

Committees: Projects Sub <i>[for decision]</i> Streets & Walkways <i>[for decision]</i>	Dates: 16 October 2019 15 October 2019
Subject: 80 Fenchurch Street S278 Unique Project Identifier: 12033	Gateway 3/4/5: Options Appraisal and Authority to Start Work (Regular)
Report of: Director of the Built Environment Report Author: Daniel Laybourn	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: Undertake the required Section 278 highways works in the vicinity of the development at 80 Fenchurch Street which are to be funded by the Developer.</p> <p>RAG Status: Green</p> <p>Risk Status: Low - this project is fully reimbursable (deemed low at previous report)</p> <p>Total Estimated Cost of Project (excluding risk and commuted maintenance): £291,397</p> <p>Change in Total Estimated Cost of Project (excluding risk and commuted maintenance): Increase of £51,397 since last report to Committee</p> <p>Spend to Date: £22,379 as of 10/9/19 (<i>Early work has proceeded quicker than envisaged which has led to an underspend</i>)</p> <p>Costed Risk Provision Utilised: <i>n/a</i></p> <p>Slippage: <i>none.</i></p>
2. Next steps and requested decisions	<p>Next Gateway: Gateway 6: Outcome Report</p> <p>Next Steps: Complete the detailed design and finalise the construction planning in advance of work commencing on site.</p> <p>Requested Decisions: It is recommended that Members of the Streets and Walkways and Projects Sub Committee:</p>

	<ol style="list-style-type: none"> 1. Approve the revised budget of £291,397 (an increase of £251,397, excluding risk and commuted maintenance) is set up to reach Gateway 6; 2. Note the Risk Provision of £24,478 (to be drawn down via budget adjustment if required); 3. Note the Commuted Maintenance sum of £9,650; 4. Note the revised total project cost of £325,525 inclusive of risk and commuted maintenance; 5. Approve the project to move from the 'light' to 'regular' route as set out in the Gateway Procedures; 6. Approve the design option shown in Appendix 4 – Scheme Design for construction; 7. Delegate to the Director of the Built Environment authority to approve budget adjustments, above the existing authority within the project procedures and in consultation with Chamberlains, between budget lines if this is within the approved total project budget amount; and 8. Delegate to the Director of the Built Environment, in consultation with the Chamberlain, authority to further increase or amend the project budgets in the future (above the level of the existing delegated authority) should any increase be fully funded by the Developer.
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1. Budget (Total Project Costs)	Item	Reason	Funds/ Source of Funding	Cost (£)
	Environmental Services (Highways) Staff costs	To enable Highways staff to undertake the required work to Gateway 6	S278 Developer funding	£28,957
	Planning and Transportation (P&T) Staff costs	To enable City P&T staff to undertake the required work to Gateway 6	S278 Developer funding	£20,000
	Fees	To fund work by external parties required to reach Gateway 6 such as surveys and	S278 Developer funding	£13,250

		design reviews.		
	Works	Funding for construction costs.	S278 Developer funding	£163,190
	Utilities	Funding for utility alterations	S278 Developer funding	£66,000
	Sub-total			£291,397
	Risk	S278 Developer funded. Further details can be found in Appendix 2 – Risk Register		£24,478
	Commuted Maintenance	S278 Developer funded. A chargeable amount to account for the future maintenance implications of the scheme		£9,650
	Total			£325,525
	<p>Originally, the scheme was estimated to proceed along the delegated Gateway 5 'light' project route as the works were less than £250,000. During the design evaluation it was realised that carriageway reprofiling on Carlisle Avenue was required to tie into the new building levels. This has increased the cost of works to £291,000 which has therefore resulted in the project needing to follow the 'regular' project route. Detailed financial information is shown in Appendix 5 – Financial Information.</p>			
2. Overview of project options	<p>The Section 278 proposals shown in Appendix 4 – Scheme Design have been developed in conjunction with the Developer to both accommodate and complement the new building, and to comply with the City's Public Realm Supplementary Planning Document.</p> <p>The proposed works are a continuation of the works carried out in connection with the Aldgate Public Realm project on Aldgate High Street further west into Fenchurch Street. Broadly the scheme consists of:</p> <ul style="list-style-type: none"> • Reconstructed footways on Fenchurch Street, Northumberland Alley and Carlisle Avenue; • Removal of a disused vehicle turning/ dropped kerb area on Northumberland Alley to be converted into new footway space; 			

