

## Braid Burn Flood Prevention Scheme – Progress Report

---

The City of Edinburgh Council

12 May 2005

### 1 Purpose of report

- 1.1 To report on progress of the Braid Burn Flood Prevention Scheme. In particular to note that consent was received from Scottish Ministers together with grant offer.

### 2 Summary

- 2.1 Progress on the Braid Burn Flood Prevention scheme was previously reported to Council on 9 December 2004.

The scheme received consent from Scottish Ministers in January 2005. In addition, grant assistance at a level of 80% of eligible costs was also confirmed. An initial grant payment is anticipated in May 2005. The Council has identified funding in the Capital Investment Programme for 2005/8 sufficient to progress the scheme construction.

- 2.2 Advanced works will be required at Oxfangs School playing fields and at Inch Park and an alternative scheme at Portobello is currently being explored.

Expressions of Interest relating to the main construction works have been received from contractors. 6 preferred contractors will be selected following evaluation of submissions and will be invited to tender for the main works. Main construction works are programmed to commence in April 2006. It should be noted that Design and construction costs have increased.

### 3 Main report

- 3.1 Progress of the Braid Burn Flood Prevention Scheme was reported to Council on 9 December 2004.

### **Scheme Consent**

- 3.2 The scheme received consent from Scottish Ministers on 10 January 2005 along with confirmation of 80% grant assistance on all eligible costs.
- 3.3 Confirmation of the scheme was published in February 2005. To date, no notification of legal objection to the validity of the scheme has been received in the 6 week period following publication.
- 3.4 An initial grant from the Scottish Executive for retrospective costs is anticipated in May 2005. The initial grant towards costs already incurred by the Council totalling £2.052m up to 31 March 2005 is expected to be of the order of £1.4m.

### **Design Issues**

- 3.5 Previous reports noted the requirement to design the eastern boundary wall at Inch Park in order to accommodate a future tramline along Old Dalkeith Road. A variation to the original flood scheme planning consent was submitted together with a separate listed building consent and these have subsequently received consent. It is proposed to align this eastern boundary wall in accordance with the proposed alteration. This will preserve the route for future transport options.
- 3.6 An alternative proposal at Portobello has been identified which will significantly reduce disruption at Adelphi Place at similar construction cost. It will be necessary to promote these proposals as a separate Flood Prevention Order. Should an objection be raised to these proposals. It is intended to revert to the original confirmed scheme proposals in order to avoid any delay.

### **Procurement**

- 3.7 Expressions of interest were received from contractors wishing to construct the main flood scheme works. These are being evaluated and a short list of 6 contractors will be invited to tender for the construction works.
- 3.8 Each contractor will be required to submit a quality bid and priced bid. Each quality bid will be scored against pre-determined criteria. Those who do not meet the specified minimum quality threshold will be discarded.

In order to match Scottish Executive grant availability, it has been necessary to accelerate the detailed design such that tenders can be invited in October 2005.

- 3.9 The form of contract will be the New Engineering Contract.

Risk management will form a key part of the Contract Strategy. Risk cannot be avoided, however, it can be reduced, transferred and managed. The transfer of risk usually involves a premium. Therefore, in order to achieve best value for money the allocation of risk needs to be carefully considered to ensure that the premiums are not excessive and that the risk is allocated to the party most capable of dealing with it. This risk management strategy will be developed over the coming months.

The contract award will be based on a quality/price scoring weighting of 70/30.

## **Programme**

- 3.10 As stated in 3.8 above, tenders will be invited in October 2005. Following an 8 week tender period and tender valuation thereafter it is anticipated that construction start will be in April 2006. The construction period will be 2 years.
- 3.11 It will be necessary to carry out certain works in advance of the main contract.

### **Oxgangs School**

Flood defence works are required in the areas around the playing fields associated with the new school development currently nearing completion. In order to minimise future disruption to the new playing facilities associated with the school following completion of the school project, it would be prudent to carry out the flood defence works before the playing fields become operational in August 2005. The flood defence works in this area, with an estimated construction cost of £0.3m, will therefore be the subject of a separate tendering process. The arrangement to begin construction of these flood defence works during July and August 2005 has been agreed with the Edinburgh Schools Partnership.

