

Committee(s)	Dated:
Hampstead Heath, Highgate Wood and Queen's Park Committee	18 May 2015
Projects Sub Committee	16 June 2015
Subject: Hampstead Heath Ponds Project – Update Report	Public (with non-public appendices)
Report of: Superintendent of Hampstead Heath	For Decision

Summary

The Ponds Project has continued to progress since the last update report was heard by the Hampstead Heath, Highgate Wood and Queen's Park Committee in March 2015.

Construction work started on programme on Monday, 13 April 2015. In the weeks preceding this date the Construction Contractor (BAM Nuttall), the Designer (Atkins), Cost Consultant (Capita) and the City of London have worked together to ensure smooth implementation of the Project.

The 18 month construction programme is scheduled to be completed in October 2016.

Recommendations:

It is recommended that the following delegations previously granted to the Director of the Built Environment are made to alternative Officers in preparation for the new Project Management Structure:

- Authority be delegated to the Director of Open Spaces in consultation with the Chamberlain to agree the release of the remaining specific risk provisions identified within the Risk Register and the provisional sum identified
- Authority be delegated to Director of Open Spaces in consultation with the Chamberlain to authorise the transfer of the budget for some reinstatement activities to Hampstead Heath to enable some of the smaller scale reinstatement works such as planting, to be undertaken in-house if this felt to be appropriate and cost effective as the Project progresses
- These changes in delegation should become effective from 1 August 2015.

Main Report

Background

1. The Ponds Project was initiated following a series of hydrological studies which revealed that in the event of a severe storm, there was a risk that the reservoirs on Hampstead Heath could overtop, potentially leading to erosion and dam failure, putting lives, property and infrastructure at risk.

2. Between 2012 and the summer of 2014, a highly iterative and consultative process was undertaken to consider firstly the design criteria and approach and then a wide range of options. In June 2014, an option for each chain of ponds was selected and approved on the basis that it satisfied the existing requirements of the Reservoirs Act 1975 and the anticipated requirements under the Flood & Water Management Act 2010, whilst preserving the natural aspect and state of the Heath in the most effective manner, in accordance with the City's duties under the Hampstead Heath Act 1871, and in accordance with the agreed design principles.
3. Following Committee approval in June 2014, a planning application was submitted to the London Borough of Camden in July 2014 and planning consent was granted by Camden's Development Control Committee, subject to Conditions and a Section 106 agreement, on 15 January 2015. Preparations works took place in February and March 2015 and, on 13 April work on the Ponds Project began.

Planning Conditions and Section 106

4. As part of the planning application process, planning approval was granted subject to both a Section 106 agreement and various conditions. City Officers are continuing to liaise with colleagues in Atkins and the London Borough of Camden to discharge these conditions.
5. Conditions included the establishment of a Community Working Group to meet monthly and include representation from the local ward Councillors. The London Borough of Camden also asked that three apprentices be employed – interviews for these posts will take place imminently. The Construction Management Plan, or Project Management Plan is currently with London Borough of Camden and has also been discussed by the Community Working Group. Other environmental conditions included dust monitoring and ecological measures, such as a bat mitigation strategy, both of which have been progressed by the City of London in collaboration with the designers and constructors.

Commencement Agreement

6. To coincide with BAM's start on site on 13 April 2015, the Commencement Agreement has been signed by all members of the Partnering Team. The Commencement Agreement represents a key stage in the Project where detailed scope, price, programme and risk elements of the Project are defined and accepted by the Partnering Team. It also represents the end of BAM's pre-construction contribution and the start of the 18 month programme on site.

Project Management Structure

7. Members will be aware that the Director of the Built Environment has retired from this post. He is however remaining with the City to manage the Ponds Project.

He will be reporting directly to the Director of Open Spaces and continue to lead the Project on behalf of the City. As previously, the project will be delivered on behalf of the Open Spaces Department by the engineering section of Department of Built Environment in partnership with the Superintendent of Hampstead Heath. As a number of delegations were made to the Director of the Built Environment as part of the Gateway 5 report, it is now recommended that these be transferred to the Director of Open Spaces. The exception being the submission of planning conditions which is recommended to be granted to the Assistant Director of Engineering who previously exercised this delegation on behalf of the Director of the Built Environment.

Start of work

8. On 13 April 2015, construction work started on the Ponds Project. The first pieces of work included building vehicle passing bays, made of crushed material, on the path which runs from Parliament Hill to the Model Boating Pond, and the creation of a crane platform, also from crushed material, next to Model Boating Pond. The materials for both these tasks had to be delivered to site, however, these deliveries started at a slower rate than was originally predicted because smaller vehicles were requested to reduce impact to the Heath and its users. This slower start enabled the Project Team to closely monitor progress during the first week, which was also a busy week on the Heath due to warm weather and school holidays. In the following weeks, deliveries increased to be more in-line with the deliveries schedule prepared by BAM Nuttall, which can be found at Appendix 1. The period between the start of the Project and the end of May is predicted to be the busiest, with regard to deliveries, as equipment and material are transported to site. After this period, the number of deliveries will drop considerably.
9. On 5 May work is scheduled to start at Viaduct Pond on the Hampstead Chain, with construction vehicles entering from East Heath Road. The work in this location will last approximately 8 weeks.

