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<p><b>Committees:</b></p> <p>Streets &amp; Walkway Committee Operational Property &amp; Projects Sub Committee Resource Allocation Sub Committee</p>	<p><b>Dates:</b></p> <p>7 March 2023 17 April 2023 18 April 2023</p>
<p><b>Subject:</b></p> <p>West Smithfield Area Public Realm and Transportation project.</p> <p><b>Unique Project Identifier:</b></p> <p>PV Project ID: 11956</p>	<p><b>Complex Issue Report (last report Gateway 3 Issue Report)</b></p>
<p><b>Report of:</b></p> <p>Director of the Built Environment</p> <p><b>Report Author:</b></p> <p>Clarisse Tavin</p>	<p><b>For Decision</b></p>
<p><b>PUBLIC</b></p>	

<p><b>1. Status update</b></p>	<p><b>Project Description:</b> To provide new public spaces and improved environment in West Smithfield in line with the planned implementation of the Look and Feel Strategy, the City Transport Strategy, Destination City, the opening of Crossrail stations in Farringdon and Farringdon East and the anticipated major increased number of visitors in the area.</p> <p><b>RAG Status:</b> Green (last report: amber)</p> <p><b>Risk Status:</b> Low (last report: low)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £12m</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> N/A</p> <p><b>Spend to Date:</b> £1,275,014</p> <p><b>Costed Risk Provision Utilised:</b> 0</p> <p><b>Funding Source:</b> OSPR</p> <p><b>Slippage:</b> Parts of the project have been on an agreed hold awaiting finalisation of the Museum of London's Planning Permission.</p>
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<b>2. Requested decisions</b>	<p><b>Next Gateway:</b> Gateway 4 - Detailed Options Appraisal (Complex)</p> <p><b>Progress to date</b></p> <ol style="list-style-type: none"><li>1. The project has been phased to align with other key dependency projects as follows (see Phasing Plan in Appendix 2):<ul style="list-style-type: none"><li>• <b>Stage 3.1:</b> Overarching strategies and approaches to develop elements of the public realm Concept Design and to test feasibility (COMPLETED)</li><li>• <b>Stage 3.2:</b> Completed Developed Designs for Area 1 (around the future Museum of London site)</li><li>• <b>Stage 3.3:</b> Completed Developed Designs for Area 2 (around the Meat Market site)</li></ul></li><li>2. A Gateway 3 Issue report for the Public Realm and Transportation enhancements was approved in July 2022 and provided an update on the progress made to date and the completion of Stage 3.1 of the project.</li><li>3. The report recommended that the design be paused and that Stage 3.2 of the public realm project design would commence when the broad scope of the Museum of London S106 agreement (and within this document the outline scope of its associated S278 agreement) was understood; and recommended that a report be submitted to Members to update at this stage.</li><li>4. Following the City granting planning permission for the new Museum of London in West Smithfield in November 2022, a Gateway 2 report to initiate the associated S278 works was approved by Committees in January 2023. To expediate the start of this work, the report recommended that if required, an exchange of letters between the City of London and the developers be considered to secure the design and evaluation payment, in advance of the S106 being signed.</li><li>5. The associated design and evaluation S278 works are to start as soon as the required funding is received. It will involve detailing the changes required to the surrounding streets to facilitate the new Museum of London and its opening, and to ensure that functionally and operationally it is safe for the public in the area. It will deliver the minimal functional changes in terms of traffic, road safety, pedestrian access and HVM to allow the Museum to operate safely.</li><li>6. The S278 work will focus on those changes required specifically for the museum development, but will work in</li></ol>
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tandem with the public Realm project's overall scope to create the setting for a new Museum of international renown in the Smithfield area.