### **Inch Park**

Construction of the flood defence works will require diversion of a major gas main which passes through Inch Park. The work is proposed to commence in August 2005 and the duration of this work is 5 months and has an estimated cost of £0.5m. Work will be carried out by contractors appointed by Transco and funded by the Council. This will require the removal of several trees in order to facilitate laying of the diverted gas main.

Grant assistance for these advanced works is included in the offer detailed in 3.4 above.

## **4 Financial Implications**

- 4.1 The anticipated project spend from 2000/01 to 2008/10 is detailed in Appendix B.
- 4.2 As reported to the Council in March 2004, the design costs associated with the scheme have increased as the project has developed. In addition, construction costs have been revisited and the estimated cost now stands at £17.3m. This reflects an increase of £2m from estimates derived in May 2003.

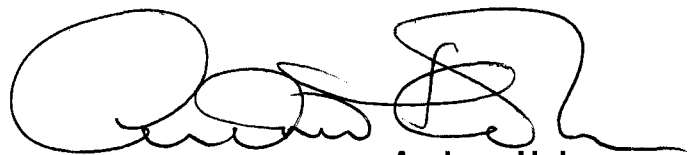
The costs reflect the effects on inflationary index rises since 2003. The 30% contingency allowance remains part of the estimated costs.

- 4.3 In setting its budget in February 2005, the council identified finding of £5.3m for flood prevention schemes associated with the Braid Burn and Water of Leith in addition to sewer works at Magdala. Given the level of grant assistance available these increased costs can be met from the Capital Investment Programme 2005-8.
- 4.4 Anticipated maintenance costs associated with the completed flood prevention scheme are £30k per annum. This contrasts with average river maintenance costs, in the absence of the scheme totalling £20k. The additional cost associated with maintenance will require to be identified in the revenue budget from 2008/9 onwards.

## 5 Recommendations

5.1 The Council notes:-

- (i) confirmation of the scheme by Scottish Ministers.
- (ii) the level of grant assistance available.
- (iii) the amendments to design.
- (iv) the form of procurement detailed.
- (v) the advanced works necessary.
- (vi) the increased costs for design and construction.



**Andrew Holmes**  
Director of City Development

26.4.05

---

<b>Appendices</b>	Appendix A - Braid Burn Flood Prevention Scheme – Project Diary Appendix B - Flood Prevention Scheme - Expenditure 2000-2010
<b>Contact/tel</b>	Mr R McCafferty - 0131 469 3751
<b>Wards affected</b>	36, 39, 43, 44, 46, 49, 50, 51, 53, 55, 57, 58
<b>Background Papers</b>	Report to Council of 9 December 2004 – Flood Prevention Schemes Progress Report

## Appendix A

### Braid Burn Flood Prevention Scheme

#### Project Diary

April 2000	Flood Event SEPA record 1 in 98 return event 250 properties affected
June 2000	Council approves commissioning of flood study
November 2000	Babtie appointed to carry out flood study
July 2001	Flood Study completed
August 2001	Council approves recommendations of flood study Estimated cost £6.0m Environmental Scoping Report completed Land survey commissioned
September 2001	1 <sup>st</sup> Public exhibitions and consultation of proposals
February 2002	Bullen appointed to design and promoted flood prevention scheme
April 2002	Ground Investigation commissioned
May 2002	Report to Council <b><u>Reprogrammed for additional modelling and design</u></b>
August 2002	Initial Land survey and ground investigation complete for 2 <sup>nd</sup> public exhibition and consultation of developed scheme
November 2002	Report to Council <b><u>Reprogrammed due to extended consultation.</u></b>
February 2003	Report to Council <b><u>Reprogrammed due to re-calibration following Oct 2002 flood event</u></b> Council approve proposed flood prevention scheme for submission to SE Revised construction estimated cost £11.4m
March 2003	Revised SE guidelines issued on benefit/cost analysis
June 2003	FPO advertised - start of objection period Report to Council <b><u>Reprogrammed due to level of objections to be dealt with.</u></b> <b><u>Reprogrammed due to later appointment of contractor pending scheme confirmation.</u></b> <b><u>Reprogrammed due to re-advertising of FPO</u></b> Revised construction estimated cost £13.6m
July 2003	FPO re-advertised due to error