Community Working Group

10. The Community Working Group (CWG), which has been set up in agreement with London Borough of Camden, has now met three times and will continue to meet monthly for the duration of the Project. This group will monitor aspects of the Project including: the programme, air quality, water quality, vehicle movements, levels of new dam structures, and complaints. A series of site walks including this group and other stakeholders have also been taking place to coincide with work commencing at each pond location.
11. The minutes of this group are available on the City's website.

Communications during construction phase

12. A wide range of communications are being employed to keep Heath users and the wider public informed on the Project. Signs, alerting people to construction

vehicles, have been placed at the main entrances and information boards have been erected at work compounds. The Ponds Project blog (<https://hampsteadheathpondsproject.wordpress.com/>) is regularly updated with news on the Project accompanied with photographs of activity on the Heath. The website (www.cityoflondon.gov.uk/pondsproject) is kept up-to-date and the Heath's social media feeds are being used to send information out. A weekly email update is also being sent to a list of subscribers and leaflets have been produced for staff to hand out to the public when appropriate. Heath staff will be regularly briefed by email and through face-to-face briefings so they are able to answer questions and direct the public to sources of further information.

Ladies' Pond

13. During the detailed design for the Project, the supporting slab of the Kenwood Ladies' Bathing facility was assessed and shown to be in a poor condition. It was agreed that the replacement of this slab would be carried out as part of the Ponds Project. The Partnering Team are working together to develop a plan for minimising the disruption that this additional work will have on the programme. The contractor is investigating the use of innovative construction techniques to speed up the delivery of both the new slab and the new changing facility. These may include some level of prefabrication or the use of alternative construction materials. However, it is expected that the appearance and layout of the proposed facility will be as per the design submitted in the Planning Application.
14. The design of the new deck will meet the requirements of the new building and take on board the recommendations made in the review of lifeguarding and infrastructure arrangements at the swimming ponds following the fatal incident at the Kenwood Ladies' Pond in August 2013.

Separate work related to the ponds

15. There are two overflow pipes which transfer water from the Bird Sanctuary Pond into Model Boating Pond during normal conditions. These pipes were due to be inspected on site during the Ponds Project works and retained. However, earlier this year water was spotted coming through part of the dam close to the outfall to one of these pipes. A temporary fix was installed to avoid any further erosion of the dam but this has temporarily reduced the overflow capacity. A CCTV survey has been carried out which showed that the failure has occurred in only a short section of pipe near the outfall. Works are being planned in co-ordination with the Ponds Project and will be carried out as soon as possible, whilst remaining particularly alert to the potential for nesting birds.

Financial Update

16. The most significant spend in budget since Authority to Start Work, has been to carry out the site clearance phase of the project. This is now complete, and with works having started on site, the project spend will increase significantly as earthworks operations are started. £38,620 of the risk provision has been released and moved to the main works budget to cover the cost of additional dust

monitoring required by the planning authority. Otherwise, the project remains within the approved budget. The Finance Update from April 2015 can be found at Appendix 2.

Appendices

- Appendix 1 - Deliveries schedule
- Appendix 2 - Finance Update: April 2015 (NON-PUBLIC)

Background papers

- CARES Flood Risk Study report
- Haycock Hydrology Improvements Detailed Evaluation Process (HiDEP): Hydrology and Structure Hydraulics and Recommendations Report
- Aecom Peer Review
- Design Review Method Statement
- Design Flood Assessment
- Constrained Options Report
- Shortlist Options Report
- Interim Quantitative Risk Assessment and accompanying Position Paper
- Preferred Options Report
- Strategic Landscape Architect Review
- Ponds Project Public Consultation Report
- Application for planning permission submitted to the London Borough of Camden for engineering works to the Hampstead and Highgate chains of ponds
- Judgment of the Honourable Mrs Justice Lang in R (Heath and Hampstead Society) v Mayor (et al) of the City of London

Background papers are available at www.cityoflondon.gov.uk/pondsproject

Selected previous committee reports

- Bid Report, July 2009
- Evaluation Report, May 2011
- Project update and appointment of the design team, July 2013
- Preferred Options and Non-Statutory Consultation, November 2013
- Contract Tender Report, January 2014
- Public Consultation Results, January 2014
- Option Selection Report (gateway 4c), June 2014
- Pre-Authority to Start Work Issue Report, November 2014
- Gateway 5 – Authority to Start Work Report, January 2015

Previous committee reports are available at: www.cityoflondon.gov.uk/committees

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