

# Finance and Resources Committee

10.00am, Thursday, 3 December 2020

## Queensferry Harbour Repairs

Executive/routine	Routine
Wards	1 – Almond
Council Commitments	

### 1. Recommendations

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- 1.1 That the Committee approves the repair work to be undertaken to avoid further deterioration of the structure of Queensferry Harbour and that a phased approach is taken to the repairs.
- 1.2 That Committee further approves that the cost of urgent repairs, with a budget of up to £0.5m, is met from the Common Good Fund.

**Stephen S. Moir**

Executive Director of Resources

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## Queensferry Harbour Repairs

### 2. Executive Summary

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- 2.1 This report sets out to highlight the current condition of Queensferry Harbour and seeks approval for allocation of a budget to undertake repairs to avoid further deterioration of the structure.
- 2.2 The cost of any repairs will be met from the Common Good Fund. Consultant Engineers have estimated costs of £0.298m to undertake urgent works and it is recommended that a budget of up to £0.5m is made available from the Common Good Fund.

### 3. Background

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- 3.1 Queensferry Harbour is part of the Council's Common Good Estate. It has existed in its current form since 1817 and is category B listed. The harbour consists of two pier structures (northern and eastern) and is constructed from rubble stonework. It is a popular location with locals and tourists and provides excellent views of the Forth Bridges. The harbour is let to Queensferry Boat Club and 35 vessels are moored in the harbour.
- 3.2 Historically, there has been no budget provision for repairs and maintenance and the structure of the harbour is now in a condition where repairs are required to avoid further structural deterioration.
- 3.3 On 22 October 2020, the Finance and Resources Committee considered a report on 2019/2020 Common Good Annual Performance Report and noted that an engineer's report was obtained to advise on the structural condition of the harbour to identify and prioritise future maintenance expenditure. This report identified an estimated £0.5m of backlog maintenance costs. A further report has been obtained following digging of trial holes which has provided indicative costs for interim works to stabilise the harbour structure. Committee noted that the condition surveys had been completed and requested more information on possible ways forward, which this report addresses.

## **4. Main report**

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- 4.1 Consultant Engineers were instructed in 2019 to carry out an inspection of the harbour and advise on the repairs required to bring the structure back to a satisfactory condition. Following their report, a follow-up inspection was undertaken, drilling bore holes in the structure to identify its make-up and establish the condition of the concealed structure.
- 4.2 The surveys revealed that the outshore masonry sections of the north and east piers were in very poor condition, causing wash-out of the inner granular core and settlement of the structure. This was confirmed by the borehole investigation on the upper surface of the harbour.
- 4.3 As a result of the two reports, a schedule of required works was prepared and the works were categorised into urgent, essential, desirable and long term. The engineers estimated the cost of undertaking these works at £0.475m over five years. The cost of urgent repairs has been assessed as £0.298m, with the location of the works required shown on the plan in appendix A.
- 4.4 Should remedial works not be undertaken, the condition of the structure will continue to deteriorate and there is a risk of further structural failure, particularly following stormy conditions.
- 4.5 Discussions have taken place with the Structures team in the Place Directorate who will take over the project management and delivery of the works once a budget is approved. In the experience and professional judgement of Council officers, it is likely that a significant contingency will be required for the works because once a full intrusive picture is established, it typically reveals a worse scenario than any visual or bore hole inspection can offer. It is therefore proposed that a budget of up to £0.5m is made available for the Common Good Fund to proceed with the urgent repairs.

## **5. Next Steps**

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- 5.1 Should Committee approve this report, the Council's Structures Team within the Place directorate will be remitted to take forward the design and implementation of the repair work. It is likely that the repairs will be on a phased basis and updates will be provided via the Committee Business Bulletin.
- 5.2 When the repairs are finalised, consideration will be given to future planned preventative maintenance from the Common Good Fund, which will be included in future report of the Fund.

## **6. Financial impact**

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- 6.1 The cost of repairs would be met from the Common Good Fund and in order to minimise the impact on the fund, it is proposed to undertake the urgent repairs to

the north pier as a first phase. Once completed satisfactorily and within budget, then work will be undertaken on the Eastern Pier.

- 6.2 The Consultant Engineers have estimated costs for the urgent repair works to the north and east piers to be £0.298m however, it is proposed that a budget of £0.5m is made available for the works.

## **7. Stakeholder/Community Impact**

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- 7.1 Ward elected members have been made aware of the recommendations of this report.
- 7.2 The Council has consulted with key stakeholders in the harbour including Queensferry Boat Club, who are supportive of repairs being undertaken.