September 2003	End of objection period
October 2003	Report to Council Council approve cessation of discussions with objectors FPO submitted to SE for consent
November 2003	Planning application submitted to CEC
February 2004	Start of detailed design
March 2004	Report to Council Scheme and remaining objections referred to SE Council agrees retention of consultants and increased costs for detailed design.
April 2004	Planning asset recorded from GEC. Notice of Intention to Develop (NID) referred to SE
May 2004	NID consent received from SE
July 2004	SE confirm public inquiry
September 2004	Report to Council SE confirm public inquiry Interface with Tramline 3
October 2004	SE advise all objections now withdrawn
December 2004	Report to Council Note cancellation of public inquiry Confirmation of level of grant availability from Scottish Executive Noted acceleration of detailed design. <b><u>Construction programme reprogrammed to accommodate anticipated grant availability.</u></b> OJEC notice issued for Contractors
January 2005	Scheme confirmed by Scottish Minister
February 2005	Legal challenge invited
March 2005	Expressions of interest received from contractors in response to OJEC notice End of period for legal challenge
April 2005	Alternative scheme at Portobello identified Advanced works identified  Consent for variation to planning application at Inch Park received

Appendix B

Revised 30/8/4

Flood Prevention Schemes - Expenditure 2000-2010

Braid Burn

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	Totals
	£,000										
Fees/ Surveys	13	59	458	450	620	625	380	280	60	0	2,945
Ground Investigation	0	0	28	28	15	0	0	0	0	0	71
Topographic Survey	0	42	33	3	0	0	0	0	0	0	78
Construction Costs	0	0	0	0	5	1,500	9,300	6,630	300	0	17,735
Public Inquiry	0	0	0	0	42	0	0	0	0	0	42
Legal & Admin	0	0	0	0	0	0	120	120	118	0	358
Dilapidation Surveys	0	0	0	0	0	20	50	30	0	0	100
<b>Total Fully Eligible Expenditure</b>	<b>13</b>	<b>101</b>	<b>519</b>	<b>481</b>	<b>682</b>	<b>2,125</b>	<b>9,800</b>	<b>7,030</b>	<b>478</b>	<b>0</b>	<b>21,329</b>
- Retrospective	0	0	0	0	1,437	0	0	0	0	0	1,437
- Construction	0	0	0	0	0	1,700	7,840	4,380	0	1,706	15,626
<b>Anticipated SE Grant 80%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,437</b>	<b>1,700</b>	<b>7,840</b>	<b>4,380</b>	<b>0</b>	<b>1,706</b>	<b>17,063</b>
CEC Staff Costs (Part Eligible)	0	43	85	86	42	0	0	0	0	0	256
<b>Anticipated SE Grant 80%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>102</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>102</b>
<b>Total Anticipated Grant</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,539</b>	<b>1,700</b>	<b>7,840</b>	<b>4,380</b>	<b>0</b>	<b>1,706</b>	<b>17,166</b>
<b>Non Eligible Expenditure</b>											
CEC Staff Costs	0	0	0	0	0	45	45	20	0	0	110
<b>Future Funding required to be met by CEC</b>					<b>-815</b>	<b>470</b>	<b>2,005</b>	<b>2,670</b>	<b>478</b>	<b>-1,706</b>	<b>3,101</b>
										<b>budget</b>	<b>4,404</b>
										<b>shortfall</b>	<b>-1,303</b>
CIP 2004-7 Budget				<b>budget</b>	<b>525</b>	0	0	3,879			
Variance				<b>shortfall</b>	<b>-1,340</b>	470	2,005	-1,209			