

## **Appendix 2 – Details of Bids**

### **OSPR Bids**

#### **1. Outdoor Fitness Equipment - Old Watermen's Walk**

We are proposing the installation of outdoor fitness equipment at Old Waterman's Walk in the City of London. Outdoor gyms contribute to a number of benefits such as improvements in public health, breaking down barriers to physical activity, boosting mental health and wellbeing and regenerating community spaces. There are currently no free outdoor gym sites on offer within the Square Mile.

The riverside location will offer a bespoke outdoor gym design, which transforms an underused grey space into a community-friendly hub for exercise. Overall, this project will help achieve the following outcomes:

- a. Promotes health and wellbeing for our stakeholders and addresses the lack of free-to-use outdoor fitness equipment within the Square Mile.
- b. Removes old wooden fitness equipment that is not fit-for-purpose, and update with new high-quality equipment.
- c. Responds to priorities set out in our Sports Strategy that commit to activating our streets and public spaces to encourage physical activity.
- d. Collect data to better understand and evidence the project's success. Technology installed in the PowerSmart pieces allows us to track usage and gather insight in to how often and when the equipment is being used.

Project Commencement – January 2025

Project Completion – April 2027

This project would fall under “environmental improvements: provision of outdoor recreation facilities to which the general public has access”.

Projects that support the outcomes of the Transport strategy - City of London, with additional priority given to projects that would support the delivery of Vision Zero by reducing serious and fatal collisions and projects that would improve accessibility.

The Transport Strategy plays an important role in our ambitions for the Sports Strategy and many of the outcomes of this project are aligned with its aims. We recognise that active travel is integral in getting people more active, and collectively we want to make the “Square Mile a healthy, attractive and easy place to live, work, learn and visit”. Please see section below for specific details on how we feel this project will help progress the Transport Strategy outcomes.

The designs of the project have also considered key areas referenced in the Transport Strategy including “Pedestrian Comfort Levels”. We recognise that maintaining the

walkways around the site are paramount. The designs utilise the 'pockets' of the walkway to host the equipment stations, ensuring that the designs have adequate space and don't extend beyond the current blueprint or interfere with the existing walkways.

This project best supports several of the proposals outlined in the Transport Strategy outcome to "create a future where the Square Mile's streets are great places to walk and spend time".

- a. Proposal 3: Complete the riverside walkway and improve walking connections between the riverside and the rest of the City.
  - i. This project is an opportunity to help to activate the riverfront and encourage more people to its banks to spend time.
  - ii. We have ambitions for this to be one site in a wider network of outdoor gym sites, which would improve connections across the City.
- b. Proposal 7: Provide more public space and deliver world-class public realm.
  - i. The addition of an outdoor fitness space directly addresses the reference to "making the experience of walking and spending time on streets and public spaces more interesting and engaging".
- c. Proposal 6: Promote and celebrate walking.
  - i. The location of this project is just off a popular running and walking route alongside the Thameside Path and can only be accessed by foot. The introduction of an outdoor gym site here would encourage more people to walk, cycle or run to use it.

This project contributes to objectives outlined in a number of wider City Corporation strategies, including:

- a. Climate Action Strategy: We have ensured that our preferred supplier shares our commitment to sustainability, thus contributing to priorities set out in our Climate Action Strategy. We are engaging with leading suppliers The Great Outdoor Gym Company, whose "healthy people, healthy planet" vision sets out their standards that include using recycled materials, carbon offsetting and using British manufacturing to produce their equipment. The mocked up designs include pieces of a PowerSmart range that generate useable green energy and can be used to track activity or charge devices.
- b. Destination City: The proposed location at Old Waterman's Walk is adjacent to a popular running and walking route, via the Thames Path, and boasts views of iconic London landmarks such as The Shard and Tower Bridge. The introduction of a state-of-the-art, free outdoor fitness area within this location provides a unique offering that aligns to key features of the Destination City programme, namely "offering attractive and relevant amenities", "enlivening City streets" and "creating new inclusive public spaces".
- c. Supporting residents: As part of the Sport Strategy consultation, our stakeholders have told us that they would like to see free-to-use outdoor fitness equipment across the

Square Mile. The scope of this project also addresses wider local need (identified through focus groups and surveys with residents), including:

- i. Supporting opportunities to maximise small grey areas of outdoor space.
- ii. Ensuring that pricing does not limit low-income families' access to sport facilities.
- iii. Dedicated traffic-free exercise spaces.
- iv. Communal spaces to exercise and socialise.

d. Supporting SME's: The addition of free fitness provision within the City could support small businesses who may not be able to offer their employees access to gym/fitness packages.

