

Project Coversheet

[1] Ownership

Unique Project Identifier: 11057

Report Date: November 2022

Core Project Name: St Bartholomew's Hospital environmental enhancements

Programme Affiliation (if applicable): N/A

Project Manager: Emmanuel Ojugo

Next Gateway to be passed: Gateway 6

[2] Project Brief

Project Mission statement:

To deliver phased public realm and street enhancements related to the redevelopment of St Bartholomew Hospital. The project seeks to reinstate and increase green coverage in the area, improve pedestrian movement across the area and the general visitor experience in support of the emerging new cultural quarter in Smithfield (Culture Mile).

Enhancements will include resurfacing footways in Yorkstone, widening footways, raising carriageways, reinstating trees and greenery lost to facilitate the development of the hospital, and seating opportunities mindful of social distancing. Other measures include improved signage and wayfinding to help visitors better navigate and artistic embellishments that celebrate the unique cultural history of the Smithfield area.

The enhancements would be entirely funded by Developer contribution through Section 106 Agreement.

Definition of need:

St Bartholomew's Hospital have recently completed on a modernisation programme for which they were granted approval in 2004. Between 2004 and present day the area has largely undergone a metamorphosis with local streets bearing the brunt of facilitating local development. As the hospital development neared completion in 2016, works to the adjacent mixed residential development at Bartholomew's Close began and are currently under construction.

The new hospital works on Giltspur Street that are underway, Crossrail and the planned relocation of the Museum of London to Smithfield are also a demonstration of the sheer weight of activity in the area.

The objectives of the Section 106 are clear in that a condition of the hospital development was to contribute to improvements to mitigate its effects in adjacent footway.

Increases in visitors, and inevitable service changes are now apparent. It is now incumbent on the City to improve the local streets and integrate them with the new reality of new buildings increased population, their relative servicing needs and their active frontages.

Key measures of success:

- | |
|---|
| 1) Introducing greenery to the area that traditionally has low coverage to improve local air quality and contribute to local biodiversity. |
| 2) Better pedestrian experience by delivering high quality enhancements that improves wellbeing and legibility given its proximity to a busy transport hub and the emerging Culture Mile quarter at Smithfield. |
| 3) Works are carried out in a timely manner in line with Environmental Guidelines to ensure minimal disruption to the local street network, local business and construction activity. |

[3] Highlights**Finance:****Total anticipated cost to deliver [£]: £532,161****Total potential project liability (cost) [£]: N/A****Total anticipated on-going commitment post-delivery [£]:** Maintenance – £23,100 (to be fully funded by developer contribution as part of the Section 106 agreement, included in the delivery cost above)**Programme Affiliation [£]: N/A**

[A] Budget Approved to Date*	[B] New Financial Requests	[C] New Budget Total (Post approval)
£30,000	£532,161	£565,369
[D] Previous Total Estimated Cost of Project	[E] New Total Estimated Cost of Project	[F] Variance in Total Estimated Cost of Project (since last report)
£400,000 - £550,000 (as agreed in 2014)	£565,369 (2020)	£16,369
[G] Spend to Date	[H] Anticipated future budget requests	
£379,826 (inclusive of committed orders)	N/A	

Headline Financial changes:**Since 'Project Proposal' (G2) report:**

▲ The total estimated cost of the project at last Gateway reported as between £400,000 and £550,000 as part of the original S106 deposit in 2005. However, this figure has been increased to £565,369 in 2020, in line with indexation and interest accrued over this period, to carry out public realm works and project scope to compliment new and emerging developments in the area. This remains unchanged.

Since 'Options Appraisal and Design' (G1-2) report:

N/A.

A gateway 5 **Progress Report** is now submitted for Committee approval, to acknowledge project progress and adjust the budget in recognition of the developer's revised works programme to the Pathology Unit in Giltspur Street.

Since 'Authority to start Work' (G5) report:
Please see above.

Project Status:

Overall RAG rating: Amber

Previous RAG rating: Amber

[4] Member Decisions and Delegated Authority

N/A. Decisions are as per the approval of the previous Gateway 1&2 report. The recommended approvals for the next stage of the project are listed in the Gateway 5 report.

[5] Narrative and change

Date and type of last report:

St Bartholomew's Hospital environmental enhancements
Gateway 5 / Regular

Streets and Walkways Sub *for decision* - 14 September 2020

Projects Sub *for decision* - 15 September 2020

Key headline updates and change since last report.

Increase in estimated cost

The budget remains unchanged since the Gateway 5 report was approved in September 2020.

Change in programme

All public realm works were previously expected to be completed in September 2021. However, only the first of the two project phases was largely complete by September 2021, aside from some recently procured street furniture currently awaiting planting from Open Spaces. Phase 2 implementation awaits the removal of developer hoarding on a section of Giltspur Street.

Throughout the project, regular engagement with the developer has meant changes to their programme to which the City has adjusted. These revisions have been reported with the latest submission to committee in February 2022 when the Phase 2 programme was extended to financial year end 2022/23 to accommodate the developer's programme.

Headline Scope/Design changes, reasons why, impact of change:

Since 'Project Proposal' (G2) report:

NA.

Since 'Options Appraisal and Design' (G3-4 report):

N/A

Since 'Authority to Start Work' (G5) report:

N/A

Timetable and Milestones:

Expected timeframe for the project delivery: January 2021 – March 2023

Milestones: <Top 3 delivery and planning milestones (upcoming) >

- | |
|---|
| 1) Finalise TfL relocation of bus stop and shelter – October 2022 |
| 2) Finalise construction design of Giltspur Street footway and wider planting plan – October 2022 |
| 3) Initiate Phase 2 works – January 2023 |

Are we on track for this stage of the project against the plan/major milestones? Yes, for Phase 1 works but Phase 2 implementation is currently dependant on the developer vacating the Giltspur Street site in line with their revised programme.

Are we on track for completing the project against the expected timeframe for project delivery? Yes. We believe the project can be delivered within the reported revised time frame.

Risks and Issues

Top 3 risks: <things that have not come to pass>

<i>Risk description</i>	<i>Site conditions affect the City's ability to install street furniture</i>
<i>Risk description</i>	<i>Trees cannot be planted due to the lack of underground space</i>
<i>Risk description</i>	<i>Local occupiers complain about noise from works</i>

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

N/A