

CAMPBELTOWN FLOOD PROTECTION SCHEME

1.0 INTRODUCTION

- 1.1 Campbeltown has suffered from flooding over several decades. Consultation exercises, flood study and design work and to mitigate flooding in the majority of situations was carried out for a number of years and resulted in Campbeltown Flood Protection Scheme.
- 1.2 This report forms the closure report for Campbeltown Flood Protection Scheme (CFPS) and provides an update on some of the key elements of the project which is substantially complete.

2.0 RECOMMENDATIONS

- 2.1 The Environment, Development and Infrastructure Committee is asked to consider the report.

3.0 DETAIL

Background

- 3.1 The Environment, Development and Infrastructure (EDI) Committee on 5 December 2019 confirmed the Campbeltown Flood Protection Scheme with modification and recommended to Council to approve additional budget to take the project to tender readiness.
- 3.2 On 28 January 2020 the Council submitted, in accordance with Regulation 14 (2) of the Flood Risk Management (Flood Protection Schemes, Potentially Vulnerable Areas and Local Plan Districts (Scotland)) Regulations 2010, a request for Scottish Ministers to direct that deemed planning permission be granted to CFPS. In line with Section 65 of the Flood Risk Management (Scotland) Act 2009, Scottish Ministers directed, under Section 57 of the Town and Country Planning (Scotland) Act 1998, that planning permission for the development is deemed to be granted, subject to conditions.
- 3.3 CFPS is the first scheme being promoted in Argyll and Bute under the Flood Risk Management (Scotland) Act 2009.

- 3.4 CFPS comprises of Millknowe Flood Storage Reservoir – an area in previously existing farmland south of the Snipefield Industrial Estate which will temporarily store water in extreme flood events. The flood storage area is formed by a combination of flood walls and bunds. In combination with this flood storage area, the existing culvert from the reservoir to the Balgreggan intake was upsized to improve flow capacity. The scheme also includes a surface water management scheme in the Burnside and Meadows areas to reduce pressure on existing combined network.
- 3.5 Prior to works commencing and throughout, extensive engagement has taken place with the local community including a number of pop up/drop in events where the delivery team were available to provide information and answer queries directly. This approach was well received.
- 3.6 The construction contract with Dawson WAM was certified complete on 10 May 2024. All works under the Dawson WAM construction contract have been completed except for minor maintenance items and items included on the defects list. The Defects Date is 10 May 2026, at which the 2.5% Retention payment of (£338,386) will be paid to the Contractor and the NEC3 Engineering and Construction Contract will be concluded.
- 3.7 A Leader Drain discovered on Highlands and Islands Enterprise land, historic land drain, previously unidentified, had to be diverted into the Millknowe Burn as it was not possible to maintain previous alignment though new flood wall. Investigations complete, report prepared and meetings with landowners carried out to establish and conclude the engineering matters around this enquiry. It is understood that the leader drain had been severed/partially severed downstream in the 1980s.
- 3.8 Property Flood Resilience measures still to be commenced under a separate contract. Procurement for this contract is anticipated to take place during autumn 2024. Land acquisition and compensation costs still to be concluded although these elements have budget provision in place.
- 3.9 The table below provides a summary of financial information relating to the project:

Budget	£15.925m (all project costs, including construction, professional services, land costs, council costs) – Additional costs in excess of the original £15.215m budget are borne by the Council.
Spend to date	
Construction Contract	£13.531m (cert22, incl retention)
Professional Services Contract	£1.231m (invoice to April 24)

Property Flood Resilience Contract	£0.000m
PFR Post Installation Audit Surveys	£0.000m
Infrastructure Design Team	£0.186m
Land Acquisition	£0.010m
Utility Works	£0.063m
Other Costs	£0.287m
Total	£15.308m
Secured Budget	£15.925m
Committed	
Construction Contract –	Outturn cost confirmed at £13,535,442.32. (£4,473.83 associated with landscaping maintenance to be released May 2025) Retention Payment of £338,386 due to Contractor 10/05/2026
Contract Award	£12.693m
Professional Services Contract	£0.06m estimated remaining on Cost Reimbursable (to be reviewed and updated following confirmation of required PRF input)
Property Flood Resilience Contract	Budgeted cost £350,000, secured through 80% Scottish Government funding and included within main project cost.
Land Acquisition Costs	Adequate funding in place to cover current estimated costs.