7. Approval is therefore required to initiate the Stage 3.2 of the Public Realm and Transportation project as soon as the scope of the Museum of London S278 is known. This will ensure the two projects are aligned.
8. The project programme (see Appendix 4) has been updated since the latest Issue Report submitted in July 2022 and aligns with key project dependencies. The Dependencies are:
  - **The London Museum development** seeks to have preview opening events in late 2025, with the General Market and West Poultry Avenue open to the public in 2026.
  - **Markets Co-location Programme:** The City of London has submitted a Private Bill to Parliament to seek permission to move Billingsgate and Smithfield markets to purpose-built facilities at Dagenham Dock in the London Borough of Barking & Dagenham, a levelling up priority 1 area, in order to provide its market tenants with modern, environmentally sustainable facilities, which would not be achievable in their current locations. The City of London retains the ambition to relocate New Spitalfields at a later date. The Bill was deposited in Parliament on 28th November 2022. The Parliamentary process is estimated to take approximately 28 months to complete (Spring 2025). The impact on the public realm is that project design around the East and West Market Buildings and Rotunda (Stage 3.3) will commence at a later date, once the potential future functions of the meat market are better understood.
9. Stakeholder Engagement: The project team has continued to liaise with essential stakeholders to finalise Stage 3.1. This included key dependency projects, and the legacy work from the Artist in Residence codesign process. A design competition about equity in the public realm was carried out in partnership with East Bank and the London Festival of Architecture. The winners of the competition will deliver temporary activation work during the Festival in Summer 2023.

**Requested Decisions:**

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1. Note the updates from the work developed to date since last Committee Report;
2. That budget of £70k for staff cost and £60k for fees is approved to cover the next stage of the project;
3. That £130k is allocated from OSPR from the £12m funding approved in principle for the project, subject to relevant approvals; and
4. Note the revised project budget of £1,405,014 (excluding risk), from the £12m estimated budget which is unchanged.

### 3. Budget

Finance tables :

**Table 1: Spend to Date - West Smithfield Area Public Realm & Transportation Project - 16800391**

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Env Servs Staff Costs	40,000	11,403	28,597
Legal Staff Costs	20	20	0
Open Spaces Staff Costs	18,600	8,039	10,561
P&T Staff Costs	432,797	415,192	17,606
P&T Fees	803,597	599,178	204,419
Works	60,000	0	60,000
Recharges	-80,000	-80,000	0
<b>TOTAL</b>	<b>1,275,014</b>	<b>953,832</b>	<b>321,182</b>

**Table 2: Resources Required to reach the next Gateway**

Description	Approved Budget (£)	Resources Required (£)	Revised Budget (£)
Env Servs Staff Costs	40,000	-	40,000
Legal Staff Costs	20	-	20
Open Spaces Staff Costs	18,600	-	18,600
P&T Staff Costs	432,797	70,000	502,797
P&T Fees	803,597	60,000	863,597
Works	60,000	-	60,000
Recharges	-80,000	-	-80,000
<b>TOTAL</b>	<b>1,275,014</b>	<b>130,000</b>	<b>1,405,014</b>

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	<p>To progress the next stage of design (Stage 3.2), associated liaison with key stakeholders, deliver summer activation programme and transport-related work, a £70k budget is required to cover staff cost and £60k for fees (see details of the work in Item 4.2 and section 5 “Next steps”). Staff cost covers officer time until Autumn 2023 when it is anticipated that the next report will be submitted, subject to the development of the Museum of London S278 works.</p> <p><b>Costed Risk Provision requested for this Gateway: N/A</b></p>
<p><b>4. Issue (update) description</b></p>	<p>4.1 Since the last issue report approved in July 2022, works on Stage 3.1 were complete, as follows:</p> <ol style="list-style-type: none"> <li>I. <u>Circular economy, Climate Action and materials approach:</u> The research work ‘Sustainable Cultural District: A public realm perspective’ was publicly launched on the City of London website and the Global Cultural District Network one. This report aims to understand best practice and innovative new ideas that are being undertaken by cultural districts around the world to develop sustainably and to embed climate resilience into cultural districts’ practice. The research includes a particular focus on public realm projects in 10 different cities in the world, and it will be used to inform the next design stage of the project.</li> <li>II. <u>Stakeholder Engagement:</u> The team has continued to do essential engagement with essential stakeholders including key dependency projects, focussing on key aspects of the project as part of Stage 3.1.</li> <li>III. <u>Work on diversity and inclusion through temporary and meanwhile activation work.</u> A design competition was launched as part of the London Festival of Architecture in June 2022. This project was developed in collaboration with the Foundation for Future London located in East Bank. The winning team started engagements with underrepresented communities and disabled and non-disabled architects and artists, as well as schools. The aims are to develop deeper understanding on how people feel when they are in the area’s streets and public spaces, and how to make public spaces more inclusive and encourage diversity. The team will deliver a temporary installation in the area and East London, and a series of engagement events that supports commitment to equity, inclusion and diversity including outreach with new audiences (arts and non-arts) and participants. Key findings of this work will be used to inform the permanent design for the public realm in Smithfield area.</li> </ol>

