

Committees:	Dates:
Streets and Walkways Sub-Committee	15 June 2015
Projects Sub Committee	16 June 2015
Subject: Gateway 5 Authority to Start Work: Southampton Buildings (40-45 Chancery Lane) – EE074	Public
Report of: Director of the Built Environment	For Decision

Summary

Dashboard

Project status: Green

Timeline: Construction anticipated to commence in late summer 2015

Budget to reach Gateway 5: £52,622

Spend to reach Gateway 5: £37,763

Project estimated cost: £259,068

Spend to date: £37,763 (as of 20 May 2015)

Overall project risk: Green

Progress to date

Southampton Buildings was identified as a potential project as part of the Chancery Lane Area Enhancement Strategy, which was approved in 2009. At present, the street is a dead-end 'spur', containing some motorcycle parking. A preferred design option was approved as part of the Gateway 4 report in October 2014.

The proposal involves closing the eastern end of Southampton Buildings to vehicular traffic to create a new pedestrian space. The carriageway will be raised to footway level to create an improved pedestrian route through to Staple Inn Buildings, while the addition of new seating and a new street tree will enhance the 'dwell' function of the space.

Owing to increased costs relating to utilities and drainage (see section 5 below), the cost estimates contained in the Gateway 4 report have increased by £73,398; the new overall estimated project cost is now £259,068. A full breakdown of the revised project finances is contained in section. A map of the project area is shown in Appendix 1.

Proposed way forward

The detailed design and cost estimates have now been produced, and are included in this report. It is proposed that Members approve these elements, and give authority for the project to be implemented. In order to meet the current budget shortfall, it is also proposed that Members approve an increase in the overall project budget, with the difference to be funded from:

- The remainder of the 40-45 Chancery Lane Section 106 agreement, Local Community and Environmental Improvement Works (LCEIW) allocation (£139,589, including underspend from existing budget);
- The Transport Improvements allocation from the same Section 106 agreement (£56,291), and;
- A portion of the Rolls Building Section 106 agreement, LCEIW allocation (£25,425).

The underspends from both of these Section 106 agreements have been approved for use in the Chancery Lane Strategy area, and are not required by any other

project at this time.

Recommendations

It is recommended that Members:

- Approve a revised implementation budget of £221,305, as set out in section 5 of this report;
- Approve the use of £56,291 from the 40-45 Chancery Lane Section 106 Transport Improvements contribution, and £25,425 from the underspend of the Rolls Building S106 LCEIW contribution;
- Approve the detailed design as set out in section 1 and Appendix 3 of this report;
- Approve the progression of the project to implementation, in line with the programme as set out in section 3 of this report.

Main Report

1. Design summary	<ul style="list-style-type: none"> • Pedestrianisation of the eastern spur of Southampton Buildings, relocating the existing motorcycle and bicycle parking; • A flush granite kerb reflecting the historic street character, in-filled with smaller module York stone, providing a central ‘movement’ space; • Clusters of individual, accessible timber benches to provide a ‘dwell’ element to the space; • Introduction of a new street tree at the western end of the space, acting as a focal point for people approaching from Chancery Lane; • Retention of the post box in its original position • Bollards at the western end of the space to prohibit vehicle access, but with one bollard being removable to allow periodic access for maintenance and emergency services. <p>A plan of the design is shown in Appendix 2.</p>
2. Delivery team	<ul style="list-style-type: none"> • Project Management – Environmental Enhancement • Sketch design – Burns + Nice • Detailed design – Highways Division • Construction – JB Riney (under the City’s term contract)
3. Programme and key dates	<p>Authority to Start Work – June 2015</p> <p>Pre-construction activities – July-August 2015</p> <p>Main construction works – August-September 2015</p>
4. Outstanding risks	<p><i>1. Objections received to relocated motorcycle parking</i></p> <p>Preliminary discussions have taken place with stakeholders in areas earmarked for new motorcycle parking, reducing the risk of formal objections being received. To date, no valid objections have been received.</p> <p><i>2. Construction conflicts with adjacent building works</i></p> <p>Officers are liaising with the developer of Holborn Gate to ensure that construction activities do not adversely impact on each other.</p> <p><i>3. Subsurface utilities / basement structures cause issues during construction</i></p> <p>Surveys have been undertaken to determine the extent of subsurface objects</p>

as far as possible. These currently do not indicate any clashes, but these will need to be closely monitored during the construction process.

