

Committees: Corporate Projects Board <i>[for information]</i> Streets and Walkways Sub <i>[for decision]</i> Projects Sub <i>[for decision]</i>	Dates: 06 October 2021 12 October 2021 20 October 2021
Subject: 100 Minorities Phase Two: Public Realm enhancements to Crescent Unique Project Identifier: <i>PV Project ID: 11695</i>	Gateway 3/4 Regular Issue Report
Report of: Director of the Built Environment Report Author: Leila Ben-Hassel	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: This project (Phase 2) involves public realm enhancements and the landscaping of Crescent to create a new green public space in place of carriageway, along with associated seating lighting and adjacent improvements.</p> <p>There is also a separate element of the project (Phase 1) that involves S278 funded paving works around the new hotel development at 100 Minorities.</p> <p>RAG Status: Amber (Green at last report to Committee)</p> <p>Risk Status: Medium (Medium at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk):</p> <p>Phase 2 estimated implementation cost: £476,034 - £676,225 reported in December 2017.</p> <p>Funding Strategy: The project was primarily funded from S106 receipts from the hotel development at 100 Minorities, along with TfL funding. However, the funding strategy is proposed to be revised as a result of the impact of the pandemic on TfL's overall financial position, as well as a planned design review to incorporate climate resilience measures.</p>
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	<p>Change in Total Estimated Cost of Project (excluding risk) Costs will be reassessed as part of the design review that is proposed through this report. It is likely that costs will increase as a result of anticipated cost increases in materials and labour across the construction sector.</p> <p>Spend to Date: £95,417</p> <p>Costed Risk Provision Utilised: None</p> <p>Slippage:</p> <p>Phase 1</p> <p>Delays have occurred to Phase 1 (S278 works) due to change in ownership of the hotel development, design changes associated with development levels' not meeting the City highway and delays in reaching the S278 agreement with the owner. These delays were reported to Committees in February 2021 and remain ongoing despite efforts by officers and the Comptroller to finalise the S278 agreement.</p> <p>Phase 2</p> <p>The delays to Phase 1 have impacted Phase 2 and design development has not progressed as originally expected. However, as the two phases are not dependant on each other in terms of design or sequence of delivery, it is now proposed to press ahead with the design development of Phase 2 as set out in this report, whilst continuing to finalise the S278 agreement for Phase 1 with the developer.</p>																								
<p>2. Requested decisions</p>	<p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. Approve the amended scope of the project to include climate resilience measures and note that a final design and cost estimate will be set out at Gateway 4/5. 2. Approve the revised funding strategy as set out in this report to include funding from the Cool Streets and Greening Programme in addition to previously allocated S106 funds. 3. Approve the additional budget of £29,819, funded from the 100 Minories S106 for Phase 2 to reach the next gateway. 																								
<p>3. Budget</p>	<table border="1"> <thead> <tr> <th data-bbox="451 1570 831 1648">Description</th> <th data-bbox="831 1570 1054 1648">Approved Budget (£)</th> <th data-bbox="1054 1570 1283 1648">Resources Required (£)</th> <th data-bbox="1283 1570 1509 1648">Revised Budget (£)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="451 1648 1509 1688">100 Minories Phase 2 S106 - 16800347</td> </tr> <tr> <td data-bbox="451 1688 831 1760">P&T Staff Costs</td> <td data-bbox="831 1688 1054 1760">30,000</td> <td data-bbox="1054 1688 1283 1760">-</td> <td data-bbox="1283 1688 1509 1760">30,000</td> </tr> <tr> <td data-bbox="451 1760 831 1832">P&T Fees</td> <td data-bbox="831 1760 1054 1832">25,000</td> <td data-bbox="1054 1760 1283 1832">(3,181)</td> <td data-bbox="1283 1760 1509 1832">21,819</td> </tr> <tr> <td data-bbox="451 1832 831 1904">Total – 16800347</td> <td data-bbox="831 1832 1054 1904">55,000</td> <td data-bbox="1054 1832 1283 1904">(3,181)</td> <td data-bbox="1283 1832 1509 1904">51,819</td> </tr> <tr> <td data-bbox="451 1904 831 1975">Env Servs Staff Costs</td> <td data-bbox="831 1904 1054 1975">11,541</td> <td data-bbox="1054 1904 1283 1975">5,000</td> <td data-bbox="1283 1904 1509 1975">16,541</td> </tr> </tbody> </table>	Description	Approved Budget (£)	Resources Required (£)	Revised Budget (£)	100 Minories Phase 2 S106 - 16800347				P&T Staff Costs	30,000	-	30,000	P&T Fees	25,000	(3,181)	21,819	Total – 16800347	55,000	(3,181)	51,819	Env Servs Staff Costs	11,541	5,000	16,541
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Open Spaces Staff Costs	2,500	-	2,500
P&T Staff Costs	25,539	18,000	43,539
P&T Fees	28,115	10,000	38,115
Total – 16100347	67,695	33,000	100,695
GRAND TOTAL	122,695	29,819	152,514

Costed Risk Provision requested for this Gateway: none.

