

Committees:		Dates:
Corporate Projects Board Streets and Walkway Sub-Committee Projects Sub-Committee		March 2018 – by email 10 April 2018 18 April 2018 – under delegated authority
Subject: City Transportation Major Projects consolidated report	Gateway 7 Outcome Report Regular	Public
Report of: Director of the Built Environment		For Decision
<p style="text-align: center;"><u>Summary</u></p> <p>This report consolidates the Gateway 7 outcome reports for three City Transportation projects managed by the Major Projects team:</p> <ul style="list-style-type: none"> • 10 Trinity Square S278 • 160 Aldersgate S278 • 9-13 Aldgate S278 <p>The projects have delivered enhancements across the City. Key benefits include:</p> <ul style="list-style-type: none"> • An improved pedestrian environment • Improved public spaces • Cycle contra-flows on one-way streets • Changes to waiting and loading restrictions to mitigate local traffic problems <p>The projects have been fully funded from external sources and secured under Section 278 Agreements.</p> <p>There is a budget underspend on all three projects. All three developers have been approached and asked if they would like to leave the funds; to use on other projects. All three developers requested the return of the funds, in accordance with the S278 legal agreements. A recommendation is made regarding these funds.</p> <p>A financial summary for each project is set out in Table 1. Individual reports on each project are provided in Annexes 1-3.</p> <p><u>Recommendations</u></p> <p>It is recommended that the outcome information is received and recommendations on individual project reports are approved.</p>		

Table 1: Summary of Project Finances			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
10 Trinity Square S278	521,059	436,365	* 84,694
160 Aldersgate S278	125,075	106,843	* 18,232
9-13 Aldgate S278	249,000	212,987	* 36,013
TOTAL	895,134	756,195	* 138,939

* plus interest earned on the S278 contributions

Annex 1

Project name: 10 Trinity Square S278

Summary

Dashboard

- 1) Project status: Green.
- 2) Timeline: The project commenced in 2014 and was completed in 2017, as set out in the Gateway 1/2 Report.
- 3) Original budget: £521,059
- 4) Total spend: £435,227

Summary of completed project

This project successfully implemented the changes to the public highway around the 10 Trinity Square hotel development and was fully funded by the developer. The works consisted of installing granite setts in the carriageway, footway paving in yorkstone, two new vehicular crossovers in granite, removal of redundant vehicular entrances, traffic regulation changes and removal and installation of traffic signs and road markings.

Recommendations

It is recommended that:

- 1) The final cost of the project be noted;
- 2) The remaining funds are returned to the developer.

Main Report

1. Brief description of project	<p>The Section 278 funded highway improvement works were implemented to accommodate the 10 Trinity Square redevelopment into the surrounding streets. The works included:</p> <ul style="list-style-type: none">• Installation of granite setts to sections of carriageway in Trinity Square and Muscovy Street;• Repaving sections of footway in new yorkstone on Trinity Square, Pepys Street, Seething Lane and Muscovy Street;• Construction two new vehicular crossovers in granite setts• Revised traffic order changes, including the installation of a contra-flow cycle lane along Seething Lane and Muscovy Street
2. Assessment of project against SMART Objectives	<p>The project was delivered to the agreed specification, within budget and met the developers programme.</p>

3. Assessment of project against success criteria	<ul style="list-style-type: none">The project met the needs of the developer by delivering the highways works to the agreed specifications, estimated costs and programme.It also meets the City’s requirements in respect of appearance and cost (being fully funded by the developer).It delivers benefits for the public through the creation of a pleasant space for people																																
4. Key Benefits	Delivery of an improved and functional highway that is more accessible and pleasant for pedestrians and workers and allows for the efficient servicing of the development.																																
5. Was the project specification fully delivered (as agreed at Gateway 5 or any subsequent Issue report)	Yes																																
6. Programme	The project was completed within the agreed programme																																
7. Budget	The project was completed within the agreed budget																																
Final Account Verification	Expenditure to date - 10 Trinity Square S278 - 16800310/16100310																																
	<table><tr><th>Description</th><th>Approved Budget (£)</th><th>Expenditure (£)</th><th>Balance (£)</th></tr><tr><td>Pre-Evaluation</td><td>36,582</td><td>36,582</td><td>0</td></tr><tr><td>Fees</td><td>40,353</td><td>23,024</td><td>17,329</td></tr><tr><td>P&T Staff Costs</td><td>25,800</td><td>25,716</td><td>84</td></tr><tr><td>Highways Staff Costs</td><td>66,159</td><td>66,081</td><td>78</td></tr><tr><td>Works</td><td>309,210</td><td>284,962</td><td>24,248</td></tr><tr><td>Contingency</td><td>42,955</td><td>-</td><td>42,955</td></tr><tr><td>TOTAL</td><td>521,059</td><td>436,365</td><td>84,694</td></tr></table>	Description	Approved Budget (£)	Expenditure (£)	Balance (£)	Pre-Evaluation	36,582	36,582	0	Fees	40,353	23,024	17,329	P&T Staff Costs	25,800	25,716	84	Highways Staff Costs	66,159	66,081	78	Works	309,210	284,962	24,248	Contingency	42,955	-	42,955	TOTAL	521,059	436,365	84,694
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As set out in the Section 278 agreement, the Chamberlain to return the unspent Section 278 Payment to the Reignwood Group.																																	