The City of London Corporation has made a commitment to sport through our newly launched 'Global City of Sport; A Sport Strategy for the Square Mile'. This project is key to delivering on our ambitions set out for the next 7 years and directly addresses objectives underpinning our "activate", "invest" and "support" priorities.

a. Activate: "use our green and grey spaces for exercise and sport" and "expanding free-to-use outdoor sport and fitness facilities on our streets and public spaces"

i. This project would meet these aims by transforming an underutilised grey space into a publicly accessible outdoor gym.

b. Invest: "we want state-of-the-art facilities, which take advantage of the urban landscape".

i. We have engaged with the leading manufacturers in outdoor fitness equipment to create designs that include top spec equipment and bespoke colouring, that consider the surrounding landscape and best reflect the standards expected from City of London.

c. Support: "ensure our sport facilities and play areas are fully accessible and open to all".

i. Our project brief, and subsequent designs were focussed around creating a welcoming and inclusive space, that caters for a variety of fitness and ability levels including those with disabilities.

The project is at Gateway 1

Project Budget - £ 90,500

#### Spend Profile

- Q1 2025: £33,000 (staff costs & fees for surveys/trial holes)
- Q2 2025: £42,500 (equipment & Installation costs)
- Q2 2026: £5,000 (maintenance costs)
- Q2 2027: £5,000 (maintenance costs)
- Q2 2028: £5,000 (maintenance costs)

A budget of £5,000 (maintenance costs) is sought annually from completion of the project up to 2028. Ongoing maintenance will be revisited towards the end of this period. The success/usage of the site would determine whether removal or ongoing maintenance is the preferred option and how this would be funded.

## **CIL Bids**

### **1. Golden Lane Leisure Centre Development**

GLLC, the CoLC's only leisure centre in the Square Mile, has deteriorated beyond the lifespan of previous refurbishments. There are underlying external issues which need attention, to ensure the long term future of the Centre. The recommendation to refurbish GLLC to secure the future of the service and the Centre for a further 20 years, was supported in principle by RASC in July 2024. The associated £10,348,701 refurbishment costs are contingent on CIL funding.

GLLC is a valued community asset consisting of swimming pool, tennis courts, sports hall, fitness suite, treatment room and office. It provides a range of accessible opportunities for the public on a low cost, pay as you go basis, and without the need for a membership. GLLC's unique proposition is different to the private market providers, whose high costs are prohibitive to many of our residents, particularly those from concessionary groups such as students, people with disabilities, young people and those living on City housing estates. The service delivers sports opportunities in the community to key groups across the square mile, in addition to healthy lifestyle programmes to support improved health and wellbeing outcomes.

#### **Project Deliverables:**

The proposed programme of work, informed by the completion of a range of surveys, includes a series of upgrades and repairs to GLLC which would ensure the service can be sustained. The works identified consist of replacing the roof, repairing walkways and the external podium, replacing mechanical and electrical equipment, resurfacing tennis courts and redecoration of the interior of the building. The works will replace the existing boilers and replace them with alternatives to deliver a more sustainable and energy efficient operation. This will have a positive contribution to delivering Climate Action Strategy aims.

#### **Service Outcomes Supported by the Development:**

The redevelopment will contribute towards the strategic outcomes and aims of the Corporate Plan, Sport Strategy, DCCS business plan, and Joint Health and Wellbeing Strategy, as set out in section 21.

Project commencement – April 2025

Project completion – 2027

The project supports the following priorities:

**Destination City:** The repairs would directly support the aspiration to 'Enhance the Square Mile's leisure offer to increase its appeal to existing and new audiences by creating a fun, inclusive, innovative and sustainable ecosystem'.

The project supports residents through the delivery of the DCCS Business Plan, Section 21.

The completion of the project, and subsequent delivery of a service from GLLC will ultimately provide commissioning opportunities for SMEs.

The programme of works will contribute towards the Sports Strategies, DCCS Business Plan aims and objectives, and work stream, as set out below:

Sports Strategy priorities: 1) INVEST in our sport and leisure facilities and 2) SUPPORT local community sport.

DCCS Business Plan aims and objectives: Safe, Potential, Independence and Choice, Health and Wellbeing, and Community.

DCCS Business Plan workstream: Securing an agreed medium-term strategy and associated investment for the delivery and management of the Golden Lane Leisure Centre.

The project is at Gateway 1.

Project budget - £10,348,701

Spend Profile  
TBC

Seek to recoup any funds payable by the leaseholder under the schedule of dilapidations, but this may be limited by the recognition the centre is in need of full refurbishment.

Climate Action Strategy: The Department is exploring internal funding including Climate Action Strategy Funding and possibly to be met by ambitions (of EON) to extend the CityGen heat network by creating an energy centre on Golden Lane.

These opportunities will be explored through the design stage.

## **2. LUL Track works – Brendan Mews (CIL Priorities Review)**

Brandon Mews is a row of terraced properties at the lowest level of the Barbican development. The properties are close to the western end of the platforms at Moorgate, which are approximately 5.5m below street level. It is estimated that the lowest level of the

Brandon Mews properties is only marginally above the roof of the tunnels below.

