

Committees: Streets and Walkways - <i>for information</i>	Dates: 15 October 2020
Subject: Crossrail Reinstatement Projects – Update Report Unique Project Identifiers: 10993, 11375 and 11381	Gateway 5 Regular Progress Report
Report of: Director of the Built Environment Report Author: George Wright – City Transportation	For Information
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: Reinstatement of public highway areas around the City’s three Crossrail stations.</p> <p>RAG Status: Green</p> <p>Risk Status: Low</p> <p>Total Estimated Cost of Project (excluding risk): Farringdon East Reinstatement: £2.6m; Liverpool Street Reinstatement: £2.7m; Moorgate Reinstatement: £2.5m. All projects entirely funded by Crossrail Ltd.</p> <p>Spend to Date: Farringdon East: £2.23m; Liverpool Street: £1.12m; Moorgate: £1.17m.</p> <p>Costed Risk Provision Utilised: N/A</p>
2. Key points to note	<p>Next Gateway: Gateway 6 (Outcome Report)</p> <p>Key Points:</p> <ul style="list-style-type: none"> • The three Crossrail highway reinstatement projects remain under construction. All have been the subject of delays. Initially, these were largely caused by overrunning Crossrail works and a delay in releasing highway. More recently, the restrictions arising from COVID-19 have added further delay to each project. However, given the postponed opening of the Elizabeth line, officers remain confident that the reinstatement schemes will be complete prior to opening of the line and the RAG status remains Green. • All the projects remain on target to complete within the agreed budgets which include a contingency.

	<ul style="list-style-type: none"> • Reparations funding has been received from Crossrail to cover the costs the reinstatement of sections of footway adjacent to Moorgate and London Wall that were damaged as a result of the Crossrail Works. • A Section 278 agreement relating to the utility works on Moorgate has been agreed with Crossrail and payment has been received.
3. Reporting period	August 2019 to September 2020 inclusive.
4. Progress to date	<p>Background</p> <p>4.1 Officers have been providing Members with periodic updates on the highway reinstatement works around the Crossrail sites at Farringdon, Moorgate and Liverpool Street.</p> <p>4.2 The three projects have experienced delays, as has the construction of the railway below which is now not expected to open until mid-2022 at the earliest. Officers are confident that the highway works will be completed well before station openings.</p> <p>4.3 In parallel with the schemes at Liverpool Street and Moorgate, the City is developing options for the wider area with the key aim of improving pedestrian safety and comfort levels. These wider-area schemes are now reported on separately as Moorgate and Liverpool Street Phase 2 projects</p> <p>Current Position</p> <p><u>Farringdon East</u></p> <p>4.4 Good progress has been made since the last report to Members, despite a complex site with both the station construction and an oversite development. Works are now complete on Long Lane, Lindsay Street and Hayne Street. The final works on Charterhouse Street/Square are progressing well and programmed for completion by November 2020.</p> <p>The planned carriageway resurfacing on parts of Charterhouse Street and Lindsey Street will then be the only elements of work to be completed. This work is paused until at least 2022 pending the completion of strengthening works to the rail bridge running beneath the street at this location; a project being managed by the District Surveyor's Office.</p> <p>4.5 The highway works programme has been impacted by delays relating to Crossrail construction and, more recently, COVID-19. The extended works programme has led to a higher than estimated Baxter's indexation uplift on highway rates and increased staff costs. In addition, Crossrail's request that work on Long Lane was accelerated resulted in unanticipated additional resources being deployed by JB Riney, including extensive hand digging. It will therefore be</p>

necessary to utilise some of the project's contingency budget to meet these unbudgeted costs.

4.6 In the last update report, two issues were raised that have since been resolved. An assessment of the weak bridge structure on Lindsey Street has concluded that the highway design can proceed as proposed without modification (notwithstanding the delay to carriageway re-surfacing). And following engagement with Smithfield Market Traders' Association, the highway design has been modified slightly to better accommodate large vehicles turning from Charterhouse Street into Lindsey Street, without compromising the enhanced environment for pedestrians.

Liverpool Street Reinstatement

4.7 The Liverpool Street works have been affected by Crossrail delays, third party construction activities at 100 Liverpool Street and, more recently, COVID-19.

4.8 By mid-July, 95% of the highway works on Liverpool Street were completed and footway widening works on the western side Blomfield Street and Eldon Street commenced. The remaining works on a small portion of Liverpool Street and the east side of Blomfield Street and Eldon Street are dependent on the release of highway by the developer of 100 Liverpool Street and this is currently expected to be November 2020. Should the release take place on schedule, completion of this section will take place by July 2021. This will leave a small section of highway work at the junction of Blomfield Street and Finsbury Circus uncompleted due to the neighbouring redevelopment at 1-4 Liverpool Street. It is currently unclear when this work can be programmed.