<p>4. Issue description</p>	<p>Design and scope</p> <p>4.1 Since the approval of the detailed options appraisal in December 2017, the City has adopted the Climate Action Strategy (CAS) which seeks to introduce more climate resilience measures in the public realm through the implementation of the Cool Streets and Greening Programme (approved 2020).</p> <p>4.2 This site has been identified as having great potential to incorporate climate resilience measures, particularly as this project involves the creation of a new green space in place of existing carriageway.</p> <p>Funding</p> <p>4.3 The project was funded from a mix of S106 and TfL funds. However, as a result of the impact of the pandemic on TfL’s overall financial position, TfL funding has been withdrawn, leaving a funding gap in the project budget.</p>
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<p>5. Proposed way forward</p>	<p>Design Review</p> <p>5.1 It is proposed to revise the design to incorporate more climate resilience measures, in line with the objectives of the CAS. Please refer to the Appendix for illustrations of the existing design and a revised concept design including an indication of the climate resilience measures that will be developed including:</p> <ul style="list-style-type: none"> • Climate resilient planting (in place of previously proposed lawn areas) • Additional trees to provide more shade and absorb rainwater run off • Inclusion of Sustainable Urban Drainage Systems (SuDs) and permeable paving where feasible • Consideration of green walls • Consideration of rainwater attenuation • Inclusion of more biodiverse planting and design elements
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5.2 The over-arching project success criteria that were agreed at the last gateway remain relevant:

- An enhanced public realm and walking routes in accordance with the aims of the Aldgate and Tower Area Enhancement Strategy and in keeping with the conservation area;
- A well-functioning street environment in the vicinity of the hotel with road danger reduction where applicable;
- Improved accessibility for all, particularly for those with mobility difficulties.

5.3 The design will also be reviewed to achieve efficiencies, with fewer structural elements such as the omission of the long granite bench. The aim is to achieve a layout that responds to the changing needs of the area, including more space for people to sit individually or in small groups along with space for the adjacent restaurants to provide outdoor dining (subject to licence agreement). The design development of Phase 2 will be coordinated with Phase 1 to ensure that levels and drainage across Crescent, Vine Street and Hammett Street are integrated. However, as mentioned above the two phases are not interdependent and Phase 2 can progress at no risk despite the uncertainty around the timing of Phase 1.

Funding Strategy

5.4 It is proposed to revise the funding strategy for the project to replace the withdrawn TfL funding with Cool Streets and Greening (CSG) programme funding to fund the new climate resilience measures. The CSG programme is a £6.8m programme to be implemented over 4 years. To date, projects for year 1 have been agreed by committees. It is proposed that this project form part of the year 2 projects of the programme.

5.5 Members should note that costs are likely to increase as a result of anticipated cost increases for materials and labour across the construction sector. Maintenance costs of the new planting will also need to be included in the project budget. A revised cost estimate will be included in the forthcoming gateway Gateway 4/5 report following the design review.

5.6 There is also a specific sum of £75,000 of S106 funding that is allocated to the playground at Tower Hill Gardens, in line with the terms of the agreement. This will be taken forward via separate project that was agreed by Committees in September.

5.7 Next steps:

The public realm works to Crescent (Phase 2) are not dependant on the S278 works (Phase 1) and can be developed and implemented separately. Therefore, it is proposed to continue the development of Phase 2 as follows:

	<ul style="list-style-type: none"> • Appoint Landscape architect to carry out design review, based on the concept proposal in the Appendix • Consult developer, local occupiers and Ward Members on revised design • Finalise detailed design • Submit Gateway 4/5 report • Start on site autumn 2022
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Appendices

Appendix 1	Project Coversheet
Appendix 2	Finance tables
Appendix 3	Approved design and outline climate resilience measures of revised design (separate pdf)

Contact

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