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<p><b>Committees:</b> Residents' Consultation Committee- <i>for information</i> Barbican Residential Committee - <i>for information</i></p>	<p><b>Dates:</b> 14 June 2021 28 June 2021</p>
<p><b>Subject:</b> <b>Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton &amp; Cromwell Highwalk) Phase 2 – 1<sup>st</sup> Priority Zone</b></p> <p><b>Unique Project Identifier:</b> 11820</p>	<p><b>Complex Progress Report</b></p>
<p><b>Report of:</b> Director of Community &amp; Children's Services</p> <p><b>Report Author:</b> Michael Gwyther-Jones Head of New Developments &amp; Special Projects, Housing Property Services</p>	<p><b>For Information</b></p>

<p><b>1. Status update</b></p>	<p><b>Project Description:</b> <i>Surface refurbishment, replacement of defective waterproofing membrane, drainage improvements and landscaping works to Barbican Podium Phase 2, 1<sup>st</sup> Priority Zone</i></p> <p><b>RAG Status:</b> Red (Red at last Gateway 3 / 4 Report)</p> <p>There are indications that construction costs may increase, and ongoing surveys may require more complex technical solutions to the defects identified.</p> <p><b>Risk Status:</b> Red (Medium at last Gateway 3 / 4 Report)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> <i>Estimated total outturn cost at Gateway 3 / 4</i> ██████████</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> There is no change to the total estimated cost (excluding risk)</p> <p><b>Spend to Date:</b> ██████████</p> <p><b>Costed Risk Provision Utilised:</b> █</p>
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<p><b>2. Key points to note</b></p>	<p><b>Next Gateway:</b> Gateway 4C</p> <p><b>Key Points:</b></p> <ol style="list-style-type: none"> <li>1. Following approval of the Gateway 3 / 4 Report in 2020, a budget was authorised to take forward the preferred Option 2 based on a total project cost of [REDACTED]. This has enabled the appointment of a lead designer and multidisciplinary team to progress the detailed technical design up to RIBA stage 3 &amp; 4 based on an estimated fee of [REDACTED] subject to tender. The scope of this commission includes the preparation and submission of a full planning application, application for Listed Building Consent, and undertaking extensive surveys and site investigations.</li> <li>2. The scope of work approved for the second phase (Option 2) is to implement waterproofing works to the Ben Johnson, Breton and Cromwell Highwalk area including the ramps to street level and the removal of the 'yellow link building'. This has been identified as the Phase 2 - 1<sup>st</sup> Priority Zone.</li> <li>3. The second phase of the waterproofing works has been confirmed as essential to resolve serious defects which have become apparent over many years and halt the continuing deterioration to the public realm and building fabric. The implementation of urgent remedial work is vital to rectify the public walkways including paving and landscaping across the Ben Jonson, Breton and Cromwell Highwalk including ramps down to street level on the Barbican Estates public walkways.</li> <li>4. It was highlighted that a funding eligibility assessment would be undertaken to inform a funding strategy for subsequent approval at Gateway 4(a) by the Resource Allocation Sub and Policy and Resources Committees.</li> <li>5. It was reported that the cost estimate of the overall programme of waterproofing works, including Phase 2, had increased from [REDACTED] as highlighted at Gateway 1 / 2 in 2017, to [REDACTED] as of October 2019 (excluding risk).</li> </ol>
<p><b>3. Reporting period</b></p>	<p><i>This report covers the period between Q2 2021 and Q2 2022 during which time extensive surveys will be undertaken, design proposals finalised, applications submitted for Planning &amp; Listed Building Consent, and a contractor procured to undertake the works</i></p>

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<p><b>4. Progress to date</b></p>	<ol style="list-style-type: none"> <li>1. Following a procurement exercise, Faithful &amp; Gould has been appointed as the multidisciplinary design team to produce the detailed design proposals and submit a planning application for Phase 2, Priority Zone 1 of the Barbican Podium Waterproofing project. This will cover all design requirements up to Gateway 5.</li> <li>2. Faithful &amp; Gould has appointed Professor Nigel Dunnett as a consultant for soft landscaping and planting design. This will ensure continuity with the highly acclaimed planting design established in Phase 1 when Nigel was previously involved.</li> <li>3. In addition to Faithful &amp; Gould, Stace has been appointed as the Quantity Surveyor; Comm Comm UK has been appointed as Communications Consultant; and Lord Associates has been appointed as the Access Consultant.</li> <li>4. The design team has been engaged in an ongoing and comprehensive fact finding and lessons learnt exercise with the contractor responsible for previous Barbican Podium Phase 1 undertaken between 2013 and 2015.</li> <li>5. A Pre-Planning Application Agreement has been finalised with City Planning and a series of consultation meetings are taking place between April and July 2021.</li> <li>6. An extensive range of site investigations are being undertaken including CCTV survey of surface water drainage infrastructure; Asbestos Survey; Structural Concrete Assessments; Chemical Analysis; Review of Fire Strategy; Survey of Electrical Services and Lighting.</li> </ol>
<p><b>5. Next steps</b></p>	<ol style="list-style-type: none"> <li>1. Develop and finalise the design proposals in sufficient detail to support an application for Planning Consent and Listed Building Consent.</li> <li>2. Complete all site investigations and surveys.</li> <li>3. Prepare and finalise the Gateway 4C Report which will include a funding eligibility assessment.</li> <li>4. Following a bid for the allocation of central resources via the annual bid process, approval in principle for central funding has been received and was subject to further approval of the Finance Committee and Court of Common Council as part of the annual budget setting process during 2020.</li> </ol>

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	<p>5. Some of the expenditure will qualify for funding from the On-Street Parking Reserve with the balance to be met from other central sources. A funding eligibility assessment is being undertaken to inform a funding strategy for subsequent approval by the Resource Allocation Sub and Policy and Resources Committees.</p> <p>6. Finalise tender documentation to enable the procurement of the contract works.</p> <p>7. The City of London’s Climate Action Strategy 2020-27 has set challenging targets for developments within the Square Mile, and there is an opportunity to establish precedent to demonstrate what can be achieved. The design team will embrace the targets and principles contained in the Climate Action Strategy.</p> <p>8. There is a need to future proof the Barbican Estate from further damage and deterioration impacted by climate change with the consideration for additional and intensified areas of planting. This will improve the microclimate, thermal movement, water management and carbon footprint of the Barbican Estate. The design team will also comply with the City’s Draft Biodiversity Action Plan.</p>
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**Appendices**

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	Faithful & Gould Progress Report
<b>Appendix 3</b>	Site Location Plan
<b>Appendix 4</b>	Master Plan
<b>Appendix 5</b>	Phasing Plan for Priority Zone 1
<b>Appendix 6</b>	Programme

**Contact**

<b>Report Author</b>	Michael Gwyther-Jones, Head of New Developments and Special Projects, Housing Property Services
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