

**University of St Andrews**

**Planning and Resources Committee**

**ALBANY PARK**

**1. Introduction**

- 1.1. This paper provides an update on the current project status of the Albany Park Student Residences redevelopment and the demolition of the existing buildings
- 1.2. The redevelopment is intended to provide the additional bedrooms to support the University Strategy of growth. The current scheme designed by Campus Living Villages (CLV) is predicting c892 bedrooms.
- 1.3. The University Estates Team have been exploring the option to demolish the existing Albany Park buildings in order to de-risk the programme for the new development. The University is aware of the impact that construction works at Albany will have on the seal pools at SOI and are trying to create as much clarity as we can to minimise any adverse impact.

**2. Action requested**

- 2.1. Approval is sought to proceed with the demolition works at a cost of £1m as an enabler of future activity and to remove the risk of having vacant property. Committee members are asked to note this update regarding the overall redevelopment outlined in section 5.

**3. Consultation**

- 3.1. This paper has been reviewed by the Director of Estates.

**4. Progress – Demolition**

- 4.1. Asbestos surveys have been completed. The tender, combining the asbestos removal and demolition works is due end of December with the aim of contract award and commencement on site January 2020. The target date for completion is May 2020 to facilitate transfer of the site to CLV.
- 4.2. Permitted Development was granted by Fife Council on 7 November, the Demolition Warrant has also been validated.
- 4.3. Gas diversion works required for the new development are expected to overlap with the demolition which could impact our programme. Measures to mitigate any risks are being considered.
- 4.4. Costs incurred to date equate to £176K gross, whilst the pre-tender project [REDACTED]. We do not anticipate direct reimbursement of these costs from CL

**5. Progress – CLV Development**

- 5.1. CLV continue to develop the design and liaison with University stakeholders is ongoing. The RIBA Stage 3 Developed Design Package (incl. Cost Plan) will be issued for review by the University on 13 December 2019.
- 5.2. The current scheme is based on 892 bedrooms, but this may reduce as the design is developed in the coming months.
- 5.3. The planning application was validated by Fife Council on 14 October 2019. To date, there has been a mixture of support and objections regarding public representations. The majority of responses from statutory consultees are awaited. CLV are working towards consideration by the Planning Committee at its February meeting, but resource issues within Fife Council may delay this till March.
- 5.4. The Community Council have lodged a preliminary response seeking an extension in order that the University's Travel Plan and Cycling Strategy can be considered alongside the planning application. It is expected that the Community Council will challenge the scheme in relation to increasing student numbers plus the associated impact on the existing footpaths/cycle networks between the site and the town centre.
- 5.5. CLV have recommended that the construction works are procured using a two-stage design and build method. The tender documentation for the first stage of procurement is currently being prepared and will be reviewed by the University advisors prior to engagement with the contracting market. It is expected that the tender procedure will commence during December 2019.
- 5.6. The Master Programme and phasing plan is currently being developed. CLV forecast delivery of the scheme by July 2022 but this remains to be tested by the contracting market.
- 5.7. CLV have presented draft JV Heads of Terms which are being considered by the University. We expect a full review on commercial terms in the coming weeks.
- 5.8. The funding market will be approached shortly, and competitive offers obtained for assessment.

**6. Recommendation**

- 6.1. PARC members are requested to note the update on the CLV Development.
- 6.2. Approval is sought to proceed with the demolition works

**7. Further information**

**7.1.** Please contact [REDACTED] [REDACTED]  
for further information.

***Author***

[REDACTED]

***Presenter***

*Mark Simpson  
Director of Estates*

***Sponsor***

*Derek Watson  
Quaestor and Factor*