

Project Briefing

Project identifier			
[1a] Unique Project Identifier	11900	[1b] Departmental Reference Number	N/A
[2] Core Project Name	Golden Lane Area Lighting and Accessibility		
[3] Programme Affiliation <i>(if applicable)</i>	N/A		

Ownership	
[4] Chief Officer has signed off on this document	Paul Murtagh – Assistant Director Barbican & Property Services, DCCS
[5] Senior Responsible Officer	Jason Hayes – DCCS Head of Major Works
[6] Project Manager	Peter Smith – DCCS Major Works Project Manager

Description and purpose
[7] Project Description
<p>The Listed Golden Lane Estate requires significant updating of the lighting and accessibility of the estate. Many areas are protected but not performing the function with which is required, to ensure our estates are safe and well maintained reducing the risks of slips trips and falls. There are many uneven surfaces and a distinct lack of signage to help wayfinding around the estate.</p> <p>Scope of the project is to include:</p> <ul style="list-style-type: none"> • Accessibility Audit of the estate • Replacement lighting with more energy efficient, brighter and safer surroundings and less light pollution • Replacement and provision of additional signage
[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?
<p>This project is required to make the estate and community safe and convenient to move around in.</p> <p>Within the Golden Lane Estate, there are buildings serving the local community and general public. These buildings include commercial properties alongside Goswell Road, the Golden Lane Community Centre, Fusion Gym and the Sir Ralph Perrin Centre. Without being either familiar with the estate or having adequate signage and wayfinding applications, these can be difficult to locate.</p> <p>There are areas where a change of direction of height could result in a slip, trip or fall leading to a person or persons injuring themselves and potentially claiming compensation from the Corporation. There are also defects within the general pathways around the estate and they are adding to these acute safety concerns. These defects include loose paving, differing falls for drainage or material changes.</p> <p>Some areas of the estate are of an age where accessibility was not originally a major concern in design and in order to remain compliant for movement around the estate, adaptations may need to be made.</p>

Lighting is also a major contributing factor to ensuring safe passage and movement around the estate. It ensures residents feel safe particularly during shorter days in the winter months. It is also useful in highlighting changes in the pathways and highlighting important signage. Much of the lighting is via sodium high pressure fittings which are largely inefficient and add to our carbon footprint. The rest of the lighting is fluorescent and with an average lifespan of just over one year which adds to the ever-increasing repair costs. LED lighting is much more efficient, has less impact on the environment through directed lighting, costs less to run by using less energy and requires replacement less often. Lighting can also help to reduce anti-social behaviour and the impact of people hanging around in dimly lit areas.

The signage around the estate is lacking and visitors to the site struggle to find the buildings they are visiting. Residents also have back gardens backing onto pathways and privacy can be impacted by visitors wandering away from main routes across the estate.

The estate is also expected to suffer from increased footfall due to Crossrail and Culture Mile in the not too distant future.

[9] What is the link to the City of London Corporate plan outcomes?

- [1] People are safe and feel safe.
- [2] People enjoy good health and wellbeing.
- [4] Communities are cohesive and have suitable housing and facilities.
- [5] Businesses are trusted and socially and environmentally responsible.
- [9] Our spaces are secure, resilient and well-maintained.
- [10] Our physical spaces have clean air, land and water and support a thriving and sustainable natural environment.
- [12] Our spaces inspire excellence, enterprise, creativity and collaboration.

[10] What is the link to the departmental business plan objectives?

This project links with the DCCS business plan objective of providing safe communities for people of all ages, with well maintained estates protected from harm. Completing this essential lighting and accessibility work will ensure safe movement, safer living environment and more sustainable resources.

[11] Note all which apply:

Officer: Project developed from Officer initiation	Y	Member: Project developed from Member initiation	N	Corporate: Project developed as a large scale Corporate initiative	Y
Mandatory: Compliance with legislation, policy and audit	Y	Sustainability: Essential for business continuity	Y	Improvement: New opportunity/ idea that leads to improvement	Y

Project Benchmarking:

[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?

<These should be impacts of the activity to complete the aim/objective, rather than 'finishes on time and on budget'>>

1) Lighting that saves money, has less impact on the wider environment and ensures movement around the estate is safe.

2) Clear signage to ensure visitors can locate buildings more easily.

3) Accessibility is improved for vulnerable and protected characteristics as part of the Corporations responsibility towards equality.
[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)
The quality of the lighting and signage will need to be monitored during the defects liability period and periodically into the future. Electrical checks on the lighting will be completed as part of the cyclical testing process.
[14] What is the expected delivery cost of this project (range values)[£]?
Lower Range estimate: £500,000 Upper Range estimate: £700,000
[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:
Only financial commitment post delivery will be general repairs and maintenance for the lighting and signage of the estate.
[16] What are the expected sources of funding for this project?
This bid seeks approval through the annual bid process.
[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?
Lower Range estimate: April 2020 – June 2021 Upper Range estimate: April 2020 – September 2021

Project Impact:	
[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?	
There will likely be some attention from Golden Lane residents who live on or near the project site, and also passing pedestrians. It may also generate attention from Historic England and 20 th Century Society. The behaviour and performance of the contractor will need to be managed; however, the work is essential.	
[19] Who has been actively consulted to develop this project to this stage? <(Add additional internal or external stakeholders where required) >	
Chamberlains: Finance	Officer Name: Dianne Merrifield
Chamberlains: Procurement	Officer Name: Michael Harrington
IT	Officer Name: N/A
HR	Officer Name: N/A
Communications	Officer Name: TBC
Corporate Property	Officer Name: N/A
External	None appointed
[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so: Please note the Client supplier departments. Who will be the Officer responsible for the designing of the project? If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?	
Client	Department: N/A
Supplier	Department: N/A

Supplier	Department: N/A
Project Design Manager	Department: N/A
Design/Delivery handover to Supplier	Gateway stage: <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>