	<ul style="list-style-type: none"> • Carriageway resurfacing and reprofiling on Carlisle Avenue, and Fenchurch Street where needed; • A new advisory contraflow cycle lane on Carlisle Avenue; and • Replacement of street furniture. <p>In terms of other design options, ‘Do nothing’ would be the single substantial alternative to these proposals, where the footways and carriageways are reinstated as they were previously, but this would result in drainage and levels issues around the development and would leave these areas sub-standard. Therefore, this option is not recommended. As of 2nd October 2019, the agreed final draft of the S278 legal agreement and associated invoice have been issued to the Developer for signing and payment.</p>
<p>3. Recommended option</p>	<p>It is recommended by Officers that the design proposals shown in Appendix 4 – Scheme Design and outlined in this report are approved for construction.</p> <p>Whilst construction planning is on-going, it’s envisaged that construction would start in early 2020 on Fenchurch Street, following on from when the Developer has completed their works and vacated the area. Construction would then continue into Northumberland Alley with the objective being to complete work on these two areas prior to practical completion of the Development (currently mid-June 2020). The last phase of work would be on Carlisle Avenue once the Developer’s contractors have vacated site and no longer require access to the building. In total, construction is expected to last approximately 6 months.</p>
<p>4. Risk</p>	<p>The overall risk level of this project is estimated to be low due to the standard nature of the construction activities involved. The project is fully funded by the Developer and any reasonable costs will be met by them under the terms of the S278 agreement. Further information is available in the Appendix 2 – Risk Register.</p>
<p>5. Procurement approach</p>	<p>Highway construction works will be delivered by the City’s Highway Term Contractor, JB Riney. A PT4 form is attached for reference in Appendix 3.</p>
<p>6. Design summary</p>	<ol style="list-style-type: none"> 1. Reconstruction of footways on Fenchurch Street, Carlisle Avenue and Northumberland Alley to accommodate the Development; 2. Construction of additional footway space at the junction of Northumberland Alley and Carlisle Avenue; 3. Carriageway resurfacing and reprofiling as required on Fenchurch Street and Carlisle Avenue; 4. Installation of an advisory contraflow cycling lane on Carlisle Avenue; 5. Alterations to utilities and drainage in the locality of the Development as required to meet the scope of the section 278 work; and 6. Amended street furniture provisions around the Development.

	Please see Appendix 4 – Scheme Design for further details.
7. Delivery team	Project management will be provided by the project team within City Transportation. Highway construction works will be delivered by the City’s Highway Term Contractor, JB Riney, with construction supervision undertaken in-house by City Highway Engineers.
8. Success criteria	<ol style="list-style-type: none"> 1. Works to the public realm in the vicinity of the Development which make it acceptable in planning terms and are well received by stakeholders; 2. Private Developer reacts favourably to the result of the project; 3. Delivery of the scheme in accordance with a timetable that is set by the occupation date of the Development.
9. Progress reporting	Officers will report via monthly Project Vision updates. Issues requiring further decisions will be brought back to Members as an Issue Report.

Appendices

Appendix 1	Project Briefing
Appendix 2	Risk Register
Appendix 3	PT4 Procurement Form
Appendix 4	Scheme Design
Appendix 5	Financial information

Contact

Report Author	Daniel Laybourn, Project Manager
Email Address	Daniel.laybourn@cityoflondon.gov.uk
Telephone Number	0207 332 3041