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	<p>4.2 In order to anticipate the start Stage 3.2 of the project as soon as the scope of the S278 for the Museum of London is known and deliver the work as detailed in the following Section 5 “Next Steps”, £70k for Staff Cost and £60k for Fees are required to :</p> <ul style="list-style-type: none"> <li>- Continue essential liaison with the numerous key stakeholders in the area as listed in the Engagement Plan Stage 3.2 in Appendix 5.</li> <li>- Support the delivery of the Summer activation and events in partnership with the Foundation for Future London and the London Design Festival.</li> <li>- Carry out transport related work and associated surveys and monitoring.</li> </ul> <p>4.3 The design and Summer activation for Smithfield area will align with Destination City’s vision to create a vibrant destination of choice for everyone in providing an attractive, inclusive and sustainable public space.</p> <p>4.4 If required funding cannot be secured, the activities listed in Item 4.2 would not be delivered, work on the project would be delayed, with the consequence of the Public Realm project not aligning with Key dependencies programme.</p>
<p><b>5. Next Steps (to be developed)</b></p>	<p><b>Next steps (to be developed)</b></p> <p>5.1 The key next steps for the project in the next 12 months are:</p> <ul style="list-style-type: none"> <li>- <u>Public realm design:</u> Stage 3.2 is to commence as soon as the broad scope of the Museum of London S106 agreement (and within this document the outline scope of its associated S278 agreement) is understood. This is likely to be in Q2 2023. This work will involve the next level of details for the public realm.</li> <li>- <u>Transportation work:</u> further transport related monitoring an initial assessment will be carried out to ensure transport options meet the needs of the Museum whilst simultaneously allowing for the Meat Market operation to continue.</li> <li>- <u>Lighting Feasibility work:</u> Further lighting design work and feasibility studies need to be developed to align with the new Museum of London and the Annexe buildings and ensure a coordinated approach to street lighting.</li> <li>- <u>Circular economy/salvage materials:</u> historical granite</li> </ul>

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	<p>setts will be recovered during construction works in West Smithfield. To align with the Materials Review Strategy and support the circular economy and environmental objectives of the project, the project team has planned to salvage the granite stones and setts so they can be reused as part of the final public realm design. A space in Smithfield Car Park was secured, where the setts and stones can be stored until the works can commence on site.</p> <ul style="list-style-type: none"> <li>- <u>Stakeholder Engagement</u>: essential engagement with stakeholders will continue to ensure programmes are aligned with key dependency projects and that the project team is supporting the scoping of the associated S278 project. The team will also continue to engage with the work on diversity and inclusion developed with the London Festival of Architecture and Foundation for Future London. Temporary installations and associated events will be delivered in the area during the Festival in Summer 2023.</li> </ul> <p>5.2 Stage 3.3 works will not commence until there is more certainty around the future of the Meat Market site.</p> <p>5.3 Progress of works as described above are due to be reported to Members in the next report. This is anticipated to be submitted in Autumn 2023 but is dependent on the programme of the Museum of London S278.</p>
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## **Appendices**

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	Location and Phasing Plan
<b>Appendix 3</b>	Risk Register
<b>Appendix 4</b>	Project Programme
<b>Appendix 5</b>	Smithfield Engagement Plan Stage 3.2

## **Contact**

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