

Annex 6

Committees: Corporate Projects Board Streets & Walkways Sub Projects Sub	Dates: 06 May 2020 26 May 2020 27 May 2020
Subject: Fenchurch Place Unique Project Identifier: 10721	Gateway 6: Outcome Report Regular
Report of: Director of the Built Environment Report Author: Andrea Moravicova	For Decision

Summary

1. Status update	<p>Project Description:</p> <p>The project has delivered public realm enhancements to the square outside Fenchurch Street Station and improve pedestrian movement through the area. The project introduced new seating, paving materials, soft landscaping and upgraded lighting to enhance the usability and appearance of the public space. Measures to prevent seating areas in Fenchurch Place from unnecessary damage and improve the comfort and accessibility are being introduced.</p> <p>RAG Status: Green (same at last Gateway)</p> <p>Risk Status: Low (same at last Gateway)</p> <p>Costed Risk Provision Utilised: N/A</p> <p>Final Outturn Cost: £489,642*</p> <p><i>* The final outturn cost in this report includes the sums for outstanding works.</i></p>
2. Next steps and requested decisions	<p>Requested Decisions:</p> <p>Members are asked to:</p> <ul style="list-style-type: none">• Approve the content of this Outcome Report and agree to close this project.• Note the outstanding actions.• Authorise the return of the underspend to the developer or their successors in title following finalisation of the account.

3. Key conclusions	<p>The project delivered on its main objectives to create a more pleasant and attractive environment for residents, workers, and visitors through the following interventions:</p> <ul style="list-style-type: none"> • New seating and substantial additional planting to provide a comfortable dwelling space for people to rest and enjoy. • A new lighting design to improve the look and feel after dark and the perception of safety in the area. • Improved pedestrian movement and accessibility through the area. • A new public space for artwork and incidental play opportunities. <p>Key learning and recommendations for future projects:</p> <ul style="list-style-type: none"> • Close monitoring of programme and expenditure ensured the scheme was delivered on time and on budget, potentially with underspend. • Thorough analysis of the area and understanding of its use enabled a delivery of a fit for purpose and high-quality environment. • Developing designs that carefully balance the developer's requirements for the space with the local community needs was achieved through ongoing engagement with stakeholders.
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Main Report

Design & Delivery Review

4. Design into delivery	<p>Officers worked closely with the developer and their landscape architect throughout the detailed design and the chosen design option enabled a smooth delivery of comprehensive improvements to Fenchurch Place.</p> <p>Ongoing monitoring of the area following completion of the construction works determined a need for measures to limit damage to the new granite seating.</p>
5. Options appraisal	<p>Three design options were produced and presented at Gateway 3/4/5. The chosen option, which focussed design on the central plaza area, delivered the maximum benefit for the City's community by employing a comprehensive approach to the enhancement of the space. This allowed to create a destination for local workers, residents and visitors in line with corporate objective to shape outstanding environment, whilst improving the sightlines and routes to the station.</p>
6. Procurement route	<ul style="list-style-type: none"> • The construction package was developed inhouse by the Highway Engineer and work on site undertaken by the City's term contractor. The detailed designs were prepared in close liaison with the developer and their landscape architect. • All soft landscaping was delivered by the City's Open Spaces team.

7. Skills base	The project team has the skills, knowledge and experience to manage delivery of this and similar future projects.
8. Stakeholders	The project was delivered in close liaison with the developer and key stakeholders, including Eastgate Holdings (Developer of 8 Fenchurch Street) and Network Rail, to ensure that the new design meet their requirements, whilst providing enhanced amenity to commuters and visitors.

Variation Review

9. Assessment of project against key milestones	<p>Combined Gateway 3/4/5 – October 2012</p> <p>Construction works start – January 2013</p> <p>The main construction works were completed on time prior to occupation of 8 Fenchurch Place.</p>
10. Assessment of project against Scope	<p>The project's scope is summarised below:</p> <ul style="list-style-type: none"> • The enhancements provided a high-quality environment in Fenchurch Place leading to an increased use outside peak transport hours and creating opportunities for space activation. • Robust and durable materials were used for the construction and lighting scheme. This ensures a long-lasting scheme and appropriate levels of light to mitigate potential issues around night-time economy. • Paving materials were rationalised, and York Stone was used throughout the plaza and outside the station, providing consistent footway finish adjacent to the Fenchurch Street Station Conservation Area. • The carriageway outside the entrance / exit to Fenchurch Street station was raised to footway level to improve accessibility, providing level access from the station through the plaza and onto Fenchurch Street. • Seven new trees and hedging within the granite planters were introduced, to soften the appearance of the space as well as increase greenery and biodiversity.
11. Outstanding works / actions	<p>Implement the following measures to prevent seating areas in Fenchurch Place from unnecessary damage and improve the comfort and accessibility:</p> <ul style="list-style-type: none"> • installation of arm rests and back rests • planting within the introduced planting beds will be introduced as part

	<i>Estimated costs</i>	
	Description	Cost estimates (£)
	Staff Costs	11,500
	Fees	2,000
	Works	23,000 (£6,900 already committed to these works)
	Total	36,500
	£6,906.23 has already been committed towards these works, which are expected to be completed before the end of 2020.	
12. Risks and issues	There were no issues arising from this project.	

Value Review

13. Budget	<i>Estimated Outturn Cost (G2)</i>		Estimated cost (excluding risk): £580,000	
	Description	At Authority to Start work (G5)	Final Outturn Cost	Balance (£)
	<i>Pre-evaluation</i>	13,621	12,621	1,000
	<i>Fees</i>	8,000	5,208	2,792
	<i>Staff Costs</i>	97,379	97,379*	0
	<i>Works (hard landscaping)</i>	393,000	357,434*	35,566
	<i>Contingency</i>	59,681	0	59,681
	<i>Maintenance</i>	17,000	17,000	0
	Total	£588,681	£489,642*	£99,039
*The final account for this project has yet to be verified. The final outturn cost in this report includes the sums for outstanding works.				
The underspend is largely contributed to works being undertaken during regular working hours, without need for weekends and night-time working.				
14. Key benefits realised	The enhancements to paving, lighting, planting, carriageway and street furniture in Fenchurch Place improved pedestrian amenity and provided a functional, usable space for people to enjoy.			

Lessons Learned and Recommendations

15. Positive reflections	<ul style="list-style-type: none">• Working closely with developers helped progress negotiation to secure a contingency contribution to mitigate against potential financial risks.• Establishment of good relationships with each landowner during the drafting of the legal agreements allowed for delivery of comprehensive enhancements to Fenchurch Place.• Successful reuse of existing material, including Cornwall granite to form a uniform kerb-line, contributed to sustainable regeneration of the area.
16. Improvement reflections	<ul style="list-style-type: none">• The project should have been closed sooner, considering its smooth delivery on time and under budget. However, the project manager left the City and there was no available resource to complete the closure.• Establishment of regular communications to provide construction updates and information would strengthen the relationship within stakeholders.• Measures to minimise potential damage to seating through inappropriate use should have been implemented during the main construction work.
17. Sharing best practice	Information will be disseminated through team and project staff briefings.

Appendices

Appendix 1	Location plan
Appendix 2	Before and after photos

Contact

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