

<p>Committees: Corporate Projects Board <i>[for decision]</i> Streets & Walkways Sub <i>[for decision]</i> Projects Sub <i>[for decision]</i></p>	<p>Dates: 29 March 2019 17 April 2019 24 April 2019</p>
<p>Subject: 150 Bishopsgate (Heron Plaza Highways works)</p> <p>Unique Project Identifier: 10717</p>	<p>Gateway 5 Regular Issue Report</p>
<p>Report of: Director of the Built Environment</p> <p>Report Author: Na'amah Hagiladi</p>	<p>For Decision</p>

<p>1. Status update</p>	<p>A Gateway 3/4/5 report for the implementation of public realm enhancement works around the development at 150 Bishopsgate (Heron Plaza) was approved by your Committees in December 2012. Shortly after the report was approved, the development was paused, and design changes for the development have since been submitted and approved through the planning process.</p> <p>The S278 enhancement works around 150 Bishopsgate (Heron Plaza) agreed in 2012 included resurfacing of public highways around the development, including: Houndsditch, Bishopsgate, Devonshire Row and Cavendish Court. In addition, the design scheme for Houndsditch proposed two rows of trees and benches.</p> <p>The previously approved public realm design has since been revisited. This is primarily owing to further survey information becoming available which showed the extent of a pipe subway beneath Houndsditch, and that existing trees on the south side of Houndsditch have failed to thrive, with several being removed. A public realm design review with the project team, including the developer, was undertaken to consider alternatives to the previously approved scheme. The review concluded that relatively minor amendments to the scheme are required.</p> <p>Given the amount of time that has passed since the Gateway 5 approval and the need to amend the approved design, officers are now requesting an increase to the project budget, fully funded by the developer, to allow for the amended design to be developed to construction detail. This design will then be submitted as a new Gateway 5 report in due course.</p>
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	<p>RAG Status: Green</p> <p>Risk Status: Low (Low at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): The 2012 cost was £810,103. This figure will be amended as part of the revised design process and presented in the revised Gateway 5 report.</p> <p>Change in Total Estimated Cost of Project (excluding risk): To be confirmed in the revised Gateway 5 report following design review.</p> <p>Spend to Date: £225,672 (**Note that this figure includes the pre-construction works required to accommodate the developer's construction activities, and included the relocation of the pedestrian crossing on Outwich Street, part construction of the bell-mouth and the new service entrance to 150BG)</p> <p>Costed Risk Provision Utilised: Not applicable</p> <p>Slippage: As noted above. The works are now expected to be delivered in mid / late-2020 in line with the developer's revised programme.</p>								
<p>2. Requested decisions</p>	<p>Next Gateway: Gateway 5 - Authority to Start Work (Light)</p> <p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. Approve an increase to the approved project budget of £76,668 in order to review the design and submit a revised Gateway 5 report. 								
<p>3. Budget</p>	<p>The Gateway 5 report approved in December 2012 confirmed a total project budget of £810,103, to be fully funded through a Section 278 agreement. This figure will now be revised as part of the design review process and a new total cost figure will be submitted as part of the revised Gateway 5 report, subject to a revised agreement with the developer.</p> <p>In order to progress to the next Gateway, an increase of £76,668 is requested to the project budget.</p> <table border="1" data-bbox="528 1621 1390 2022"> <thead> <tr> <th data-bbox="528 1621 762 1765">Item</th> <th data-bbox="762 1621 1007 1765">Reason</th> <th data-bbox="1007 1621 1198 1765">Funds/ Source of Funding</th> <th data-bbox="1198 1621 1390 1765">Cost (£)</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 1765 762 2022">Staff Costs</td> <td data-bbox="762 1765 1007 2022">Re-design of public realm and preparation of construction pack;</td> <td data-bbox="1007 1765 1198 2022">S278</td> <td data-bbox="1198 1765 1390 2022">£80,000 (split as follows: Highways £54,000, T&PR</td> </tr> </tbody> </table>	Item	Reason	Funds/ Source of Funding	Cost (£)	Staff Costs	Re-design of public realm and preparation of construction pack;	S278	£80,000 (split as follows: Highways £54,000, T&PR
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Staff Costs	Re-design of public realm and preparation of construction pack;	S278	£80,000 (split as follows: Highways £54,000, T&PR						

		stakeholder engagement		£22,000, Open Spaces (£5,000)
	Fees	Utilities estimates, Road Safety Audit, Traffic Order		£13,000
				£93,000
			Current Budget	£16,332
	Total			£76,668
	Costed Risk Provision requested for this Gateway: Not applicable			
4. Issue description	<ol style="list-style-type: none"> 1. The development stalled shortly after the previous Gateway 5 approval, resulting in a substantial delay to the project. 2. Changes to the design are required in light of new information that has become available since the Gateway 5 report was approved. 			
5. Options	<ol style="list-style-type: none"> 1. Increase the project budget to allow for the design to be revised and an updated Gateway 5 report submitted. 			

Appendices

Appendix 1	Project Coversheet
Appendix 2	GW3/4/5 2012 General plan

Contact

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