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Committees: Streets and Walkways Sub Projects Sub	Dates: 15 February 2022 17 February 2022
Subject: St Bartholomew's Hospital environmental enhancements Update Report Core project name: St Bartholomew's Hospital S106 Unique Project Identifier: 11057	Gateway 5 Regular / Progress Report
Report of: Juliemma McLoughlin Director of the Built Environment Report Author: Emmanuel Ojugo	For Decision

PUBLIC

1. Status update	Project Description: <ol style="list-style-type: none"> 1. This project involves improvements to the public highway surrounding St Bartholomew's Hospital. The project is wholly funded by the Section 106 agreement, agreed with the developer, Bart's and the London NHS Trust (dated 30th March 2005) and is related to the redevelopment of parts of the hospital. Much of which was largely completed by 2016 (see S106 plan in Appendix 1). 2. A Gateway 5 report was approved in September 2020. The project is to be delivered in Phases to accord with the developer's timetable and are as follows: <p><u>Phase 1: Little Britain Footway Perimeter Improvements – Largely Complete – September 2021</u></p> 3. Phase 1 works include resurfacing the Little Britain footway in York Stone that abuts the St Bartholomew Hospital. As part of this phase of work the Traffic & Environment Zone (TEZ), commonly known as the Ring of Steel, will also be reinstated and re-aligned, having previously been removed to accommodate access requirements to facilitate the development of the hospital. Other improvements include the reinstatement of the heritage lighting columns, seating, and greenery including tree planting. Works are largely complete aside from the installation of street furniture and a planting schedule that will comply with Open Spaces planting season.
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	<p><u>Phase 2: Giltspur Street Improvements -</u></p> <p><i>Site hoarded, awaiting access to site from Developer</i></p> <ol style="list-style-type: none"> 4. Giltspur Street runs along the western flank of St Bartholomew Hospital, adjacent to an area of extensive activity in the form of the hospital works to the Pathology block, Crossrail and the emerging Culture Mile quarter at Smithfield. 5. Proposals include widening the Giltspur Street footway to improve pedestrian access and resurfacing in York Stone setts, in keeping with the local palette of materials. Widening the footway will provide additional footway width and opportunities to plant trees or establish planters and seating subject to site conditions. 6. The proximity of Giltspur Street to West Smithfield means that new wayfinding and signage will also be important here so proposals will also be in keeping with the City's Look & Feel Strategy and Culture Mile branding. Supporting the unique local identity will ensure a coherent and consistent quality that integrates with the newly emerging cultural quarter. Some of this brand messaging has been implemented in the raised Little Britain thoroughfare. It can be seen on City bollards, footway vinyls and some adornment of retail units along the route. See images Appendix 4. 7. The Phase 1 project works began in January 2021 and the these have largely been complete by September 2021. However, due to some unforeseen occurrences related to the developer's build programme, Phase 2 improvement works have been delayed to coincide with the developer's revised programme on Giltspur Street. The initial revision was reported and meant City works would likely conclude in October 2022. However, the developer has since reported a subsequent delay in their programme. This has required additional officer time to reconfigure the programme and the requirements for necessary approvals/agreements with Transport for London (TfL). See <i>Section 4: Progress to date</i> for a more detailed summary. <p>RAG Status: Amber (Status Green at previous reporting stage)</p> <p>Risk Status: Low (same status as previous reporting stage)</p> <p>Total Estimated Cost of Project (excluding risk): £565,396</p> <p>Spend to Date: £379,826 (inclusive of committed orders)</p> <p>Costed Risk Provision Utilised: N/A, project was initiated prior to the introduction of the CRP in April 2019.</p>
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2. Key points to note	<p>Next Gateway: 6 Choose an item.</p> <p>Key Points: The project scope remains unchanged but due to some factors external to the project, the timing of the Phase 2 works at Giltspur Street are to be reconfigured. It is necessary to accommodate delays to the developer's works programme and traverse a basic design/administrative process with Transport for London (TfL) to fulfil the main project objectives. It is therefore proposed to adjust the budget accordingly to recognise the developer's revised programme to ensure the project is completed in line with the City's Section 106 Obligations. This is to ensure required funding for the management of the project is allocated and covers for additional engagement and work required by the change in programme, up to the completion of the project and preparation of the Gateway 6.</p> <p>Requested Decisions</p> <p><u>It is recommended that:</u></p> <ol style="list-style-type: none"> 1. That the remaining project budget of £185,570 is revised as set out in the finance tables in Appendix 3; including any interest accrued to complete the project in accordance with the Section 106 Agreement. 2. Approval of the budget adjustment summarised in table 2 Appendix 3. 3. The project programme is extended until the end of the 2022/23 financial year to accord with the developer's revised schedule of works.
3. Reporting period	<p>8. This report covers the period from the project Phases 1 and 2, authority to start work in September 2020 through to January 2022.</p>

<p>4. Progress to date</p>	<p><u>Current Position</u></p> <p>9. Phase 1 works in Little Britain were largely complete in September 2021, with outstanding items, street furniture and planting to be installed. Phase 2 works (Giltspur Street) have yet to be fully initiated as access to the site is not possible at this time due to delays in the developer's works to complete the new Pathology Unit (St Bart's) which is currently under construction.</p> <p>10. City officers have been working closely with St Bartholomew Hospital and the developer of the Pathology Unit in Giltspur Street. Following a series of meetings, in October 2021, City officers reported a revised project end-date of October 2022, based on ongoing programme engagement. The most recent of these meetings took place in December 2021, when the developer reported further delays to their programme which would likely result in an application to extend their stay on the Giltspur Street frontage. Despite some clear progress from the developer on Giltspur Street this latest action would impede the City of London programme due to a lack of access to Giltspur Street footway. The developer's hoarding currently remains in situ.</p> <p>11. It was concluded that there was a window (currently mid-February 2022) within which the City's Term Contractor would be able to access the hoarded site to carry out surveys and trial holes to finalise tree planting locations more precisely on Giltspur Street. The developer has suggested an extended stay until May 2022 for the completion of their works that affect the section of public highway within the project area.</p> <p><u>Necessary Agreement with Transport for London</u></p> <p>12. Phase 2 works involve the widening of the Giltspur Street footway to accommodate tree planting. This requires that the existing bus stop and shelter be shifted closer to the existing kerb line so that they would not appear as an obstruction in the middle of what would be a widened footway. Officers have been engaging with Transport for London (TfL) to agree the mechanism for achieving the relocation of these TfL assets and this process is expected to conclude by April 2022.</p>
<p>5. Next steps</p>	<p>1. Install street furniture and programme planting schedule for Little Britain. (Phase1).</p> <p>2. Carry out survey work in Giltspur Street to finalise the final street tree locations. (Phase 2).</p> <p>3. Finalise the approval mechanism with Transport for London to have the bus stop and shelter shifted to front of kerb to accommodate a widened footway and tree planting. (Phase 2).</p>

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	<p>4. Finalise Construction Design Package for Giltspur Street. (Phase 2).</p> <p>5. Start implementation of Phase 2 by June 2022 (subject to developer programme).</p> <p>6. Submit Gateway 6 report by end of the financial year 2022/23 to accommodate the Open Spaces planting season.</p>
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Appendices

Appendix 1	Project Coversheet
Appendix 2	Site Location/Works Phase Plan, S106/Indicative General Arrangement Plan
Appendix 3	Finance Tables
Appendix 4	Site Photos Current site progress, Comparative Images

Contact

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