4.9 The various delays to the works programme have led to additional staff costs. Moreover, the highways team have incurred additional, unbudgeted staff costs working on structural issues relating to the artwork planned for Liverpool Street. It has therefore been necessary to carry out a budget adjustment, using unspent utilities funding to meet the staff costs.

4.10 One of the two issues raised in the last update report has been resolved, with completion of the work to construct the raised carriageway which sits partly on private Network Rail land.

4.11 The other issue related to a review of traffic restrictions and enforcement on the section of Old Broad Street between London Wall and Liverpool Street, post Crossrail construction. Officers developed proposals to restrict motor vehicle access and identified potential locations for enforcement cameras. However, these proposals have now been superseded by the COVID-19 measures for this section of Old Broad Street and it

is likely that any future permanent works will be progressed as part of the Liverpool Street phase 2 project.

Moorgate Reinstatement

4.12 The Moorgate highway works have progressed well since the last report to Members with completion of over 90% of the footway upgrade on Moorfields between Moor Place and London Wall. Some small sections of work within this area are still to be completed and this is dependent on the release of highway by Crossrail as well as coordination with the neighbouring development at 21 Moorfields.

By January 2021, all phase 1 work is programmed for completion with the following exceptions:

- Fore Street Avenue footway will be paved with temporary materials, with the Yorkstone paving upgrade coordinated with the s278 highway works at 21 Moorfields.
- Footway upgrade on western side of Moorfields opposite Moor Place coordinated with the s278 highway works at 21 Moorfields.
- Moor Lane southern footway will not be programmed due to the re-development of 101 Moorgate and these works will be programmed with the s278 at this development.

Subject to the release of highway by Crossrail, the central section of Moorfields will be opened to pedestrians in December 2020, reinstating the important desire line between the station and London Wall.

4.13 Funding has been received from Crossrail to complete the footway reparations work on parts of Moorgate and London Wall and this work was completed in September 2020.

4.14 The phase 2 highway works on the main Moorgate thoroughfare are currently paused whilst a review of the proposed design is undertaken. A section 278 agreement with Crossrail was finalised in June 2020 and this secured the release of Crossrail funding to undertake remedial utilities work on Moorgate. This work will take now place as part of the phase 2 works.

4.15 The various delays to the works programme have led to additional costs and the works budget has increased, principally due to unidentified drainage matters that emerged during construction. It will therefore be necessary to utilise some of the project's contingency budget to meet these unbudgeted costs.

4.16 Three risks and issues were identified in the last report. The two relating to footway reparations and remedial works to utilities on Moorgate are resolved as funding for this work has been agreed with Crossrail. The issue relating to the neighbouring 21 Moorfields site is on-going as the gantry to aid

construction remains in place and as a result the installation of the artwork on Moorfields is delayed for at least another 18 months.

Moorgate Crossrail Station Links

4.17 The western arm of Finsbury Circus at its junction with Moorgate was closed to all vehicles in September 2019 and associated footway improvements were completed in February 2020. The remaining elements of the Station Links project are currently on hold, pending the outcome of a compensation claim against Crossrail relating to subsidence in Finsbury Circus.

Artwork update

4.18 At Liverpool Street, the City Corporation, Crossrail, British Land and TfL are close to completing a review of the installation methodology, taking into consideration the requirements of each party. Once all are comfortable with the proposal it is expected that a legal agreement between the City and the artist will be signed, enabling the release of funding and fabrication of the artwork to commence. The estimated delivery time from signing the contract to installation is 14 months, so it is currently expected that the artwork will be installed in late summer/autumn 2021.

4.19 The Moorgate artwork is being fabricated and is programmed to be delivered in late 2020, with installation subject to the site being cleared by Crossrail and Land Securities (the developers of 21 Moorfields). This artwork is therefore programmed for installation following the removal of the 21 Moorfields gantry in spring 2022.

Finance

4.20 Despite the significant delays experienced, officers are confident that all three projects will be delivered within the overall budgets agreed at Gateway 5. The current finances for each project are summarised below:

Farringdon East

Total budget available: £2,596,018

Total expenditure: £2,227,316

Liverpool Street

Total budget available: £2,707,843

Total expenditure: £1,118,828

Moorgate

Total budget available: £2,462,902

Total expenditure: £1,173,168

5. Next steps	<p>Farringdon East</p> <p>1. Oversee completion of works to November 2020 (except for works detailed in section 4).</p> <p>Liverpool Street phase 1</p> <p>1. Oversee completion of works to July 2021 (except for works detailed in section 4).</p> <p>Moorgate phase 1</p> <p>1. Oversee completion of works to January 2021 (except for works detailed in section 4).</p>

Appendices

Appendix 1	Coversheet – Farringdon East
Appendix 2	Coversheet – Liverpool Street
Appendix 3	Coversheet – Moorgate

Contact

Report Author	George Wright
Email Address	george.wright@cityoflondon.gov.uk
Telephone Number	07802 378812