Review of Team Performance

8. Key strengths	<ol style="list-style-type: none"> A close and positive working relationship was established with the Reignwood Group and London Borough of Tower Hamlets.
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9. Areas for improvement	None to report.
10. Special recognition	None to report.

Lessons Learnt

11. Key lessons	None to report.
12. Implementation plan for lessons learnt	None to report.

Annex 2

Project name: 160 Aldersgate S278
<p style="text-align: center;"><u>Summary</u></p> <p><u>Dashboard</u></p> <ol style="list-style-type: none"> 1) Project status: Green. 2) Timeline: The project commenced in 2014 and was completed in 2017, as set out in the Gateway 1/2 Report. 3) Original budget: £125,075 4) Total spend: £121,645 <p><u>Summary of completed project</u></p> <p>This project successfully implemented the changes to the public highway on Aldersgate Street following the redevelopment of 160 Aldersgate and was fully funded by the developer. The works consisted of footway repaving in yorkstone and changes to the existing vehicular crossover, including kerb realignment and resurfacing in asphalt.</p> <p><u>Recommendations</u></p> <p>It is recommended that;</p> <ol style="list-style-type: none"> 1) the final cost of the project be noted and the project is closed. 2) the remaining funds are returned to the developer

Main Report

1. Brief description of project	<p>The Section 278 funded highway improvement works were implemented to accommodate the 160 Aldersgate redevelopment into the surrounding streets. The works included:</p> <ul style="list-style-type: none"> • Repaving the footway in new yorkstone on Aldersgate Street;
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	<ul style="list-style-type: none">Reconstruction of the existing vehicular crossover in asphalt.																																
2. Assessment of project against SMART Objectives	The project was delivered to the agreed specification, within budget and to programme.																																
3. Assessment of project against success criteria	<ul style="list-style-type: none">The project met the needs of the developer by delivering the highways works to the agreed specifications, estimated costs and programme.It also meets the City’s requirements in respect of appearance and cost (being fully funded by the developer).																																
4. Key Benefits	Delivery of an improved and functional highway that is more accessible and pleasant for pedestrians and workers and allows for the efficient servicing of the development.																																
5. Was the project specification fully delivered (as agreed at Gateway 5 or any subsequent Issue report)	Yes																																
6. Programme	The project was completed within the agreed programme																																
7. Budget	The project was completed within the agreed budget																																
Final Account Verification	<table><tr><th colspan="4">Expenditure to date - 160 Aldersgate S278 - 16800352/16100352</th></tr><tr><th>Description</th><th>Approved Budget (£)</th><th>Expenditure (£)</th><th>Balance (£)</th></tr><tr><td>Pre-Evaluation</td><td>25,235</td><td>25,235</td><td>0</td></tr><tr><td>Fees</td><td>3,000</td><td>2,447</td><td>553</td></tr><tr><td>P&T Staff Costs</td><td>9,500</td><td>9,313</td><td>187</td></tr><tr><td>Highways Staff Costs</td><td>15,240</td><td>15,068</td><td>172</td></tr><tr><td>Works</td><td>72,100</td><td>54,780</td><td>17,320</td></tr><tr><td>TOTAL</td><td>125,075</td><td>106,843</td><td>18,232</td></tr></table>	Expenditure to date - 160 Aldersgate S278 - 16800352/16100352				Description	Approved Budget (£)	Expenditure (£)	Balance (£)	Pre-Evaluation	25,235	25,235	0	Fees	3,000	2,447	553	P&T Staff Costs	9,500	9,313	187	Highways Staff Costs	15,240	15,068	172	Works	72,100	54,780	17,320	TOTAL	125,075	106,843	18,232
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Review of Team Performance

8. Key strengths	1. A close and positive working relationship was established with the developer's agents (Fletcher Priest Architects).
9. Areas for improvement	None to report.
10. Special recognition	None to report.

