

# Transport and Environment Committee

**3.00pm, Wednesday, 20 June 2018**

## **Saughton Park and Gardens Restoration**

<b>Item number</b>	7.6
<b>Report number</b>	
<b>Executive/routine</b>	
<b>Wards</b>	7 Sighthill/Gorgie
<b>Council Commitments</b>	<a href="#">43</a>

### **Executive Summary**

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The restoration of Saughton Park and Gardens is progressing well. Construction and landscaping works are underway, and additional funds have been secured to match the original Council and Heritage Lottery Fund contributions, including active travel and sustainable energy funding, and grants to enhance the park's play and recreational facilities.

There will be a soft launch when the gardens re-open at the end of the year, with a Grand Opening Event planned for early summer 2019 to celebrate the park's restoration.

## Saughton Park and Gardens Restoration

### 1. Recommendations

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- 1.1 It is recommended that Committee notes the progress made in delivering this park restoration project.

### 2. Background

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- 2.1 A report to the Transport and Environment Committee on [15 March 2016](#) reported that the Heritage Lottery Fund (HLF) had awarded a £3.8 million grant for the Saughton Park Restoration Project and that the delivery phase would commence and run for five years until the end of 2020.
- 2.2 The original project budget was £5.2 million with HLF's contribution and Council capital matched-funding of £899,165. In addition, the Council can use the first five years additional management and maintenance costs as match-funding and this equates to £313,105. In addition, Sustrans and the Mushroom Trust provided a total of £200,000 external matched funding.
- 2.3 The Council also approved an additional £180,000 capital budget to improve the car parking facilities in the park.
- 2.4 During 2016 the Project Team worked with lead landscape architects Ironside Farrar Ltd, architects Sutherland Hussey Harris, and quantity surveyors Thomson Gray Ltd to develop detailed plans and tender drawings. A full competitive tendering process was undertaken in 2017.

### 3. Main report

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- 3.1 Following the competitive tendering process undertaken in 2017, the Landscape Works Contract was awarded to P1 Solutions Ltd on 4 July 2017. Construction works commenced on 31 July 2017 and are due to be completed in August 2018.
- 3.2 Whilst the overall landscape works project has been progressing well, there have been a number of issues which have affected the landscape works project budget and programme. There have been a few unexpected costs, and while this is not unusual and would normally be covered by project contingency budget, some have been exceptionally high. This has included a change in requirement from Scottish Power to build a new sub-station and having to move a number of un-charted underground connections.

- 3.3 The Project Team, with agreement from the Project Board, has managed these cost increases in several ways, including undertaking value engineering to reduce construction costs and using Council framework agreements to reduce supply costs. Taking into consideration the work that still needs to be completed, it was felt that a further contingency budget of £171,500 was needed to manage this risk and enable the project to continue. This has been met from the Place Directorate capital budget, due to underspend in other projects.
- 3.4 The Building Works Contract was awarded to Clark Contracts Ltd on 4 December 2017. The original tender price was £435,000 higher than budget. Value engineering was undertaken, and this identified savings of £235,000, which had little impact to the overall design. A further £200,000 was secured from underspend on another project within the Place Directorate capital budget. Construction works commenced in February 2018 and are due to be completed by November 2018.
- 3.5 The master plan included a new micro-hydro scheme on Saughton Weir. Costs have been estimated to be in the region of £650,000, which is significantly higher than the £350,000 estimated in 2010 when the initial feasibility study was undertaken. Some funding has been set aside for this project but additional funding is required before work can proceed.
- 3.6 Enabling works has been carried out in preparation for the construction of the micro-hydro scheme and full tender drawings have been developed so that procurement can commence immediately all the funding is secured.
- 3.7 Earlier this year a new Scottish Government 'Low Carbon Infrastructure Transition Programme' (LCITP) funding stream was announced and an Initial Application has been submitted. If invited to apply, a full application will be submitted in August 2018 with a view to constructing the micro-hydro scheme in 2019.
- 3.8 Work is still underway to identify funding to replace the external galvanised palisade perimeter fencing along Stevenson Drive and Balgreen Road and to replace fencing along the Water of Leith boundary. This work is estimated to be in the region of £50,000 and £30,000 respectively. These works are not essential to the overall project and can be done at a later date.
- 3.9 During 2017 the scope of the project increased to include the following:
  - 3.9.1 Development of new Active Travel Route paths through and around the park;
  - 3.9.2 Installation of Ground Source Heating Pump (GSHP) systems to provide sustainable heat for the park buildings;
  - 3.9.3 Redevelopment of the children's playground to make it more inclusive; and
  - 3.9.4 Development of new multi-use games area (MUGA) to increase opportunities for sports and games.
- 3.10 Additional external funding totalling £875,338 has been secured during this time to enable these additional works to be carried out:
  - Sustrans Grant £335,200

•	SEEP Grant Capital	£159,979
•	SEEP Grant Resource	£23,997
•	Salix Loan (GHSP)	£139,979
•	SUEZ Grant (MUGA)	£49,925
•	Edinburgh Airport Community Grant (MUGA)	£2,000
•	Tesco Bags Grant (MUGA)	£1,000
•	Viridor Grant (Playground)	£49,217
•	EB Grant (Playground)	£15,000
•	WREN Grant (Playground)	£99,041

- 3.11 In July 2017 the walled garden and other parts of the wider park closed to the public to allow the construction works to be carried out. It is anticipated the garden will remain closed until December 2018. All other areas are expected to re-open by August 2018, except for the West Car Park which is being used by the Building Contractor for their site compound. There will be a soft launch when the whole gardens re-open at the end of the year, with a Grand Opening Event planned for early summer 2019 to celebrate the park's restoration.

