

Committees: Corporate Projects Board Streets & Walkways Sub Committee	Dates: 31 August 2023 26 September 2023
Subject: 35 Vine Street Section 278 highway works Unique Project Identifier: 11998	Gateway 6: Outcome Report Light
Report of: Executive Director Environment Report Author: George Wright	For Decision
<h1>PUBLIC</h1>	

Summary

1. Status update	<p>Project Description: An enhanced package of Section 278 highway and public realm improvements around the new development at 35 Vine Street, including the introduction of pedestrian priority measures in part of Vine Street, new cycle parking and ten street trees.</p> <p>RAG Status: Green (Green at last report)</p> <p>Risk Status: Low (Low at last report)</p> <p>Costed Risk Provision Utilised: N/A</p> <p>Final Outturn Cost: £399,407 (excluding Maintenance)</p>
2. Next steps and requested decisions	<p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. To retain £14,987 as a commuted maintenance sum for City Gardens to maintain the ten street trees; 2. Approve the budget adjustment set out in Appendix 3, Table 2 3. Approve the content of this outcome report and agree for the project to be closed; 4. Authorise the return of unspent funds to the developer.
3. Key conclusions	<p>The project team successfully negotiated an enhanced Section 278 package of works that was over and above the basic scope expected for a development of this nature. The principal enhancement was the closure of part of Vine Street to motor</p>

	<p>vehicles, enabling the creation a new pedestrian space. The developer also agreed to fund the cleaning and re-laying of the original granite setts in Vine Street square.</p> <p>The project was delivered within budget and to specification. The main construction works were largely completed within the original project programme. However, final works relating to changes to waiting and loading were delayed by over 12 months, due to budget issues relating to the return from funds from a utility company.</p> <p>Both the developer and a local business have successfully secured outdoor tables and chairs licences and this has helped to “activate” the new pedestrian space.</p>
--	--

Main Report

Design & Delivery Review

4. Design into delivery	Detailed construction designs were prepared by the City’s highways team. Construction was undertaken by the City’s highways term contractor and managed in-house by members of the City Transportation and Highways team. Tree planting was coordinated by City Gardens.
5. Options appraisal	One option was recommended at Gateway 5. This was the enhanced package of Section 278 works agreed with and funded by the developer.
6. Procurement route	Detailed designs were prepared by the City’s highways team. The City’s term contractors at the time, JB Riney, undertook the highway construction works. Tree planting was coordinated by the City Gardens team.
7. Skills base	The project team had the skills, knowledge and experience to manage and deliver this project.
8. Stakeholders	Engagement took place with local residents and businesses during scheme development and the construction phase. There were regular project review meetings with the developer’s team and this enabled issues and queries to be dealt with in a timely and effective manner throughout the project’s lifetime.

Variation Review

9. Assessment of project against key milestones	G5 report start date	Actual start date
	March 2021	April 2021
	G5 completion date	Actual completion date
	September 2021	April 2023
	Detailed design of the project commenced following receipt of funding from the developer and this included the selection of the trees. Engagement with local residents and businesses took place as planned, leading the preparation of the detailed construction design. Construction was largely completed to the original programme, although there were some minor COVID 19-related delays. There was a further delay of over 12 months to finally complete the project and these were connected to the need to wait for a refund from a utility company. These delays did have a minor cost impact but did not result in the need to request additional funds from the developer.	
10. Assessment of project against scope	The project was delivered to the agreed scope.	
11. Risks and issues	One of the risks identified at Gateway 5 became an issue. This was unidentified utility works that had not been budgeted for. The initial payment to the utility company may have led to the need to seek additional funds from the developer. However, on completion of the works, it emerged the original estimate from the utility company was too high and a refund was due. There was a long delay before the refund cheque was received. The cheque then went missing in the internal post, leading to a further long delay until a replacement cheque was issued. It was not until the refund was back in the project budget that the final works relating to waiting and loading lines and signage could be completed.	
12. Transition to BAU	The areas of improved public highway will be maintained as part of the highways department BAU. The trees will be maintained by City Gardens.	

Value Review

13. Budget	Estimated Outturn Cost (G2)		Estimated cost (including risk): £453,130 Estimated cost (excluding risk): £453,130
		At Authority to Start work (G5)	Final Outturn Cost
	Fees	£34,900	£26,905

	Staff costs	£125,544	£126,846
	Highway works	£258,419	£233,443
	Tree works	£19,280	£12,214
	Commuted sum	£14,987	£0
	Total	£453,130	£399,407
	Please confirm whether or not the Final Account for this project has been verified.* No		
14. Investment	N/A		
15. Assessment of project against SMART objectives	<p>The project achieved the following objectives set at Gateway 5:</p> <ul style="list-style-type: none"> • Meeting the needs of the developer: delivery of the Section 278 highway works to a programme that enables the timely occupation of the new building. • Meeting the needs of residents and businesses: creating a space that enhances their neighbourhood. • Meeting the City's requirements: implementing a scheme that improves the public realm, plants trees, uses quality materials and provides pedestrian priority on a City street. 		
16. Key benefits realised	Yes, through the creation of high quality public realm including tree planting, leading to the creation of outdoor seating areas for an adjacent café and pub/hotel.		

Lessons Learned and Recommendations

17. Positive reflections	The project team worked well with each other during the difficult COVID-19 lockdown period. Liaison with the developer and its team was frequent and effective.
18. Improvement reflections	Request that refunds from utility companies are made electronically, rather than by cheque.
19. Sharing best practice	Project is a good example of restoring traditional granite setts. City Gardens planted climate resilient trees and are monitoring their progress as part of the Cool Streets and Greening programme
20. AOB	None

Appendices

Appendix 1	Project Coversheet
Appendix 2	Financial information
Appendix 3	Before and after photos

Contact

v. April 2019

Report Author	George Wright
Email Address	george.wright@cityoflondon.gov.uk
Telephone Number	07802 378812