Lessons Learnt

11. Key lessons	None to report.
12. Implementation plan for lessons learnt	None to report.

Annex 3

Project name: 9-13 Aldgate S278
<p style="text-align: center;"><u>Summary</u></p> <p><u>Dashboard</u></p> <ol style="list-style-type: none"> 1) Project status: Green. 2) Timeline: The project commenced in 2014 and was completed in 2017, as set out in the Gateway 1/2 Report. 3) Original budget: £249,000 4) Total spend: £211,862 <p><u>Summary of completed project</u></p> <p>This project successfully implemented the changes to the public highway around the hotel development of 9-13 Aldgate and was fully funded by the developer. The works consisted of footway repaving in yorkstone, construction of a new vehicular crossover in granite and highway drainage works. The design and construction works were coordinated with the wider highways work completed as part of the Aldgate Gyratory Project.</p> <p><u>Recommendations</u></p> <p>It is recommended that;</p> <ol style="list-style-type: none"> 1) the final cost of the project be noted and the project is closed. 2) the remaining funds are returned to the developer

Main Report

13. Brief description of project	<p>The Section 278 funded highway improvement works were implemented to accommodate the 9-13 Aldgate hotel development into the surrounding streets. The works included:</p> <ul style="list-style-type: none">• Repaving the footway in new yorkstone on St Botolph Street, St Botolph Row and Aldgate High Street;• Construction of a new vehicular crossover in granite.																																
14. Assessment of project against SMART Objectives	<p>The project was delivered to the agreed specification, within budget and to programme.</p>																																
15. Assessment of project against success criteria	<ul style="list-style-type: none">• The project met the needs of the developer by delivering the highways works to the agreed specifications, estimated costs and programme.• It also meets the City’s requirements in respect of appearance and cost (being fully funded by the developer).																																
16. Key Benefits	<p>Delivery of an improved and functional highway that is more accessible and pleasant for pedestrians and workers and allows for the efficient servicing of the development.</p>																																
17. Was the project specification fully delivered (as agreed at Gateway 5 or any subsequent Issue report)	<p>Yes</p>																																
18. Programme	<p>The project was completed within the agreed programme</p>																																
19. Budget	<p>The project was completed within the agreed budget</p>																																
Final Account Verification	<table><tr><th colspan="4">Expenditure to date - 9-13 Aldgate S278 - 16800353/16100353</th></tr><tr><th>Description</th><th>Approved Budget (£)</th><th>Expenditure (£)</th><th>Balance (£)</th></tr><tr><td>Pre-Evaluation</td><td>33,000</td><td>32,151</td><td>849</td></tr><tr><td>Fees</td><td>6,920</td><td>5,448</td><td>1,203</td></tr><tr><td>P&T Staff Costs</td><td>15,467</td><td>15,390</td><td>161</td></tr><tr><td>Highways Staff Costs</td><td>47,830</td><td>47,828</td><td>2</td></tr><tr><td>Works</td><td>145,783</td><td>112,169</td><td>33,614</td></tr><tr><td>TOTAL</td><td>249,000</td><td>212,987</td><td>36,013</td></tr></table>	Expenditure to date - 9-13 Aldgate S278 - 16800353/16100353				Description	Approved Budget (£)	Expenditure (£)	Balance (£)	Pre-Evaluation	33,000	32,151	849	Fees	6,920	5,448	1,203	P&T Staff Costs	15,467	15,390	161	Highways Staff Costs	47,830	47,828	2	Works	145,783	112,169	33,614	TOTAL	249,000	212,987	36,013
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Verified																																	

	<p><u>Further action</u></p> <p>As set out in the Section 278 agreement, the Chamberlain to return the unspent Section 278 Payment to Elite Region Ltd.</p>
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Review of Team Performance

20.Key strengths	1. A close and positive working relationship was established with the developer's agents.
21.Areas for improvement	None to report.
22.Special recognition	None to report.

Lessons Learnt

23. Key lessons	None to report.
24. Implementation plan for lessons learnt	None to report.

Appendices

Appendix 1	10 Trinity Square - Before and After Photos
Appendix 2	160 Aldersgate - Before and After Photos
Appendix 3	9-13 Aldgate - Before and After Photos

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