledge the award in March 2025 of a £618,633.47 Enabling Works contract creating new vehicular access for the site in advance of the main contract to improve safety.

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 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 Through the Hub SW framework Linear Design and Construct won the competitive tender in autumn 2024 to undertake the design development work required to apply for planning permission and required building warrants for the redevelopment of the building.
 - 1.5 The proposed Fabric First and renewable energy generation works within the redevelopment plans are forecast to reduce carbon emissions by 90%. This contributes to the council's commitment to reach Net Zero as well as reducing the ongoing risk to the revenue budget associated with volatile energy prices worldwide.
 - 1.6 In February 2025 the Finance and Resources committee endorsed the intention to award an enabling works contract of £540K. The value of the contract rose to £619k between this notification and financial close.
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2 Report

- 2.1 Following a competitive tendering process undertaken through Hub South West, Linear Design and Construct were appointed to deliver the design and construction work required for redevelopment of the Watersports Centre at Strathclyde Country Park.
- 2.2 The Stage 1 design process is complete and soft market testing has returned projected costs of £14.5 million, slightly higher than the figure reported to this committee in 2024. Further development work is required to get to Stage 2 and there is a suite of desirable additional works not included in the Stage 1 cost estimate. The projected costs are likely to rise if the council wishes to see the design delivered in a single phase.
- 2.3 The project development has been funded by a series of external grants from Scottish Government's Green Growth Accelerator, Place Based Investment Program and the Shared Prosperity Fund totalling £1.35million. Transformation of the building structure will be further supported by a confirmed Shared Prosperity allocation of £1,405,960 in 2025/26, with the remaining secured funds coming from the council's own Capital Program.
- 2.4 As and when any future applicable external grant programmes open the project team will apply to them for relevant parts of the program. The Public Sector Heat Decarbonisation Fund has just opened with applications due by the end of May 2025 and a decision expected in August. The team will review what can be put forward to this fund. A further grant fund specifically targeted at decarbonising heating is expected to open for applications later this financial year.

- 2.5 If Stage 2 progresses satisfactorily, financial close on the project is expected around August 2025, with redevelopment works starting in the autumn of 2025 and continuing until late 2026/early 2027.
- 2.6 This report requests approval from the Environment and Climate Change committee to award a contract for the redevelopment of the Watersports Centre of up to £15.5million. This figure is higher than the projected costs associated with the initial design, and higher than the currently secured budget. Approval is being sought for the higher figure to allow for the additional works currently in development which would only go ahead if any additional external grant aid is secured. If funding is secured in time, it would enable a larger contract value to be entered into, if not then a lower value contract than £15.5million will be confirmed in August.
- 2.7 Once the contract is awarded a report will be submitted to this committee updating on all relevant details.
- 2.8 A name that reflects the new building will be developed in consultation with park users.
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3. Measures of success

- 3.1 Delivery of 90% carbon savings helping to achieve the council's Sustainable Futures outcomes.
- 3.2 Transformation of a 1970's watersports building into a modern health hub serving the wider population with dedicated space for outdoor education.
- 3.3 Economically active space within the building including long term lets, short term SME start up space and a commercial café.
- 3.4 Effective utilisation of external funding to benefit North Lanarkshire in alignment with the agreed Programme of Work 2023-2028.
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4. Supporting documentation

N/A



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? While anticipated costs have increased, they will be managed within the agreed capital allocation.</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>

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 No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

The main contract will reduce the carbon footprint of the building.

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

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?

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 No

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.

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 No

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).

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes No