

Committees: Streets and Walkways Sub-Committee Projects Sub	Dates: 06 December 2016 14 December 2016	
Subject: Monument and Lower Thames Street Junction - Public Realm Enhancement Project (Update)	Update Report (Gateway 4) Light	Public
Report of: Director of the Built Environment Report Author: Emmanuel Ojugo		For Decision

Summary

Dashboard

Project Status – Green

Total Estimated Cost:– £209,032 - 260,032

Spend to Date – £10,000

Overall project risk – Low

Last approved Gateway – The last update report was submitted to Committee pre-dating the Gateway process in 2009.

Project Overview

The Monument and Lower Thames Street Junction public realm enhancement project; lies within the Fenchurch and Monument Street Area Enhancement Strategy. The area is identified in the strategy as medium priority within the strategy. It is located in the eastern end of the Monument Street at the junction with Lower Thames Street. This section of the Lower Thames Street was closed to motorised vehicles in 2005. This large open space is currently underutilised and is largely covered in a temporary asphalt finish.

There is an opportunity to provide an enhanced public space by increasing greenery and better manage cyclists' movement through the space given the proximity of the Cycle Superhighway on Upper/Lower Thames Street.

This project aims to create:

- Green space including tree planting and two raised planters with robust planting that softens the streetscape and reduces the effects of local pollution.
- Opportunities for informal seating.
- An improved layout with better managed movement through the space.

Please see Appendix 1 for plans of the site and Appendix 2 for site photos and a photomontage of the proposals.

Summary of Past Approvals

- An evaluation and design report was approved by the Streets & Walkways Sub-Committee on 21st April 2008 and by the Policy and Resources Committee on 20th May 2008 at a total estimated cost of £197,500 to be funded from Transport for London (TfL £100,000 - Walking and Accessibility Programme) and the 20 Fenchurch Street Section 106 Agreement (S106 £97,500).
- A verbal update was communicated to the Streets & Walkways Sub-Committee on 30th March 2009 highlighting a shortfall in the TfL funding allocation meaning the project needed to be put on hold.

Current Position

In September 2016 TfL advised they could make available a sum of £111,532 from their TfL Surface Transport Allocation to fund the Monument and Lower Thames Street Junction - Public Realm Enhancement Project. This funding is however, time limited and must be spent by June 2017. It is therefore proposed to fund this project from TfL (£111,532 – TfL Surface Transport Allocation) and the 20 Fenchurch Street S106 Agreement (£97,500 plus interest accrued previously allocated to the project in 2008). The final project budget and will be confirmed at the next gateway.

Proposed Way Forward

If Members are minded to proceed with the project, it is proposed to proceed to Gateway 5 on the Light route of the project procedure final funding will be confirmed at this stage. It is proposed to conclude the development design by February 2017 and procure materials and the necessary permits to initiate works on site by June 2017.

Members should note that the implementation of these works has been discussed with City Engineers to ensure appropriate site management due to other improvement works in the vicinity of 11-19 Monument Street scheduled to begin in February 2017.

Recommendations

It is recommended that Members:

- Agree that the project proceeds to Gateway 5 at a total estimated cost up to £260,032 to be funded from Transport for London (£111,532), the 20 Fenchurch Street Section 106 Agreement (£97,500 plus interest accrued and indexation) and further funding of approximately £50,000 to be identified and confirmed at the next reporting stage – see paragraph 3, Next Steps..
- Agree the funding of £32,500 required to reach the next stage of reporting to be funded from Transport for London (£111,532) – see details in table 2.
- Agree that this project proceed on the light route of the project procedure.

Main Report

1. Reporting period	This is an Issue Report to inform Members of progress to date on this approved project that was put on hold in 2009 due to a reduction in TfL funding.
2. Progress to date	<ul style="list-style-type: none">• The initial design in 2008 is to be developed with City Engineers and the Department of Open Spaces. Approval is now being sought to ensure the City take advantage of time-limited funding made available from TfL to implement this project in 2016.• A summary of funding expended to date is included in the main body of this report in the Summary Dashboard and Paragraph 3: Next Steps

3. Next steps

Proposed Way Forward

It is proposed to develop the existing design further using internal officer resources and implement the following programme:

<u>Dates</u>	<u>Item</u>
• Dec 2016 – Jan 2017	- Design Development
• Feb 2017 – March 2017	- Construction Design Package
• March 2017	- Delegated Report to Chief Officer (Gateway 5)
• March 2017 – May 2017	- Procurement
• May 2017	- Implementation of Works

Table 1: Total Project Estimate

Subtask	Approved Budget (£)	Proposed Budget (£)	Difference (£)
Pre-Evaluation (2009)	*10,000	*10,000	0
Staff Costs	28,000	34,500 – 40,000	6,500 - 12,000
Fees	10,000	12,000 – 18,000	2,000 – 8,000
Works	149,500	152,532 – 202,032	3,032 - 52,532
TOTAL	197,500	**209,032 - 260,032	**11,532 – 72,532

Now that TfL have made funding available, in addition to the existing 20 Fenchurch Street S106 allocation, it is proposed to reallocate budgets as summarised in Table 1 above.

*In November 2008, £100,000 time-limited funding from Transport for London (TfL) was reduced to £10,000 because of an unforeseen reduction of TfL budgets. The £10,000 funding from TfL was then allocated for the design development of the project.

**Members should note that £111,532 of TfL (Surface Transport allocation) and £97,500 from 20 Fenchurch Street S106 allocation funding have been allocated to this project. The final project budget will be confirmed at the next stage of reporting when the funding strategy is finalised and additional funding opportunities from TfL budgets as well as 20 Fenchurch S106 receipts have been explored. If additional funding is not identified the final scheme design will be amended to fall within the budget available.

Funding Required to reach the next stage

In order to meet the programme, it is proposed to utilise of £32,500 from TfL (Surface Transport allocation) to develop the project further and reach the next stage of reporting. Please see breakdown in Table 2 below:-

Table 2: Funding Required to Reach the Next Stage

Subtask	Approved Budget (£)
Staff Costs – inclusive of Project Management, engineering and design	20,000
Fees – inclusive of Site Condition/radar and Utilities Surveys	12,500
TOTAL	32,500

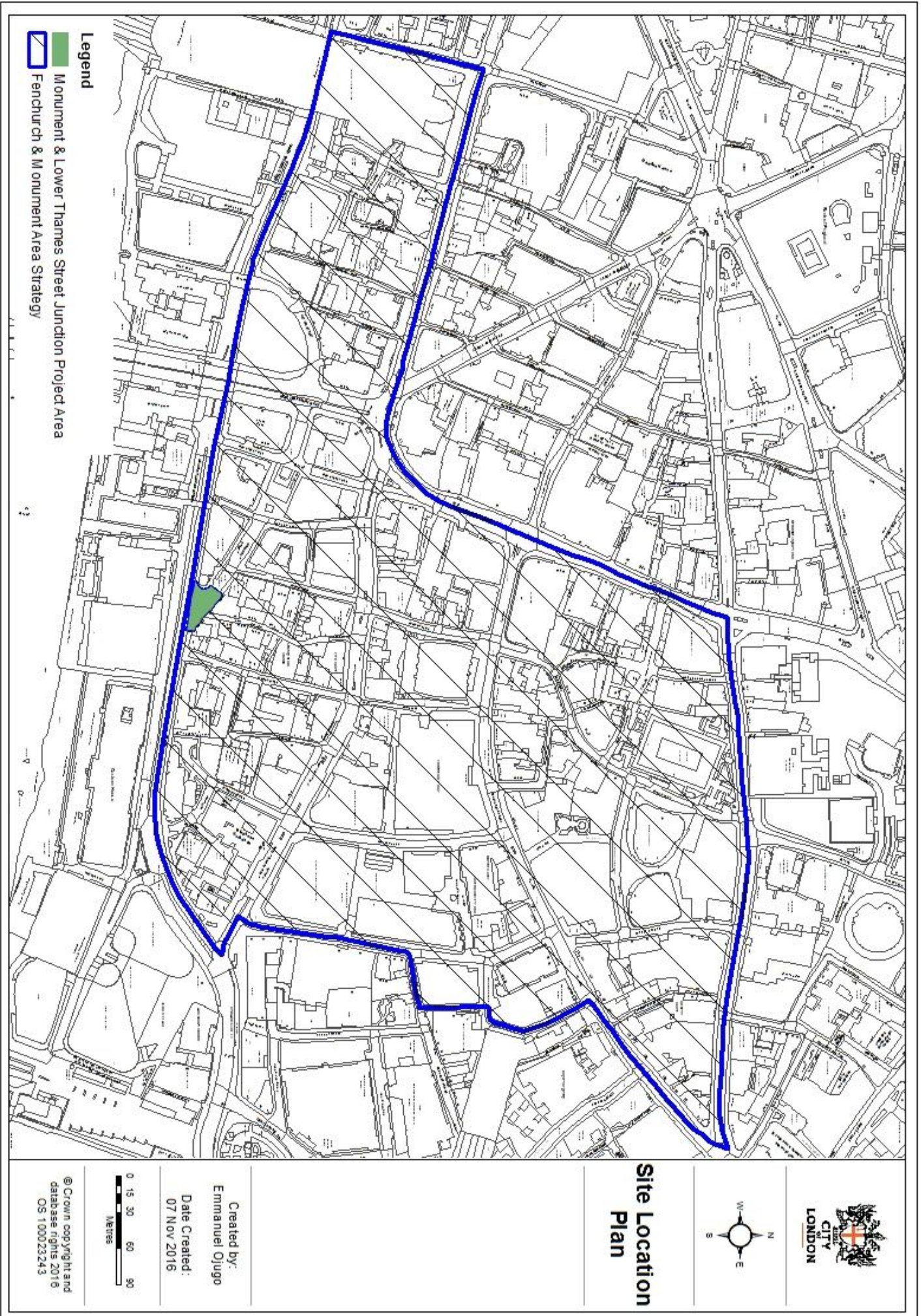
Appendices

Appendix 1	<ul style="list-style-type: none">• Monument and Lower Thames Street Area Strategy Map;• Project Site Location Plan• Approved General Arrangement Plan
Appendix 2	Existing Images of Project Area

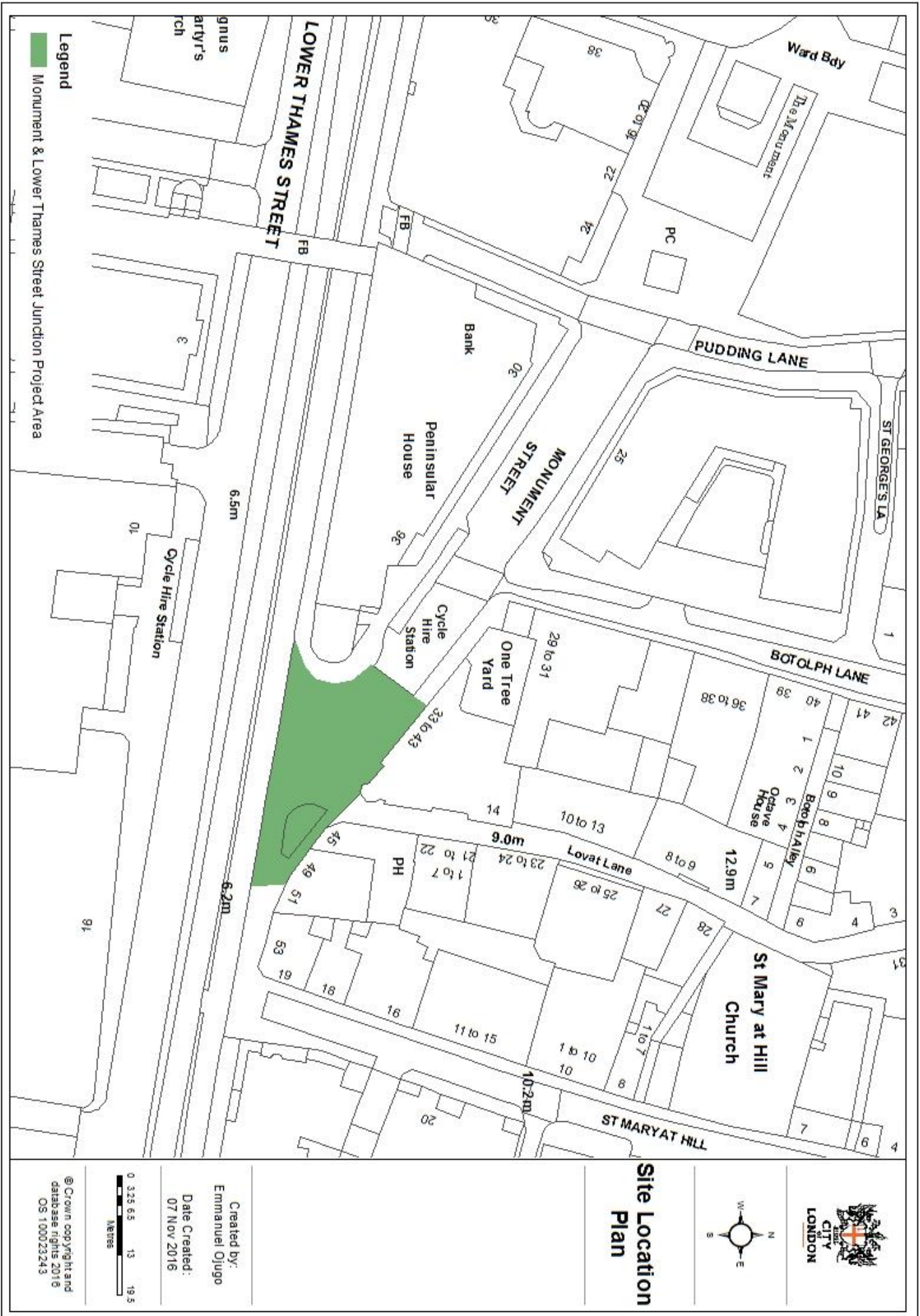
Contact

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Appendix 1: Monument and Lower Thames Street Area Strategy Map



Appendix 1: Project Site Location Plan



Appendix 1: Approved General Arrangement Plan



Appendix 2: Existing Images of Project Area



2006 - Lower Thames Street/Monument Street



Photomontage of proposed - Lower Thames Street/Monument Street Improvements