

Committees:	Dates:	Item no.
Streets and Walkways Sub-Committee Projects Sub	08/11/2016 23/11/2016	
Subject: Mark Lane Public Realm Enhancements	Gateway 6 Progress Report	Public
Report of: Director of the Built Environment		For Decision

Summary

Dashboard

Project Status – Green

Total Estimated Cost – £509,914

Spend to Date – £134,357 (of an approved £210,715)

Overall project risk – Low

Last Gateway – Gateway 3/4/5 (Phase 1 Authority to start work and Phase 2 Pre-evaluation)

Summary of Approval

- On 22nd September 2014 and 8th October 2014 a Gateway 3/4/5 report was approved by Streets & Walkways and Projects Sub Committees respectively. Members approved the implementation of the project in two phases:
 - Phase 1 – Includes works to perimeter footways around the 64-74 Mark Lane development and the reinstatement of the Traffic and Environment Zone (TEZ) closure, removed to facilitate the Mark Lane development.
 - Phase 2 - The evaluation and delivery of wider area improvements.
- The project is to be funded from a section 106 contribution of £509,914 from the redevelopment of 64-74 Mark Lane.

Project Overview

The Mark Lane public realm enhancement project is a medium priority project within the Fenchurch and Monument Street Area Enhancement Strategy. This project aims to facilitate and enhance north-south pedestrian movement across the area and improve pedestrian access to and from Fenchurch Street Station by:

- raising sections of carriageway to footway level
- widening footways
- providing opportunities for planting and seating

Please see the S106 plan in Appendix 1 which identifies the extent of the catchment of streets included in the wider project area for improvement.

Phasing

In order to avoid delaying the start of the project which would extend the project programme significantly, Members agreed a phased approach to the project delivery.

Phase 1 – Comprised of works to perimeter footways around the Mark Lane development and the reinstatement of the TEZ in Mark Lane which could be completed ahead of construction work commencing at 51-54 Fenchurch Street.

Phase 2 – Comprised of wider enhancement works in Mark Lane that could only be implemented after the completion of the 51-54 Fenchurch Street development.

Current Position

According to the previous development programme of the proposed 51-54 Fenchurch Street site to the north, Mark Lane would have continued to be utilised as a servicing area for the Fenchurch Street development for an extended period.

This is no longer the case because the 51-54 Fenchurch Street development has now been delayed. It is now proposed to complete Phase 1 works and undertake the design options for Phase 2.

It is proposed to fund the next phase of work through identified underspends of £76,357 in the current approved budget. This phase of work will inform a subsequent 3/4 Gateway report of Phase 2 to Members.

Recommendations

It is recommended that Members:

- Authorise the proposed budget plan summarised in Appendix 2, table D to complete Phase 1 works and further design appraisal to develop Phase 2, totalling £76,357; to be funded from the 64-74 Mark Lane Section 106 Agreement.
- Agree that any unspent Phase 1 funds will be reallocated to implement Phase 2.

Main Report

1. Reporting Period	This is an update report to inform Members of progress to date ahead of a Gateway 3/4 Phase 2 design report to Committee in the spring of 2017.
2. Progress to Date	<ul style="list-style-type: none">• Phase 1 - Works were largely completed in 2015. Discussions have been ongoing with the City Police and City Transportation/Engineers regarding the scope of the new TEZ design. The reinstatement of the TEZ is currently scheduled to begin in early 2017.• Phase 2 - The 51-54 Fenchurch Street site was sold in February 2016 and the former owners have now confirmed that the redevelopment is no longer imminent. Therefore, Phase 2 (enhancement of Mark Lane and the wider area) can be progressed.• A summary of funding expended to date is included in the main body of this report in the Summary <i>Dashboard</i>. Further details can be seen in the Appendix 2 finance tables.