## **8. Background reading/external references**

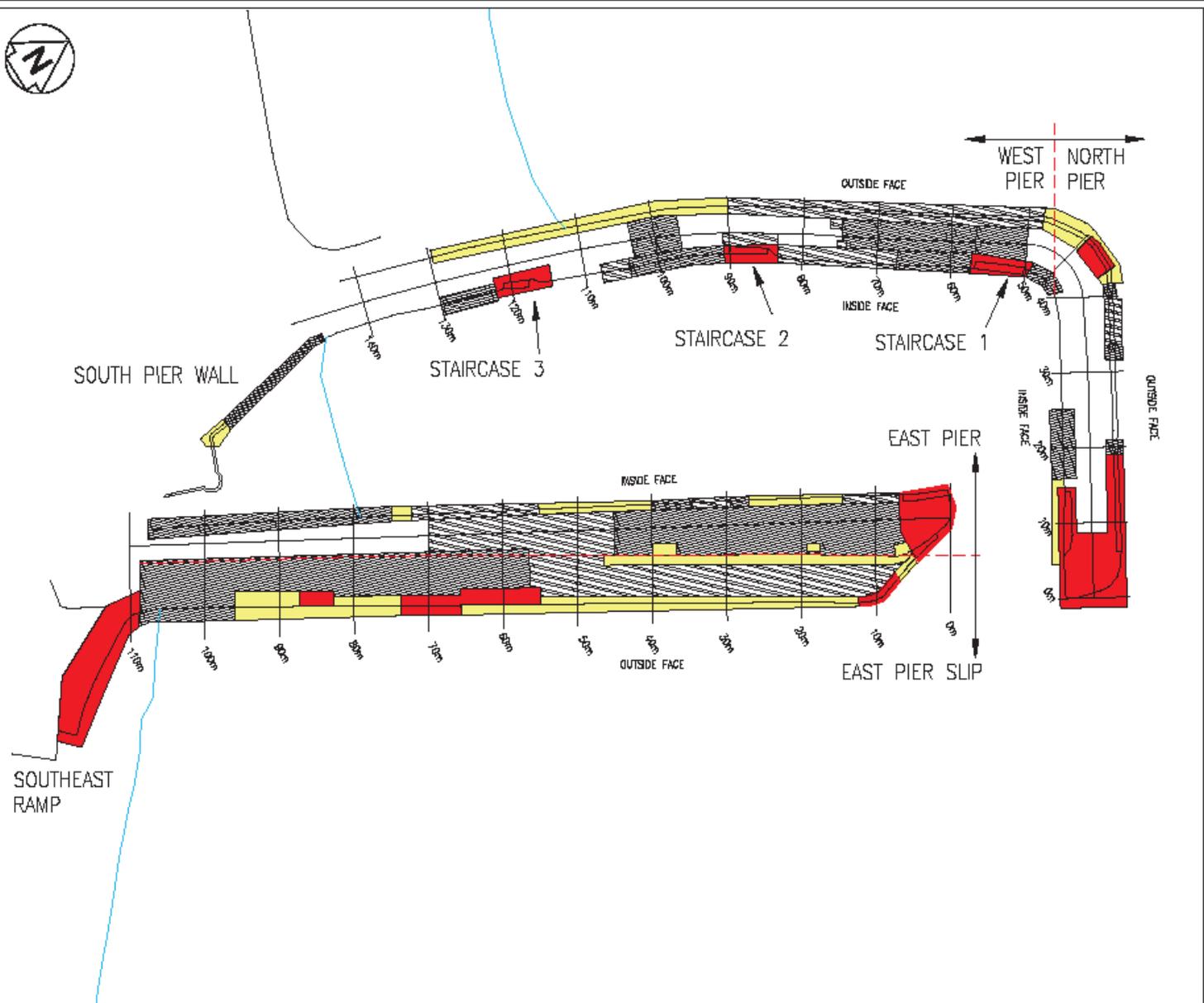
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- 8.1 None

## **9. Appendices**

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- 9.1 Appendix A Repair phasing plan



Do not scale from this drawing.

- KEY:
- URGENT
  - MODERATE
  - DEFERRABLE
  - LOW RISK
- NOTES:
1. TO BE READ IN CONJUNCTION WITH REPORT 130763/04/V/001 QUEENSFERRY HARBOUR REGULAR MAINT. INSPECTION

	<b>CITY OF EDINBURGH COUNCIL</b>
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Project Name:  
QUEENSFERRY HARBOUR

Drawing Title:  
DEFECT PRIORITY PLAN

Date: 04/05/2019 Drawn: CMK Checked: JMS Scale: 1:500 Project No: 130763/04/V/001	Date: 04/05/2019 Drawn: CMK Checked: JMS Scale: 1:500 Project No: 130763/04/V/001
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