## 4. Financial impact

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- 4.1 All the funding for the main HLF funded project, car parks, GSHP, Children's Playground and the MUGA has been secured.
- 4.2 The HLF funded project costs have increased by £371,500 due to a cost uplift in the Landscape Contract of £171,500 due to unexpected works and tender prices for the Building Contract being £200,000 higher than estimated. This budget was sourced from within the Place Directorate capital budget, being available due to underspend in other projects. This has increased the HLF funded project budget from £5.2 million to £5.5 million. The budgets for the Landscape and Building Contracts continue to be managed closely by the Project Manager reporting to the Project Board and Head of Place Management.
- 4.3 The costs for the additional works relating to the car parks, micro-hydro scheme enabling works, Active Travel Routes, GSHP, children's playground and MUGA is covered by the £875,338 external funding secured as detailed in section 3.9 and £450,433 from Council capital budgets:
- |   |  |          |
|---|--|----------|
| • | Playground budget for planned works for Saughton           | £199,587 |
| • | Parks budget for car park works                            | £104,098 |
| • | Micro-hydro budget for enabling works                      | £80,000  |
| • | Saughton budget underspend from development phase          | £45,356  |
| • | Other departments budget for works relating to their areas | £21,392  |

- 4.4 Full funding is not yet in place for the micro-hydro scheme. If the LCITP funding bid application is successful, additional matched funding required is estimated to be £225,000 and a further report to committee will set out how this will be funded before the project can commence. This work can be carried out after the main construction works are completed so does not impact the delivery of the overall project.
- 4.5 Funding is not in place to replace the park's fencing however this does not impact the delivery of the overall project.

## **5. Risk, policy, compliance and governance impact**

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- 5.1 As with all construction projects of this scale there is a risk of cost overrun and delay. A Project Team and Project Board manage risk, meeting regularly to consider project budgets and outputs, and make decisions as required.

## **6. Equalities impact**

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- 6.1 There are no equality impacts arising from this report.

## **7. Sustainability impact**

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- 7.1 Once re-opened, Saughton Gardens will be supplied with sustainable energy from ground source heat pumps. Active travel along new and restored footpaths and cycleways will be encouraged. Biodiversity will be a tenet of horticultural and ecological enhancements.

## **8. Consultation and engagement**

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- 8.1 There has been extensive consultation and engagement undertaken with the community throughout the project.
- 8.2 In addition to regular Project Newsletters, press releases and social media updates, there have been construction site visits for stakeholders and talks given to community groups around the city.
- 8.3 Representatives from the Royal Caledonian Horticultural Society (The Caley) and the Friends of Saughton Park (FoSP) sit on the Project Board and Project Steering Group. Both have also been actively engaged with the project during the construction phase in many other ways.
- 8.4 The FoSP members have researched, designed, and will be planting up a 'Scottish Physic Garden' within the Walled Garden. This comprises nine large raised beds of plants, herbs and bulbs which have remedial effect on certain ailments pertaining to parts of the body.

- 8.5 The group has been raising funds through events and grant applications. This has enabled them to buy plants for the Physic Garden and to donate £1,750 towards the cost of an interpretive stone carving at the Water of Leith viewpoint.
- 8.6 They have also been working with the Orchard Project to establish three community orchards within the park. These will be used as a training resource and to promote fruit growing in the city.
- 8.7 The FoSP History Group has worked closely with the project team to develop the content for the interpretation boards in the park, which tell Saughton's story in an engaging manner.
- 8.8 The Caley has raised funding to create a Winter Border and their members will be planting this border later this year. They have also developed designs for a new teaching greenhouse and will be making a grant application in August for capital funding to build this new community feature.
- 8.9 Cycling UK, one of the partners that the Project Team has been working with, will be locating an All-ability Bike Centre within the park to promote cycling for all. They will run courses and tasters, and provide a range of bicycles which enable people with disabilities or mobility problems to participate.
- 8.10 A range of community benefits have been delivered by the two contractors P1 Solutions Ltd and Clark Contracts Ltd as part of the on-going work:

**Community benefits provided by P1 Solutions Ltd**

- Attending the FoSP meetings during construction;
- Two school pupil placements;
- A fully funded stonemason apprenticeship work placement from St Mary's Cathedral Workshops;
- Donation of staff days for the FoSP Physic Garden works;
- £5,000 towards the Grand Opening event;
- A JET (Jobs Education Training) placement for a local school leaver. This has led to the individual being offered a full-time apprenticeship with P1 Solutions; and
- £20,000 towards developing specific garden features to benefit the community

**Community benefits provided by Clark Contracts Ltd**

- Work placement for a targeted group (e.g. care leavers);
- A JET placement;
- Pupil work placements;
- Donation of plants and tools; and
- Sponsorship of marquees, PA, stages, etc for the Grand Opening event.

## 9. Background reading/external references

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None

### **Paul Lawrence**

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## 10. Appendices

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None