5. Budget

As noted above, the estimated costs identified in the Gateway 4 report have since increased by £73,398; this is as a result of design amendments required to accommodate utilities and drainage infrastructure. Utilities are present along the full length of the street, but it is only at this stage that the extent of works required to accommodate the enhancements have become fully known. A new drainage dropshaft is also required to accommodate the increased footway drainage, the need for which has arisen by bringing the whole street up to footway level.

There are a number of 'fixed' costs relating to staff time (project management activities, report writing etc.) that are broadly similar across all projects, regardless of their size. Therefore, for smaller projects this figure is proportionally higher, given the lower overall project cost. This proportion can be expected to be lower on larger projects.

The relatively low fees allocation, and higher Highways staff cost allocation, is as a result of the project design being undertaken in-house.

The revised total estimated cost of the project is now £259,068. This proposed increased budget is set out in Table 1.

Table 1: Total project cost breakdown

Item	Budget to reach G5	Actual spend G5	to Implementation costs*	Revision to current budget
Pre-evaluation	11,866	11,866	0	0
Hard landscaping works	0	0	114,631	114,631
Soft landscaping works	0	0	3,435	3,435
Lighting works	0	0	12,000	12,000
Utilities	0	0	30,000	30,000
Fees	22,123	12,169	4,800	-5,154
Maintenance	0	0	7,009	7,009
Sub total	22,123	12,169	171,875	161,921
<i>Staff costs</i>				
P&T	13,633	12,448	19,000	17,816
Highways	5,000	1,280	29,197	25,477
Open Spaces	0	0	1,233	1,233
Sub total	18,633	13,728	49,430	44,526
Total	52,622	37,763	221,305	206,447

	<p><i>*Implementation costs are the costs over and above budget expended to reach Gateway 5</i></p> <p>To date the project has been fully funded through the LCEIW allocation from the Section 106 agreement relating to the development at 40-45 Chancery Lane. However, the total of this contribution is now insufficient to complete the project.</p> <p>The above implementation costs will be funded from the sources as shown in Table 2 below.</p> <p>Table 2: Funding sources</p> <table border="1" data-bbox="392 602 1407 1025"> <thead> <tr> <th data-bbox="392 602 916 674">Source</th> <th data-bbox="916 602 1407 674">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="392 674 916 781">40-45 Chancery Lane S106 LCEIW contribution</td> <td data-bbox="916 674 1407 781">£139,589</td> </tr> <tr> <td data-bbox="392 781 916 889">40-45 Chancery Lane S106 Transport Works contribution</td> <td data-bbox="916 781 1407 889">£56,291</td> </tr> <tr> <td data-bbox="392 889 916 960">Rolls Building S106 underspend</td> <td data-bbox="916 889 1407 960">£25,425</td> </tr> <tr> <td data-bbox="392 960 916 1025" style="text-align: right;">Total</td> <td data-bbox="916 960 1407 1025">£221,305</td> </tr> </tbody> </table>	Source	Amount	40-45 Chancery Lane S106 LCEIW contribution	£139,589	40-45 Chancery Lane S106 Transport Works contribution	£56,291	Rolls Building S106 underspend	£25,425	Total	£221,305
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Total	£221,305										
<p>6. Success criteria</p>	<ul style="list-style-type: none"> • An improved movement function for pedestrians; • A more accessible environment, provided through level access throughout and new seating; • Relocation of motorcycle parking within the local area, without any loss of capacity. 										
<p>7. Progress reporting</p>	<p>Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue Report to Spending and Projects Sub Committees</p>										

Appendices

Appendix 1	Map of project area
Appendix 2	Plan of project design

Contact

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Appendix 1 – Map of project area



