

<b>Committee:</b> Planning & Transportation Committee	<b>Date:</b> 11 September 2018
<b>Subject:</b> Decisions taken under Delegated Authority or Urgency since the last meeting of the Committee	<b>Public</b>
<b>Report of:</b> Town Clerk	<b>For Information</b>
<b>Report author:</b> Joseph Anstee, Town Clerk's Department	

### Summary

This report advises Members of action taken by the Town Clerk since the last meeting of the Committee, in consultation with the Chairman and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and 41(b). This action related to:

#### Standing Order No. 41(a) – Urgency

- Park Street Bridge Waterproofing

#### Standing Order No. 41(b) – Delegated Authority

- Illuminated River: Heads of Terms

### Recommendation

Members are asked to note the report.

### Main report

#### **Park Street Bridge Waterproofing**

1. This project was first initiated in 2007, prior to the current Gateway project procedures. Authority was sought to complete waterproofing works to Park Street Bridge (a Bridge House Estates' structure located within the London Borough of Southwark).
2. The works comprise removing the paving/finishes to the bridge in both carriageway and footway and applying a high-level spray applied waterproofing membrane to protect the bridge, followed by full reinstatement of finishes, street furniture and road markings.
3. Replacement kerbing will also be provided, in the form of shallow "kerb drains", which are later to be connected to a wider system to improve drainage to the whole viaduct, when subsequent waterproofing works to the rest of the viaduct are carried out (programmed for 2019/20).

4. The proposed works are funded from ringfenced sums identified in the Bridge House Estates “50-year plan” and the project budget was previously estimated as being below £250,000. The lowest returned tender for the works is £41,091.61 above our previous estimate and, combined with an increase in consultant fees, the total project budget now exceeds £250,000 such that Committee approval was required to proceed at Gateway 5.
5. The reasons for urgency were as follows:
  - i) Tenders were not returned in time to prepare a report in advance of July Committee dates (18th July Project Sub and 26th July Planning & Transportation).
  - ii) It was not expected that the project would need to go to committee previously. Following tender, the project has only at this late stage gone over the maximum amount that can be approved by Chief Officer delegation (£250,000)
  - iii) Advance arrangements are in place with Southwark Council (costs expended) to commence the works on 03 September and the contractor should be appointed as soon as possible. The arrangements have a 12-week lead in and to defer would have incurred a significant delay. Neither the Projects Sub-Committee nor the Planning & Transportation Committee were scheduled to meet before this date.

### **Illuminated River Heads of Terms**

6. At the Planning & Transportation Committee on 10 July 2018, the Committee, exercising the City’s functions as Local Planning Authority, approved the planning and listed building consent aspects for the Illuminated River project for those bridges for which the City is Planning Authority.
7. In order to implement the project, the promoter, the Illuminated River Foundation (IRF) requires a formal legal agreement between the IRF and the City Corporation in its capacity as trustee of Bridge House Estates (BHE) for those bridges that are owned and maintained by the City Corporation. This agreement will grant permission from the City as bridge owner (in its trustee capacity) for the works and define the on-going relationship between the two parties in terms of the project’s installation, its future maintenance and legacy control.
8. That legal agreement will be based on a set of Heads of Terms, outlined in a report considered by the Planning & Transportation Committee on 26 July 2018, intended to safeguard the City’s position as trustee of BHE and bridge owner in respect of net increases in cost and future liabilities, legacy governance and ultimate control of the lighting.

9. Following consideration of the report at Committee, it was agreed to delegate authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to approve authorisation to sign the Heads of Terms after a number of issues raised by Members had been clarified.

### **Action Taken**

#### Park Street Bridge Waterproofing

The Town Clerk, in consultation with the Chairman and Deputy Chairman, approved the proposed urgent action, that:

- 1) Committee approve the project is now undertaken under the Regular route
- 2) Committee approve the revised budget of £269,228
- 3) Additional funds of £47,957 are allocated to the project from within the Bridge House Estates Bridge Repair & Maintenance Fund (the “50-year plan”), taken from the deferred refurbishment project to Southwark Bridge Approach Viaduct
- 4) The Comptroller and City Solicitor is authorised to enter into a contract for the works with J B Riney & Co Ltd

#### Illuminated River Heads of Terms

The Town Clerk, in consultation with the Chairman and Deputy Chairman, approved the proposed action, to:

- Authorise the Director of the Built Environment to sign the Heads of Terms on behalf of the City Corporation as trustee of Bridge House Estates;
- Authorise the Comptroller & City Solicitor, in consultation with the Director, (both acting for the City in its capacity as trustee of Bridge House Estates) to negotiate the detailed terms of the legal agreement based on the agreed Heads of Terms, and subsequently execute that legal agreement; and
- Agree to commit £500k of Bridge House Estates’ existing bridge maintenance budget, already deferred to align with the project, to support delivery of the lighting at London Bridge, with the governance of that commitment managed through the Heads of Terms.

#### **Contact:**

Joseph Anstee  
Committee and Services Officer, Town Clerk’s Department  
020 7332 1480