

Committee(s):	Date(s):	Item no.
Projects Sub-Committee Streets and Walkways Sub-Committee	18/7/2017 24/7/2017	
Subject: Issue Report – Leadenhall Street Pedestrian Crossing Improvements/52-54 Lime Street (Scalpel) Section 278 highway changes: Approval	Public	
Report of: Director of the Department of the Built Environment	For Decision	

Summary

Dashboard

- 1) Project status: Amber (potential funding shortfall for pedestrian crossing improvements and delays to its installation).
- 2) Timeline: Section 278 Highways Works: March 2017-December 2017.
Pedestrian Crossing Improvement Works: July 2017-March 2018 (subject to funding and approvals).
- 3) Approved Funding: £40,000 at Projects sub-committee with delegation to the Director of DBE to approve expenditure up to £220,000 for 52/54 Lime Street Section 278 project. This delegation does not extend to the Leadenhall Street project; the reason for this Issue Report.
- 4) Current Expenditure: £10,082.
- 5) Total Design & Evaluation Cost: £218,108.
- 6) Total Estimated Construction Cost: £729,000 (Section 278 works: £349,000; Pedestrian crossing works: £380,000).
- 7) Overall Project Risk: Amber.

Brief description of project

The project involves two closely-linked elements: the introduction of a new signalised pedestrian crossing at the Leadenhall Street/Lime Street/St. Mary Axe junction; and highway/improvements on Leadenhall Street, Lime Street and Billiter Street to accommodate the new development at 52-54 Lime Street (the Scalpel).

Reason for this report

This report seeks Member approval:

- 1) To combine the Leadenhall Street Pedestrian Improvement Project and the 52-54 Lime Street Section 278 Highway Works to enable them to be progressed to Gateway 5 as a single coherent package, with a revised design and evaluation cost of £218,108.
- 2) For the combined project to proceed on the light track approval route with Gateway 5 sign-off delegated to the chief officer subject to no changes to the total cost, specification or programme.
- 3) For any changes to the total cost or specification to be dealt with by delegated authority by the Town Clerk in consultation with the Chairman and Deputy Chairman of Projects Sub Committee and Streets & Walkways

Background

In May 2015, the Streets and Walkways Sub Committee agreed that the introduction of the Leadenhall Street Pedestrian Crossing Improvements be delivered after the completion of the 52-54 Lime Street Scalpel development (scheduled for December 2017). As a result, the Sub Committee agreed that the Section 106 funding allocated to the pedestrian crossing was re-assigned to the Aldgate project and resolved that:

- The reasons for the change in programme and funding for the project be noted;
- Funding from other s106 contributions, the Community Infrastructure Levy (CIL) or the Parking Reserve Fund (to be agreed at Gateway 4/5); and
- Approval from Transport for London as Leadenhall Street forms part of the Strategic Road Network.

Also in May 2015, the Projects Sub Committee resolved that the 52-54 Lime Street Section 278 Highway Works proceed to Gateway 4/5 via the Light approval track.

The current S278 Agreement for 52-54 Lime Street includes:

- an Evaluation and Design Payment of £150,000; and
- a Pedestrian Crossing Compensation Payment of £70,000 that can be used to mitigate additional costs arising from the delay in introducing the pedestrian crossing improvements

Both these payments have been received by the City. Expenditure of up to £40,000 was approved at the Projects sub-committee on 6 May 2015, with committee approval for delegation to the Director of DBE to approve expenditure up to £220,000.

The construction of the 52-54 Lime Street Scalpel development is proceeding to programme and the developer has confirmed the completion date of December 2017. The extent of the Section 278 Highway Works are currently being finalised with the developer, after which detailed designs need to be prepared. In parallel with the detailed design work a second Section 278 agreement will be required in order to trigger the release of funding for these Highway Works.

Discussions with TfL regarding the new pedestrian crossing at the Leadenhall Street/ Lime Street/ St. Mary Axe junction have been re-started and the route towards approval of this element of project has been established. The initial technical assessment report for these works was undertaken in October 2013. This assessed the likely impact on motor traffic on the wider road network arising from the introduction of the new crossing. This report was submitted to TfL for review but did not proceed through the formal TfL approval process due to the postponement of the works.

TfL has advised that the technical assessment report will need to be “refreshed” as it is over three years old and it will not reflect changes in the highway network such as Aldgate. The scope and extent of the revised technical assessment has been agreed with TfL. TfL has advised the City that the technical assessment needs to commence shortly if the proposed crossing installation date of January 2018 is to be met. Any additional costs incurred for the technical assessment and costs for the traffic signals design will be met from £70,000 Pedestrian Crossing Compensation Payment.

Funding for the construction of the pedestrian crossing improvement needs to be secured. Officers are currently exploring the availability of funds from the three funding streams detailed in the May 2015 Issues Report: Section 106 contributions, CIL and the Parking Reserve Fund.

It important to highlight that whilst it is proposed to combine the two projects, they are not co-dependent on each other. Therefore, the Section 278 Highway Works can be

constructed as a stand-alone scheme if the funding for the pedestrian crossing works is not identified and/or TfL approval is not obtained. It is for this reason that the Section 278 works are programmed for completion prior to the completion of the pedestrian crossing works, to coincide with the occupation of the Scalpel development.

Summary of Recommendations

It is recommended that Members approve the proposals:

- 1) To combine the Leadenhall Street Pedestrian Improvement Project and the 52-54 Lime Street Section 278 Highway Works to enable them to be progressed to Gateway4/5 as a single coherent package, with a revised total estimated cost of £218,108.
- 2) To progress the combined project on the light track approval route with Gateway 5 sign-off delegated to the chief officer subject to no changes to the total cost, specification or programme.
- 3) For any changes to the total cost or specification to be dealt with by delegated authority by the Town Clerk in consultation with the Chairman and Deputy Chairman of Projects Sub Committee and Streets & Walkways

Appendices

Appendix One – General arrangement drawings

Appendix Two – Evaluation and design budget

Contact

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