3.10 The table below summarises the economic benefits.

Description	Millknowe Storage and Dalaruan Upsize	SuDS REtorfit with storage at Meadows and Burnside	PFP Saddell Street/John Street/Lochend Street
Damages Avoided	£4.887m	£3.354m	£0.291m
Whole Life Costs	£4.753m	£3.316m	£0.285m

(Construction and Maintenance)			
No, of Properties with flood risk betterment	163	75	21
Benefit-Cost Ratio	1.03	1.01	1.02
Non-monetised economic benefits	Reduction of flood depths on carriageways including Millknowe Road, Lady Mary Row, John Street and Saddell Street. Reduced costs of road repair and reduced costs associated with disrupted access Reduced flooding at amenity space at Kinloch Park – reduced maintenance costs	Reduced extent and depth of flooding on Longrow carriageway – reduced costs of road repair, costs associated with disrupted access particularly in this key business hub	Reduced cost of emergency recovery grants during flood events

Affordability

3.11 As at August 2024, the scheme is estimated to cost £15.925m. At the time of contract award of the main construction works, the scheme’s estimated cost of £15.215m secured Scottish Government funding of 80% of project value (£12.172m) with Argyll and Bute Council contributing 20% (£3.043m). An additional £710k has been secured for additional works requested by the Council for the betterment of Burnside Square and for additional costs incurred through the contract.

3.12 Works which were not funded by original scheme budget are detailed below:

Main Construction Contract

3.13 The committed construction value of £13.535m is in excess of the original contract value of £12.693m by a value of £0.842m. This is made up of a number of compensation events which have been managed through the Contract and, in addition to the FPS, further enhancement to Burnside Square as detailed below.
Additional funding has been secured and is in place. The remaining, smaller elements of the Scheme all currently have adequate funding in

3.14 place. This is normal for a construction contract, with all additional costs being managed by both the internal Council team in Infrastructure Design and by external consultants, AECOM – both in conjunction with the contractor, Dawson WAM and all in accordance with the Conditions of Contract.

Burnside Square (Additional works beyond flood protection scheme contract works)

3.15 There are general improvement works to the square that have been constructed as part of the scheme, under ongoing consultation during the period since construction began, rather than from a prepared masterplan. A value of approximately £0.230m, not funded by the original funding level of the FPS, is included within the overall FPS construction contract. Funding is in place for these additional works.

4.0 CONCLUSION

4.1 CFPS has successfully delivered a sustainable project to protect Campbeltown, its residents and businesses from flood risk. The Property Flood Resilience works shall be progressed in due course along with the remainder of small, ongoing final works on the main contract.

5.0 IMPLICATIONS

5.1 Policy – Works are in accordance with the Local Flood Risk Management Plan 2016-2022 as endorsed by Council. Local Authorities have powers under Flood Risk Management (Scotland) Act 2009 “to manage flood risk and to take forward a flood protection scheme.” The Campbeltown Flood Protection Scheme enabled Argyll and Bute Council to enact this power under the Flood Risk Management Policy.

5.2 Financial – The Scottish Government funded 80% of the project cost at the time of contract award of the main construction contract with 20% plus values over the project cost at that time required from the Council. The Council’s 20% share and additional funding was included within capital plans. £1.78m is allocated to 2024/25, £10k is allocated to 2025/26 and £387k is allocated to 2026/27.

5.3 Legal – Please see section 4.26 – 4.28.

5.4 HR – None

5.5 Fairer Scotland Duty:

5.5.1 Equalities – None

5.5.2 Socio-Economic Duty – The key areas in Campbeltown which were at risk of flooding (Millknowe Road, Saddell Street, Longrow etc.) are in areas of

average and relatively high social vulnerability. This, paired with the risk of flooding, results in relatively high and acute flood disadvantage respectively. Wider benefits were therefore an important consideration of the scheme. The scheme achieved multiple benefits which have not been explicitly costed but added significant value to the scheme from a socio-economic and environmental perspective. These were considered qualitatively as part of the options appraisal process to select a fully sustainable scheme. The wider benefits associated works are as follows:

- Reduction of flooding reduces social disadvantage
- Improved local resident's health and wellbeing by reducing stress associated with flooding
- Reduced risk of flooding at the police and fire stations.
- Reduced flooding within the Campbeltown Conservation Area which is home to a number of Listed Buildings maintain cultural heritage of the area for future.
- Reduced risk to community assets including Tesco Metro, Kinloch Bar, Kinloch Park, Kinloch Park football pitches
- Reduced risk to key roads within Campbeltown improving accessibility for residents and emergency services during storms
- Greater community engagement in understanding flood risk
- Reduced load on the sewer network therefore reduced risk of manhole flooding and associated health impacts
- Reduced load on sewer network therefore reduced risk of pollution to waterbodies associated with the combined sewer network
- Reduce load on the combined sewer network and associated health risk from this flooding
- Reduced risk of damage to sewer assets through overloading
- Improved landscape character in the Meadows through addition of detention basins and landscape scheme
- Improved water quality in the Witch Burn associated with treatment of surface water at filter drains and detention basins in the Meadows
- Improved water quality in Campbeltown Loch through reduced likelihood of Combined Sewer Overflow spills
- Improved habitat for wildlife through construction of detention basins

5.5.3 Islands Duty – none known

5.6 Climate Change – We will endeavour to minimise carbon footprint of this project. Please see section 4.23 to 4.29

5.7 Risk – CFPS will reduce the risk of flooding

5.8 Customer Service – none known

5.9 The Rights of the Child (UNCRC) – none known

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