

Committees:	Dates:
Streets and Walkways Sub-Committee Resource Allocation Sub-Committee	09/06/2014 03/07/2014
Subject: Issues Report: Update on the Barbican Area Strategy Review	Public
Report of: Director of the Built Environment	For Decision

Summary

Dashboard:

- Project Status : Amber
- Timeline : November 2013 - September 2015 (estimated)
- Total Estimated Cost : £95,000
- Spend to Date: £80,499 (as of May 2014)
- Overall project risk: Amber

Last Gateway Approved: 16 July 2013

Project description:

The Barbican Area Strategy Review is intended to update the 2008 Barbican Area Enhancement Strategy to align with the Core Strategy, allow for changes in pedestrian numbers anticipated with Crossrail and to support members' aspirations for a Cultural Hub.

Summary of progress against spend:

Since the last gateway approval, Publica have been appointed as consultants on the Area Strategy Review. They have commenced desktop based information gathering and have commenced engagement with key stakeholders. Out of the £95 000 allocated for this strategy review £43,188 has been spent and £ 37311 committed as follows:

Cost item	Spent	Committed	Total
Staff costs	£35,499	£0	
Consultants fees	£7,689	£37311	
	£43,188	£37311	£80,499

Recommendations:

Streets and Walkways Sub Committee

Members endorse the recommendation to the Resource Allocation Sub Committee to release an additional £204,078 from the City Fund to deliver the revised Barbican Area Strategy Review.

Resource Allocation Sub Committee

Members approve a sum of £204,078 from the City Fund to meet the additional costs of completing the Barbican Area Strategy Review.

Main Report

1. Issue description

An outline work plan for the Area Strategy Review was presented to the Cultural Hub Working Party on 5 February 2014. The Chairman acknowledged that expanding the area strategy to embrace consideration of developing a Cultural Hub would require a coherent approach and noted that the concept was bigger in scope and scale than the area strategies that had been completed to date.

To enable Members to make decisions regarding the future of both the Strategy and the Cultural Hub it is recognised that the following detailed information must be provided:

- Members to need to be clear on the variety and scope of views held by the wide range of stakeholders. The key issues need to be established along with commonalities and potential conflicts. The evidence base for Crossrail passenger numbers needs to be validated. Current and future pedestrian volumes need to be understood along with the potential impact of those potential pedestrian volumes on highway infrastructure.
- Current and future pedestrian movement patterns and the degree they are currently impacted by the cultural offering and the future opportunities that increased pedestrian numbers might offer.

In progressing the project it is now recognised that to deliver the necessary level of information set out above a number of additional costs will be incurred. The detail of these is as follows:

1) Engagement process - £ 56,130 required

In order to effectively consult with residents and stakeholders, a detailed engagement process specifically for the Barbican Area Strategy Review was developed and agreed with both Barbican Resident groups and Ward members. As part of this, additional tasks and events that have been requested beyond those originally proposed.

The additional events requested by members include 9 pre-engagement scoping interviews to summarise key issues ahead of stakeholder workshops, an additional stakeholder workshop for business leaders, guided briefing tours for stakeholders to make them better placed to contribute to the workshops and a plenary session for all stakeholders in order to share information and perspectives at the end of the workshop programme.

Officers recommend extending the consultation processes as set out and are currently planning to implement the agreed engagement process and setting up sessions with resident's representatives, officers, members and external stakeholders.

Officers have also been engaging with the current review of the Barbican Listed Building Management Guidelines to ensure sufficient consideration is given to the forthcoming Area Strategy Review within this work and vice versa.

- 2) Crossrail passenger numbers - £43,200 provisionally required

Officers were advised by TfL in late April that Crossrail passenger estimates are due to be revised and these will assume that Crossrail trains will be running at capacity from opening day. It is currently not clear how many *new* Crossrail passengers will be alighting at Farringdon or Liverpool Street or whether the numbers will be significant enough to impact on traffic signal timings at key junctions. Officers understand from Crossrail that figures will become available over the next two months.

If the new Crossrail numbers differ significantly from those originally provided a further comprehensive consideration of footfall generated by Crossrail and the influence on both transport infrastructure and the cultural hub will be necessary which would fall outside the original estimates of staff and consultant time.

- 3) Listed Building Management Guidelines – £3,500

As set out above, Officers have attended meetings of the Listed Building Management Guidelines Working Party, serviced and supported the review process. The level of involvement in this initiative was not anticipated at the start of the Area Strategy Review and this has resulted in additional costs.

- 4) Cultural hub feasibility - £70,840

The original scope of work did not embrace the notion of a cultural hub. Officers have since discussed the scope of work with the appointed consultants, Publica and identified additional work is necessary to clarify what a cultural hub might mean for the physical environment.

- 5) Additional expenses - £5,700 provisionally required.

ARUP currently own 10,000 individual technical drawings for the Barbican Estate. They have asked for

£500 for 8 weeks of access plus £20 per electronic copy of each drawing. Officers will need to visit ARUP's archive facility and identify each drawing needed. A total of 100 drawings has been allowed for plus staff time.

Table 1 provides a summary of costs. A more detailed breakdown is available in Appendix 1.

Table 1 – Summary of existing and proposed cost allowances

Project Funding	Staff Costs (£)	Fees (£)	Total (£)
Currently Approved	50,000	45,000	95,000
Additional Funding required	57,639	146,439	204,078
TOTAL	103,362	191,439	299,078

NB: Outstanding key risks:

- There remains a risk of a poor response for the engagement process due to part of the engagement process being held in July/August while people are taking summer holidays. Consultants have advised that follow up sessions may be required in September if there is a poor response rate. However we have provided reasonable lead in times for the meetings and early indications suggest this should not be a problem.
- There remains a risk of ongoing delays where the project is reliant on the cooperation or timely feedback from third parties, or where there are dependencies between the Area Strategy Review and other initiatives, e.g. Crossrail's revised visitor numbers.
- There remains a risk of scope creep after the information gathering stage has been completed and the full range of issues and opportunities is known.

2. Last approved limit

£95,000

3. Options

1. Approve request for additional funds. Staff will be able to deliver project objectives with allowance for the current lack of definition around what a cultural hub is and anticipated impacts from revised Crossrail passenger numbers. Any funding not used will be

	<p>returned to the pot.</p> <p>2. Without additional funding the delivery of a Strategy Review including considerations around developing the Cultural Hub is not considered viable.</p>
4. Recommendation	<p>Recommendations: Streets and Walkways Sub Committee</p> <p>Members endorse the recommendation to the Resource Allocation sub Committee to release an additional £204,078 from the City Fund to deliver the revised Barbican Area Strategy Review.</p> <p>Resource Allocation Sub Committee</p> <p>Members approve a sum of £204,078 from the City Fund to meet the additional costs of completing the Barbican Area Strategy Review.</p>

Appendices

Appendix 1	Resource Plan for the Barbican Area Strategy Review (setting out additional information gathering costs.)
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