

Dashboard Coversheet

[1] Ownership

Unique Project Identifier: 10717 **Report Date:** 24 February 2020
Core Project Name: 150 Bishopsgate
Programme Affiliation: City Cluster Vision
Project Manager: Na'amah Hagiladi
Next Gateway to be passed: Gateway 5

[2] Project Brief

Project Mission statement: Improved public realm in the vicinity of the 150 Bishopsgate development (also known as Heron Plaza)

Definition of need: Constructing new footways and highways around the development including a raised table along Houndsditch (between Outwich Street and Bishopsgate), to cater for the sharp rise in pedestrian and cyclists expected to use this area.

Key measures of success:

1. Deliver the highway works in time for the occupation of the buildings.
2. Deliver a highway that is designed and implemented to the City's standards.
3. Deliver the above without financial impact on the City

[3] Highlights

Finance:

Total anticipated cost to deliver [£]: £1,273,528
Total anticipated on-going commitment post-delivery [£]: none
Programme Affiliation [£]: not applicable

Headline Financial changes:

Since 'Project Proposal' (G2) report: (submitted April 2012)

The estimated project cost at Gateway 2 was £250,000 to £2m. Timescale estimated for Gateway 3 was September 2012.

Since 'Options Appraisal and Authority to Start Work' (G3/4/5) report: (Submitted Dec 2012)

The estimated project cost at Gateway 3/4/5 was £660,718 to £810,103. Timescale estimated for commencing highways works was summer 2015.

Since issue report (Submitted March / April 2019)

Due to a needed revision to the scope of works, the committee approved a budget of £76,668, timescale estimated for commencing highways works was revised to spring/ summer 2020

Risk:

Risk: Reputational, public/stakeholder impact: Structural approval relating to the pipe subway which needs to be resolved by the developer prior to the highway works commencing.

Overall RAG rating: Green

Previous RAG rating: Green

[4] Member Decisions and Delegated Authority

This Gateway 5 report is submitted to Streets & Walkways sub committee and to Projects Sub committee

[5] Narrative and change

Date and type of last report: Dec 2012 (Gateway 3/4/5); March 2019 (Issue report)

Key headline updates and change since last report: Detailed design has been completed. It has not changed significantly from the outline design approved in 2012, apart from needed adaptations due to new conditions on site.

Headline Scope/Design changes, reasons why, impact of change:

Since 'Project Proposal' (G2) report:

The design aligns with the brief described at Gateway 2, which focus was to design a public realm to a standard the City is happy to adopt and maintain, in time for the opening of the development.

Since 'Options Appraisal and Design' (G3-4 report):

The design maintained its alignment to the brief described at Gateway 2, which focus was to design a public realm to a standard the City is happy to adopt and maintain, in time for the opening of the development.

Since 'Issue report':

The design maintained its alignment to the brief described at Gateway 2, which focus was to design a public realm to a standard the City is happy to adopt and maintain, in time for the opening of the development.

Timetable and Milestones:

Expected timeframe for the project delivery:

Milestones:

- 1) Commence work on site – April 2020
- 2) Practical completion of development – April 2020
- 3) Completion of work on site – October 2020

Are we on track for this stage of the project against the plan/major milestones? There has been a delay between the former GW 3/4/5 submission in 2012, and the latest design process, due to delays to the building construction on site.

Are we on track for completing the project against the expected timeframe for project delivery? Gateway 2 in 2012 estimated the Gateway 5 report would be submitted in late 2013, and Gateway 3/4/5 later that year estimated

Risks and Issues

Top 3 risks:

<i>Risk description</i>	<i>The developers programme delays the start of the public realm works</i>
<i>Risk description</i>	<i>Presence of sub-surface utilities impacts on the delivery of the scheme</i>
<i>Risk description</i>	<i>Movement within the pipe subway structure exceeds the agreed tolerance causing delays to the onsite works schedule</i>

Top 3 issues realised

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
Delays to the developer's programme	<i>Officers are liaising closely with the developer to minimise and mitigate any potential delays.</i>	No additional cost
Sub-surface utilities (damage to Pipe-subway)	<i>Officers are liaising closely with the developer team to minimise and mitigate any potential delays.</i>	Additional officers' time
Unresolved issues related to the S278 agreement	<i>Officers are liaising closely with the developer team to mitigate all aspects of the works and resolve these issues</i>	Additional officers' time

Has this project generated public or media impact and response which the City of London has needed to manage or is managing? No