<p>3. Next Steps</p>	<p><u>Proposed Way Forward</u></p> <p>It is proposed to develop design proposals for the wider enhancement of Mark Lane and adjacent Streets that will inform a subsequent Gateway 3/4 report to Members. Design options for the wider area will follow the steps summarised below:</p> <ul style="list-style-type: none"> • Implementation of the TEZ – Reinstatement of the TEZ to agreed City Police standard. • A local transport study – Review parking/loading, contraflow cycling and pedestrian movement. This will rationalise waiting and loading restrictions in the area to reduce conflict between different road users and adhere to the Road Danger Reduction initiative. • Condition surveys – Carry out topographical and radar surveys to establish the position of sub-surface utilities attributable to the 64-74 Mark Lane development, in order to optimise drainage design and inform where greenery is to be reinstated. • Underspend – Budget underspend from the project codes associated with Mark Lane are to be allocated to the implementation of the TEZ and Phase 2 Works. Historic codes are to be rationalised. <p>It is proposed to utilise the existing project underspend of £76,357 to fund the measures summarised in the above. See Appendix 2 table D for details.</p> <table border="1" data-bbox="486 1093 1289 1397"> <thead> <tr> <th>Subtask</th> <th>Existing budget underspend (£)</th> <th>Proposed Budget (£)</th> <th>Difference (£)</th> </tr> </thead> <tbody> <tr> <td>Staff Costs</td> <td>5,409</td> <td>18,600</td> <td>+ 13,191</td> </tr> <tr> <td>Fees</td> <td>4,917</td> <td>32,200</td> <td>+ 27,283</td> </tr> <tr> <td>Works</td> <td>66,031</td> <td>25,557</td> <td>- 40,474</td> </tr> <tr> <td>TOTAL</td> <td>76,357</td> <td>76,357</td> <td>0</td> </tr> </tbody> </table>	Subtask	Existing budget underspend (£)	Proposed Budget (£)	Difference (£)	Staff Costs	5,409	18,600	+ 13,191	Fees	4,917	32,200	+ 27,283	Works	66,031	25,557	- 40,474	TOTAL	76,357	76,357	0
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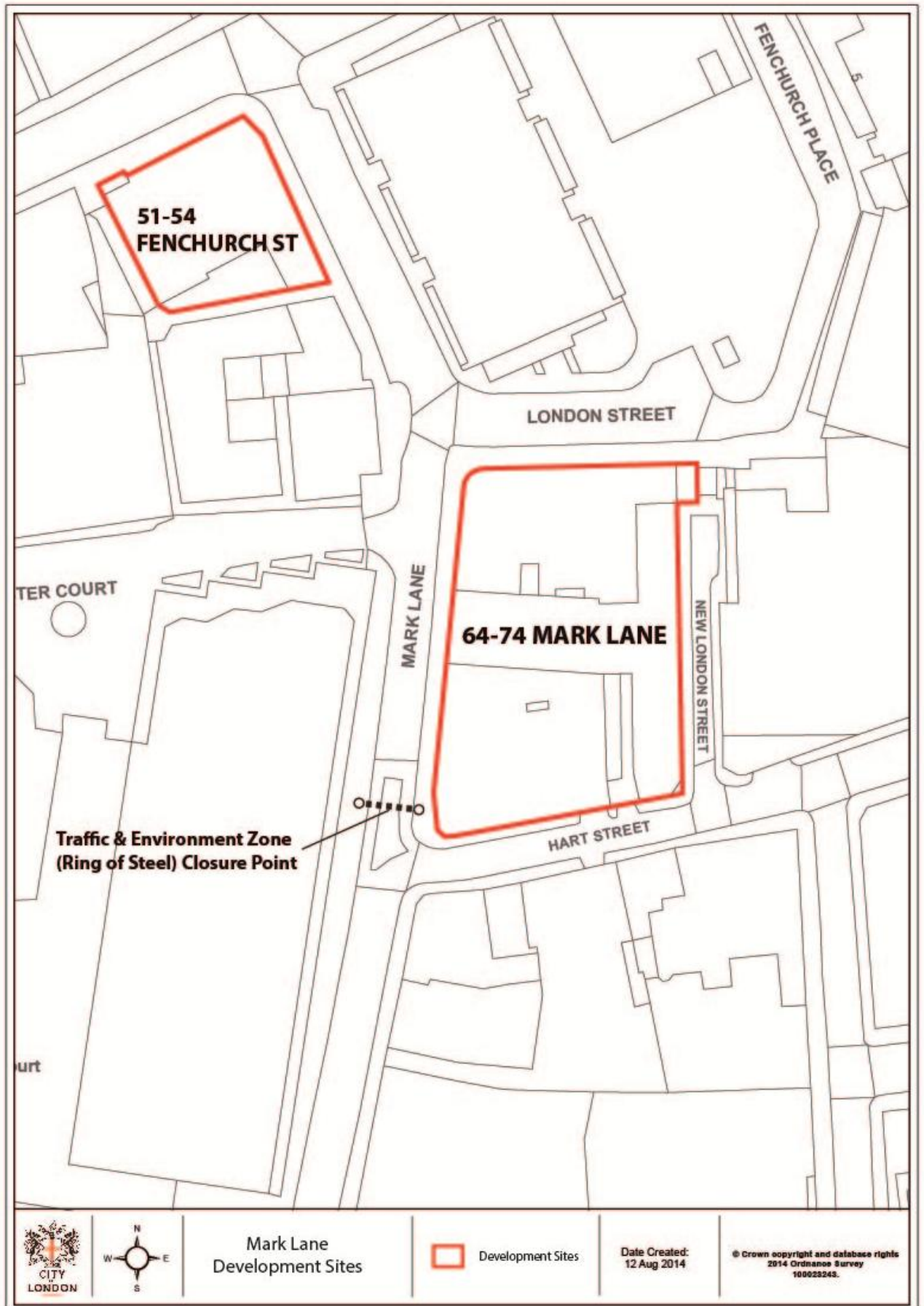
Appendices

