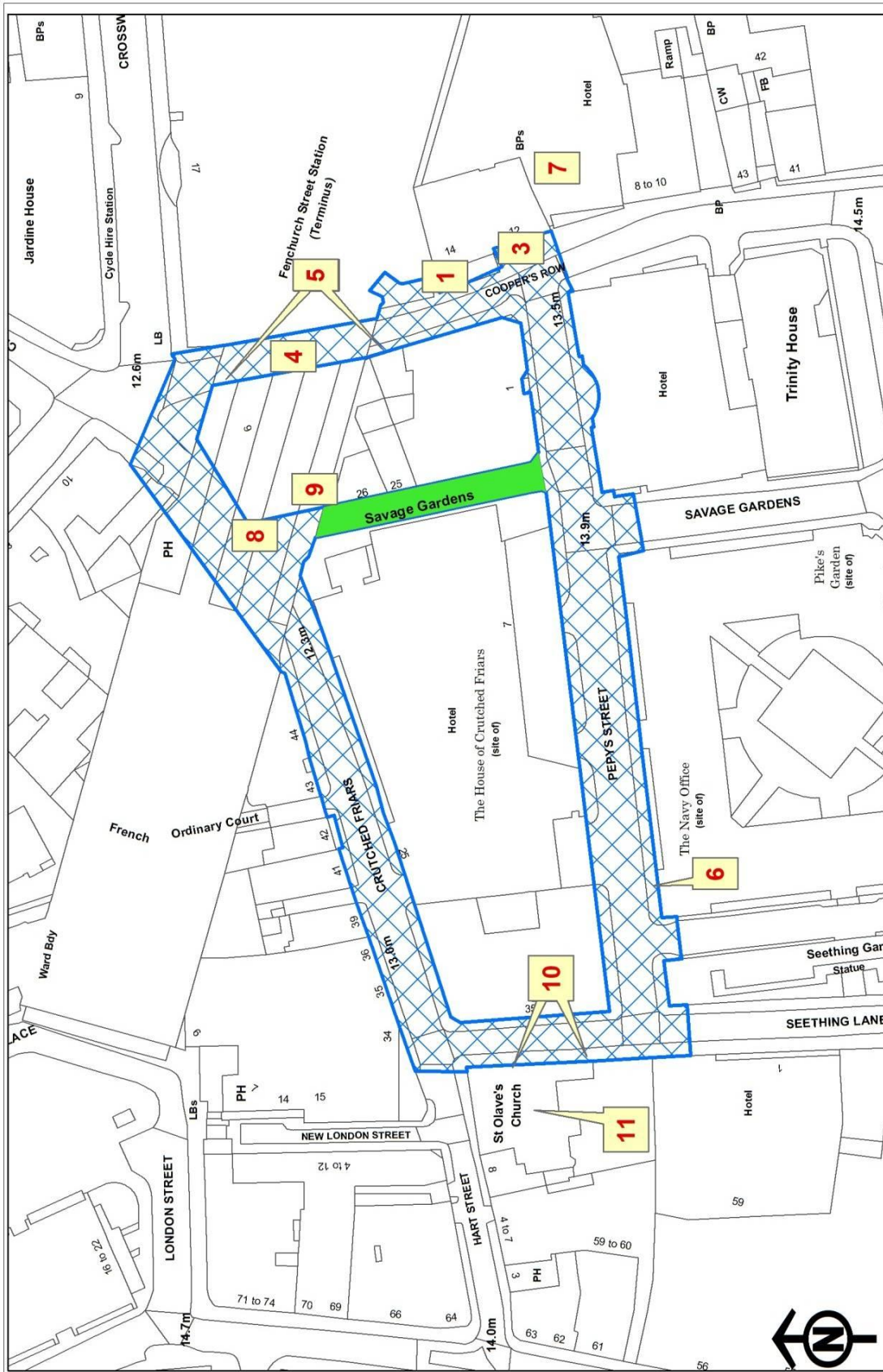


Appendix A



Extent of Street Scene Enhancement Works Area

- Legend**
- Savage Gardens
 - Mariner House Extent
 - 10 Identified Improvement Opportunities