The residents report an increasingly disturbing level of train noise which is a public health issue. The noise is described as “a loud bang and deep, continuous rumble as trains pass beneath the property” and is audible from the first to the last trains of the day 0508 to 0051.

Noise measurements have been taken over many years with detailed acoustic reports available. The higher noise levels were found to be due to trains on the outer / eastbound road. The impulsiveness is due to trains passing discontinuities in the rails associated with the points and crossings (P&C) crossover 35A /35B between the eastbound and westbound roads. (see Appendix 4 - Figures 1 and 2 on page 2).

LUL following a long and detailed investigation have now identified a solution.

The works:

- The investigation has shown that moving the P&Cs west onto the floating slab track (under gardens) by 20 or 30 meters will provide a huge attenuation to Brandon Mews properties.
- There would remain an audible rumble, but the impulsive sound would be no longer be audible.
- No disbenefit to other properties would be caused.

Cost:

- The total cost would be around £4m - £1.5m track and £2.5m signalling.
- TFL have significant financial constraints.
- LUL priorities for funding is for life expired assets e.g. Aldgate Junction.
- TFL have been approached to explore a part funding arrangement, these discussions are underway.

Timescale:

- If it were LUL would need to wait for the Four Lines Modernisation Programme (4LM programme) to complete, currently delayed, so in 2 – 3 years i.e. financial year 2026/27.

Project Commencement – 2026

Project Completion – 2026

The project is identified as important: The LUL track noise affects few residents however the noise is a public health issue.

The project supports the following priorities:

The project are works to infrastructure meeting the requirements of Test 1. The works would improve the attractiveness to residents in the area by reducing the noise levels of the underground below the Barbican a therefore would support development of the area.

Development can come forward if the LUL trackwork's were not delivered however some pollution and amenity goals would be compromised.

Project budget – £6,500,000 (CIL)

Spend Profile

TBC

### **3.Sculpture in the City (CIL Priorities Review)**

Sculpture in the City (SITC) is: a rotating, outdoor, urban sculpture park in the EC area. It is a public-private partnership between the City of London Corporation and 15 organisations from the development, insurance, finance sectors and City BIDs.

From 2011 to 2023, the Environment Department both contributed to SITC and provided resources to run it. However, both funding and resources ended in 2023, due to resource constraints. Given short timescales, it was recognised that delivering the project in 2024 would be unachievable without support from the City Corporation. To enable the project to continue, the Destination City team agreed to take on the organisation of SITC for one year on the agreement that IG would only be providing resources and that there was no additional IG budget for delivery.

At the end of February 2024, a one-off CIL fund bid for £80k for the SITC project was approved and the Destination City team appointed to deliver the project for one year.

In March and April 2024, the Destination City team conducted extensive due diligence and scoping to determine all costs associated with the installation, management and deinstallation of all artworks to enable the 13th Edition to go ahead. This work has revealed risk implications that were previously unknown.

Officers identified that from inception, full deinstallation costs for the project were not previously considered or factored into budget allocations. Establishing the estimated cost of £116k to fully deinstall the 13th Edition. To ensure the long-term sustainability of SITC, Officers proposed that the cost of deinstalling the entire exhibition from the public realm is separately provisioned and ringfenced until COL exits its liability. Committee approved the Destination City team to work with Chamberlain's Department to identify the source for a one-off provision of funds to be dedicated for a complete SITC deinstallation.

It was determined an application to CIL for £116k to fully deinstall artworks from the public realm at the time that COL exits its liability from the project. Ensuring that COL's legal obligations are met returning all artworks to artists/galleries.

The 13th Edition of SITC is due to launch on 24 July and be installed until May 2025. The earliest the £116k would be drawn down is from January 2025 for the deinstallation of the 13th Edition if Member's decide to terminate the project. If Member's decide that COL should continue to deliver and fund SITC the £116k deinstallation costs will be ringfenced until a future time when COL exists its liability from the project and artworks need to be returned.

#### Project Commencement –

Funds to be ring fenced for a future time when SITC artworks are fully removed from the public realm therefore dates are TBC. The earliest date for the funding to be used is from January 2025 for the deinstallation of the 13th Edition of SITC in May 2025, subject to Member decision regarding the future of the project.

#### Project Completion –

Funds to be ring fenced for a future time when SITC artworks are fully removed from the public realm therefore dates are TBC. Funding to be ringfenced for the point when the City Corporation exits its liability for the project and ensure the SITC objections of returning artworks to artists/galleries is met. The earliest date of completion would be May 2025 for the deinstallation of the 13th Edition of SITC, subject to Member decision regarding the future of the project.

#### Outside the Gateway Approval Process

Project Budget – £116,000

Spend Profile - TBC