

Committees:	Dates:	Item no.
Streets and Walkways Sub-Committee Projects Sub	22/09/2014 08/10/2014	
Subject: Limeburner Lane S.278 (HTM_1207)	Gateway 7 Outcome Report	Public
Report of: Director of the Built Environment		For Decision
<u>Summary</u>		
<ul style="list-style-type: none"> • Project Status - Green • Approved Budget (staff and fees only) - £79,600. The developer delivered the works (estimated at £283,000) • Projected Final Cost – £67,458.47 (see Appendix 1) <p>• Summary of project completed: It was agreed that the developer should deliver the highway works to fill in the lower level footway and the necessary changes associated with a new vehicle access to the power substation (see Appendix 2). The City supervised these works on the highway which are now completed.</p> <p>Recommendations It is recommended that the:</p> <ol style="list-style-type: none"> 1. The final cost of the project be noted which will require a minor amendment to the budget. 2. Subject to the completion of the final account, any unspent monies be returned to the developer. 3. The lessons learnt be noted and the project closed. 		

Main Report

1. Brief description of project	<p>Associated with UK Power Networks (UKPN) upgrading the power substation on Limeburner Lane, this project:</p> <ul style="list-style-type: none"> • filled in the lower level part of the public highway outside the substation to achieve a single level footway between the carriageway and building; and • added a new vehicle access into the development.
2. Assessment of project against success criteria	<p>The success criteria focussed on meeting the developer's needs. On this occasion, this was to provide adequate time for the developer to undertake the works before the London 2012 Olympics restrictions were placed on the highway network.</p> <p>The City achieved what was required; although it did transpire that the developer changed their construction programme that resulted in the highway restrictions being of</p>

	little significance.
3. Programme	<p>The project was not completed within the agreed programme</p> <p>The developer, who undertook the highway works, had to change the programme because of delays to other works associated with the construction of their substation. This did not impact significantly on the public highway.</p> <p>The works were originally intended to have been completed by June 2012. Due to the programme changes by the developer, substantial completion was granted for their works only in June 2014.</p>
4. Budget	The project was completed within the agreed budget

Review of Team Performance

5. Key strengths	<ol style="list-style-type: none"> 1. Delivering the City's requirements in the short space of time available in the early stages of the project to allow the developer to take the project forward without delay to their programme. 2. As this project was to help facilitate the development, the continued focus on ensuring the developer was provided as much flexibility as was reasonably possible is worth noting. On this occasion, this meant minor changes to the design and numerous reprogramming of the works from what was originally agreed.
3. Areas for improvement	No specific recommendations
4. Special recognition	None

Lessons Learnt

5. Key lessons	<ul style="list-style-type: none"> • Be very mindful that allowing the developer to deliver the works on the highway removes a significant level of control of not only the project, but also the area of highway in question. UKPN did not communicate their new programme for delivery of the works for more than six months. The programme to start the works was then continually changing without proper communication and the area of highway was not available for other purposes for significantly longer than was originally proposed by UPKN. • Given the very difficult experience of working with UKPN
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	<p>on this occasion, the City should be particularly vigilant when dealing with UKPN on such projects in the future.</p> <ul style="list-style-type: none"> • The S278 agreement included a deposit for the full value of the highway works that UKPN were undertaking on behalf of the City. This provided a necessary level of financial safety given the difficulties experienced with UKPN. • Ensure that the proper consideration and approval of changes to the highway infrastructure is included in the planning report.
<p>6. Implementation plan for lessons learnt</p>	<p>Case study presentation to management team and dissemination of information to those working on transportation, environmental enhancement projects as well as to officers in the planning team.</p>

Appendices

<p>Appendix 1</p>	<p>Costs</p>
<p>Appendix 2</p>	<p>Before and after images</p>

Contact

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