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Appendix A - Key		
Item No.	Items Identified 20th June 2012 (walkabout)	Notes
1 ***	Upgrade Tree Surround on Coopers Row	Replace poor quality and damaged tree surrounds with standard City Specification
2 ***	Seating	Install Seats close to hotel (away from Residential Areas – locations to be confirmed)
3***	Removal and Rationalisation of bollards on Coopers Row, remove unnecessary posts and affix signs to buildings where possible	De-clutter streets to enhance street environment
4***	Lighting Coopers Row Fenchurch Street Railway Arches	Improved lighting to enhance safety at night.
5 ***	Trees on Pepys Street	Street trees to enhance the street environment – to be undertaken as part obligations associated with the 10 Trinity Square redevelopment
6***	Node Sign: Crutched Friars/Coopers Row	
7	Seething Lane - Resurface a section of mastic footway outside St Olave's Churchyard in York Stone	Currently mastic asphalt outside a Grade I Listed Building. The setting of the building would be enhanced by the introduction of York stone
8	Coopers Row Footway Widening	Approximately 0.9m wider on western footway
9	St Olave's Churchyard (Seething Lane)	Landscaping to enhance the Churchyard which has public access
10	Pigeons prevention measures – in the local area	Pigeon droppings are corrosive and cause damage – possible use of a Hawk to force local pigeon population to go
11	Steam Clean Brick Work Fenchurch Street Arches	May requires approval of Network Rail

*** Some items have already been captured as part of approved Contingency works or an undertaking in a separate project

Appendix B

Table 3A – Evaluation Costs

Evaluation Costs	Approved Budget - Committee July 2009 (£)	Spend to date (£)	Difference (£)
Evaluation Fees	21,739	21,739	0
Evaluation Staff Costs	37,078	36,954	-124
Evaluation Total	58,817	58,693	-124

Table 3B – Phase 1 and 2 Costs

Mariner House S106 Works	Approved Budget - Committee July 2009 (£)	Spend / Commitments to date (£)	Difference (Approved Budget v Spend to Date) (£)
Site clearance/preparation	30,865	30,805	-60
Provide and lay new York stone, drainage, kerbs and granite paving, lighting, bollards	265,365	128,629	-136,736
Planters and Planting	14,326	7,458	-6,868
Seating	10,000	6,706	-3,294
Traffic orders, signing and lining	5,200	5,200	0
Works Sub-Total	325,756	178,798.00	-146,958
Design Fees	19,425	34,855	15,430
Planning & Transportation staff costs	37,000	43,000	6,000
Open Spaces staff costs (including labour)	15,100	1,758	-13,342
DES staff costs	37,000	23,334	-13,666
Fees & Staff Costs Sub-Total	108,525	102,947	-5,578
Open spaces maintenance fees (5 years)	12,712	12,712	0
Cleansing maintenance (5 years)	16,250	16,250	0
Lighting maintenance (5 years)	5,000	5,000	0
Maintenance Sub-Total	33,962	33,962	0
Main Works (Phase 1) TOTAL	468,243	315,707	-152,536
Contingency (Phase 2) Works TOTAL	117,060	63,442	-53,618

GRAND TOTAL	585,303	379,149	-206,154
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Table 3C - Phase 2 Costs (Proposed Variation)

Phase 2 - Contingency Works	Approved Budget (2009) (£)	Proposed Budget (£)	Variance (£)
Works	75,060	87,060	12,000
Drainage	12,000	0	-12,000
Street Furniture	20,000	20,000	0
Works Total	107,060	107,060	0
Fees	10,000	8,800	-1,200
Staff Costs (Planning)	0	15,000	15,000
Staff Costs (Highways)	0	4,000	4,000
Fees & Staff Costs Total	10,000	27,800	17,800
Total	117,060	*134,860	*17,800

*Additional costs to be funded from the works underspend



Savage Gardens Prior to Environmental Improvement Works



Savage Gardens Following Environmental Improvement Works



Savage Gardens viewed from the upper floor of the completed hotel development