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| Committees: Streets and Walkways sub-Committee [for decision] Operational Property & Projects Sub Committee [for decision] | Dates: 08 November 2022 Delegated |
| Subject: Mark Lane Public Realm Enhancements (Phase 2B) Issue Report Core project name: Mark Lane Phase 2 (CAP) Unique Project Identifier: 9583 | Gateway 5 Regular Issue Report |
| Report of: Director of Environment Department Choose an item. Report Author: Emmanuel Ojugo | For Decision |
| <h1>PUBLIC</h1> | |

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| 1. Status update | <p>In June 2020, Members approved Phase 2A and 2B improvement proposals and the initiation of Phase 3 (transportation) related to the redevelopment of 70 Mark Lane.</p> <p>Project Description: The two main streets in the project area are New London Street and Mark Lane. Improvements include a series of measures to enhance pedestrian movement and improve green coverage in the area. The aforementioned phases are as follows:</p> <ul style="list-style-type: none"> • Phase 2A: New London Street – Pedestrianisation of a narrow side street by raising carriageway to footway level. (Works now completed), • Phase 2B: Mark Lane. Widening a section of footway north of Hart Street/south of London Street to improve pedestrian movement and reinstate trees removed due to development. (Currently awaiting conclusion of Traffic Order process to initiate works), • Phase 3: Wider transportation works in accordance with the Section 106 Agreement. * <p>*NB: Phases 2B and Phase 3 are to be delivered concurrently. However, Phase 3 is the subject of a separate report and no requested decisions relating to Phase 3 are contained within this report.</p> <ul style="list-style-type: none"> • Materials are currently in storage and works to complete Phase 2B can commence immediately after the regulatory Traffic Order process is concluded by November 2022. <p>RAG Status: Green (Green at last report to Committee)</p> |
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| | <p>Risk Status: Low (as last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £590,287. See financial summary in Appendix 3.</p> <p>Change in Total Estimated Cost of Project (excluding risk): There is no change in the project budget (inclusive of interest accrued).</p> <p>Spend to Date: £345,777</p> <p>Costed Risk Provision Utilised: N/A.</p> <p>Slippage: In June 2020 it was reported that works were expected to be completed by April 2021. However, delays to the programme were reported in a consolidated programme report to Committee in December 2021 granting a programme extension to accommodate the planting season up to March 2023.</p> <ul style="list-style-type: none"> • It is proposed to reallocate budget to P&T staff to take on additional responsibilities using savings made from existing works and fee budgets. Please see the budget summary in section 3 below. • Phase 2B works is subject to the outcome of the statutory consultation of the removal of four pay and display parking bays, which would facilitate the widening the footway on Mark Lane and reinstate trees removed to accommodate the development. The removal of the bays is being undertaken within the work stream for phase 3. Up to four new bays are proposed within the catchment area to accommodate the removal of those from Mark Lane, and their relocation is being undertaken within the workstream of Phase 2B. (Please see attached plan in Appendix 2). • Members will note that funding is subject to the capital programme review and the final decision on whether to proceed will be dependent on the outcome of that review and approval by the Operational Property and Projects Sub Committee. |
| <p>2. Requested decisions</p> | <p>Next Gateway: Choose an item. Gateway 6</p> <p>Requested Decisions:</p> <p><u>It is recommended that:</u></p> <ol style="list-style-type: none"> I. That the remaining project budget of £244,510 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. II. Approval of the budget adjustment summarised in table 2 Appendix 3. III. Agree to undertake the Traffic Orders statutory consultation regarding the proposal to relocate up to four new Pay and Display parking bays in the project catchment area, as part of phase 2B |

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| | <p>public realm measures, as prescribed in Appendix 2. Subject to the outcome of the statutory consultation proceed to implement the relocated bays.</p> <p>IV. Agree that the Corporate Programme Management Office, in consultation with the Chairman of the Operational Property and Projects Sub Committee and Chief Officer as necessary, is to decide whether any project issues or decisions that fall within the remit of paragraph 45 of the 'City of London Project Procedure – Oct 2018' (Changes to Projects: General), as prescribed in Appendix 3 of this report, is to be delegated to Chief Officer or escalated to committee(s);</p> |
| <p>3. Budget</p> | <ol style="list-style-type: none"> 1. Total cost of the project is £590,287. Please note, that Phase 3 - Transportation Improvement Works, was reported separately in April 2022. The following finance tables relate to Phase 2A and Phase 2B, which is to be fully implemented subject to the outcome of the statutory consultation of the Traffic Orders for the removal of the parking bays in Mark Lane being undertaken as a work stream in Phase3. 2. Tables in Appendix 3 provide details of the financial summary proposing a reconfiguration of the existing budget. 3. This budget adjustment is affordable due to savings made in the construction of New London Street. For example, greening/planting was not possible due to ground conditions, so this element was removed. The re-construction of steps to Fenchurch Place were part of a reparations element that did not require capital funding as previously agreed. Smaller, more efficient LED carriageway uplighters were sourced and represented a significant saving on initial quotations. <p><u>Inflation</u></p> <ol style="list-style-type: none"> 4. It should be noted that the inflationary uplift is in terms of Retail Price Index (RPI) is applicable yearly from July to June. The unit price of provision of materials is agreed under the current new City Term Contract (July 2022) schedule of rates and is subject to RPI on yearly basis. However, if materials are bespoke or unforeseen circumstances arise which affect the price of material, the contractor is within their rights to request a re-consideration. 5. Such impacts are not considered a high project risk due to the use of a standard material palette. Potential material cost rises that may occur within the remaining project programme (up to March 2023) have been factored into the works budget and are reflected in Appendix 3. <p>Costed Risk Provision requested for this Gateway: N/A</p> |

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| 4. Issue description | <p>6. In December 2021 committee approved the extension of the Mark Lane project programme to the end of the financial year 2022/23 to complete the remaining works. A marked downturn in staff resources necessitates the redistribution of some roles and responsibilities to complete the work programme and meet the planting season by March 2023.</p> <p>7. This is necessary to ensure the project is implemented to the new programme, by reconfiguring the project budget to account for officer time to fulfil some roles and responsibilities not previously anticipated to be undertaken by the project manager. Requested decisions will provide appropriate contractor oversight and dissemination of information to the developer of 70 Mark Lane, local occupiers and other stakeholders including local Ward Members.</p> |
| 5. Options | <p>8. The project scope remains unchanged, and Members have approved the programme extension to accommodate the planting season (March 2023). There is a solitary approach to the completion of this project, it is proposed to reconfigure the budget due to changes in staff resources to meet the March 2023 deadline.</p> |

Appendices

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| Appendix 1 | Phase 2B Location Plan, S106 Plan |
| Appendix 2 | Phase 2A and 2B Proposals, New Parking Bay Proposals, Images |
| Appendix 3 | Finance |
| Appendix 4 | Risk Register |
| Appendix 5 | Project Coversheet |

Contact

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