Appendix 1	Site Location Plan, S106 Plan
Appendix 2	Finance Tables
Appendix 3	Site Photos of Mark Lane

Contact

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Appendix 1: Site Location Plan



Appendix 1: S106 Plan



Appendix 2: Finance Tables

Existing Approved Budgets

TABLE A: Existing 16100166 - Mark Lane *

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Pre-Eval DES Staff Costs	2,000	1,975	25
Pre-Eval P&T Staff Costs	42,713	42,702	11
Pre-Eval Fees	16,101	13,908	2,192
TOTAL	0,814	58,585	2,228

TABLE B: Existing 16100170 - Mark Lane Phase 1 *

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Env Servs Staff Costs	14,641	14,631	10
P&T Staff Costs	10,000	10,000	0
Fees	2,900	2,000	900
Works	96,710	30,679	66,031
TOTAL	124,251	57,310	66,941

* It is proposed to close the existing budgets above and revise Phase 2 as summarised below.

TABLE C: Existing 16800312 - Mark Lane Phase 2

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
PreEv P&T Fees	11,250	9,425	1,825
PreEv P&T Staff Costs	14,400	9,037	5,363
TOTAL	25,650	18,462	7,188

Proposed Budget Revision

TABLE D: Proposed Mark Lane Phase 2 (16800312)

Description	Proposed Budget (£)
PreEv P&T Staff Costs	11,500
Pre DES Eng Staff	1,500
Pre Opens Spaces Staff	5,600
TOTAL STAFF COSTS: (inclusive of Project Management, Site Supervision, authorisation of transportation brief scope and design option development with Open Spaces)	18,,600
PreEv P&T Fees: – (inclusive of Site condition Topographical/3D Radar surveys and Transportation Study Services)	32,200
Works: - Revised Phase 1 Works to Mark Lane to tie in with TEZ design	25,557
TOTAL	76,357

Appendix 3: Site Photos of Mark Lane

