

Committees:	Dates:	Item no.
Streets and Walkways Sub-Committee	27 September '16	
Projects Sub-Committee	11 October '16	
Subject: Aldgate Highway Changes and Public Realm Enhancement	Gateway 6 Progress Report	Public
Report of: Director of the Built Environment		For Decision

Summary

Dashboard

- Project status: Amber.
- Timeline: Construction Phase – current forecast completion date is Nov '17.
- Approved Spend (assuming current Urgency Report approved): £23.2M
- Spend to Date: £19.2M includes commitments of £4.7M
- Overall Project Risk: Amber.

In the Gateway 5 report for this project, Officers committed to produce regular update reports in order to update Members of progress on the project. Additional issues reports have also been brought to Members during construction. This report is the fifth update report on the project.

At the time of writing this report an Urgency Report is in process. The report is written on the assumption that the Urgency Report has been approved.

This G6 report:

- Advises on the current programme for the project;
- Confirms the current position with regards to budgets and funding; and
- Advises on the current governance structure for the project.

It is recommended that:

- ***Members note the contents of this report***

Main Report

1. Reporting period	1.1 January 2016 to August 2016 inclusive.
2. Progress to date	2.1 The project is forecast to be delivered for the approved budget and be completed by November '17.

Programme

2.2 As has been reported in previous Gateway 6 reports, issues have arisen on certain elements of the project. In light of these issues, the project programme has been reviewed and amended. Progress on each of the main elements of the project is set out below. For reference, Appendix One provides a plan illustrating the location of each of the project elements.

2.3 The **Highway** element of the project was delivered to programme in April '16. Work on the **Gardens** between the Churchyard and Aldgate Square is on-going, for completion in December '16.

2.4 As outlined in the recent City Surveyor Urgency report regarding the **Pavilion**, the pavilion construction is now due to start in October '16. The programmed completion of the pavilion is July '17.

2.5 Previous issues reports have outlined delay due to difficulties procuring structural design and the failed in fill material. The **Eastern Space** delivery was affected by this. Further, key materials received on site were damaged or missing (literally having fallen off the delivery vehicle) and replacement material lead-in times have added further delay. It is now expected that the Eastern Space will be completed in November '16.

2.6 The **Churchyard** improvements were expected to be delivered during the road closure of Aldgate earlier this year. However, in response to requests from the Church, we have made various changes to the original design. These changes required a revised planning permission, plus new Faculty and building control approvals. As a result, the Churchyard design is now being finalised, and construction is due to begin in late October '16, and be completed in June '17.

2.7 The Churchyard and pavilion programmes detailed above have negatively impacted upon the delivery of the **Aldgate Square**. It had been assumed that we would complete the southern half of the Aldgate Square in April '17. However, following Churchyard and Pavilion completion, working south to north, the expected completion for the whole Square is November '17. The programming of the respective work elements is such that work will flow seamlessly from one element to the other.

2.8 **Arts Events and Play** (AEP) is a key deliverable of the project. The delivery of this element has floated with the changing overall project completion date; AEP requires finished spaces to be effective.

2.9 Table one below summarises the programmed completion dates for the various elements of the project.

Construction Element	Programmed Completion Date
Highway Work (substantial)	April '16
Eastern Space	Nov '16
Gardens adjacent to Churchyard	Dec '16
St. Botolph's Row	Mar'17*
St. Botolph's Churchyard	June '17
Pavilion	July '17
Aldgate Square	Nov '17
Arts, Events, Play	N/A
Completion of Project (substantial)	Nov '17

* *Developer-led project, delivered via S278.*

Table 1: Programmed completion dates.

Budget

2.10 The recent Urgency report increased the project budget from £21.4M to £23.2M. The project will be completed to the new budget.

Governance

2.11 The officer governance of the project has evolved to match the changing needs of the project. The current structure has three sub-projects, as follows:

- Arts Events & Play (currently managed by the Department of the Built Environment);
- The Pavilion (managed by the City Surveyors); and
- Reparations, Highways, Public Realm, programme management and project close-out (managed by the Department of the Built Environment).

2.12 Each sub-project will be reported to Streets and Walkways Sub Committee as the Client Spend Committee, overseeing each of the three project streams, as well as Projects Sub Committee.

2.13 The three sub projects will continue to be reported as a single

	<p>overall project on Project Vision (to Projects Sub Committee).</p> <p>2.14 The revised structure is captured in Appendix Two.</p> <p>Funding</p> <p>2.15 The project has received an additional £1.5M from Transport for London (TfL), S106 and S278 sources, bringing the total funding from these sources to £14.7M. Therefore the original underwriting sum committed to the project from the On Street Parking Reserve (OSPR) can be reduced by £1.5M to £8.5M.</p> <p>2.16 A summary of the latest funding position is as follows:</p> <table border="1" data-bbox="467 685 1259 1413"> <thead> <tr> <th colspan="2">Funding sources</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Received</td> <td>S106</td> <td>£4,115,832</td> </tr> <tr> <td>S278</td> <td>£1,145,983</td> </tr> <tr> <td>TfL</td> <td>£9,458,000</td> </tr> <tr> <td>Total Received</td> <td></td> <td>£14,719,815</td> </tr> <tr> <td rowspan="3">Expected</td> <td>S106</td> <td>£981,000</td> </tr> <tr> <td>S278</td> <td>£80,000</td> </tr> <tr> <td>TfL</td> <td>Nil</td> </tr> <tr> <td>Total Expected</td> <td></td> <td>£1,061,000</td> </tr> <tr> <td>Agreed in principle, awaiting signatures</td> <td>S106</td> <td>£4,551,827</td> </tr> <tr> <td>Subject to renegotiation</td> <td>S106</td> <td>£5,769,534</td> </tr> <tr> <td>Total</td> <td></td> <td>£26,102,176</td> </tr> </tbody> </table> <p><i>Table 2: Progress for securing project funding sources.</i></p>	Funding sources		Value	Received	S106	£4,115,832	S278	£1,145,983	TfL	£9,458,000	Total Received		£14,719,815	Expected	S106	£981,000	S278	£80,000	TfL	Nil	Total Expected		£1,061,000	Agreed in principle, awaiting signatures	S106	£4,551,827	Subject to renegotiation	S106	£5,769,534	Total		£26,102,176
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<p>3. Next steps</p>	<p>The next Gateway Six report will be in early 2017.</p>																																

Appendices

<p>Appendix 1</p>	<p>Map of project ‘areas’</p>
<p>Appendix 2</p>	<p>Officer project governance</p>

Contact

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