

Report to the Cabinet

Report reference: C-105-2008/09

Date of meeting: 9 March 2009



**Epping Forest
District Council**

Portfolio: Planning and Economic Development

Subject: Loughton Broadway Town Centre Enhancement Scheme –
Update report

Responsible Officer: Qasim Durrani (01992 564055)

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Recommendations/Decisions Required:

- (1) Note progress on the implementation of Loughton Broadway Town Centre Enhancement Scheme;**
- (2) To maintain the current budget allocation and associated contingency; and**
- (3) That the provision of a landmark amenity feature on the Broadway is deferred until such time that adequate finances are confirmed as being available from within the current project allocation.**

Executive Summary:

The Loughton Broadway Town Centre Enhancement Scheme (TCE) was conceived back in the late 1990's following a wide scale public consultation exercise involving the three town centres of Buckhurst Hill, Loughton and the Broadway. Design guides were produced and adopted by the Council.

The TCE was delayed due to the presence of a medium pressure gas main within the central reservation of the carriageway. A revised scheme design addressing the difficulties of construction around the gas main was approved by Cabinet on 14 July 2008 and a supplementary capital estimate of £455,000 including £200,000 for contingency and unforeseen construction risks agreed.

Construction work commenced on Monday 27 October and work ceased on Friday 5 December for a month to assist pre Christmas trading on the Broadway. The construction work commenced after the Christmas shut down on 5 January 2009.

At the present time the scheme is within budget however construction costs could go up due to the uncertainties surrounding the conditions of the road structures, if for example more substantial reconstruction of the road is required, or National Grid Gas require a change in construction methodology near the gas main.

It is also proposed that until such time that the full impact of the risks associated with the project is known the idea of the amenity feature for the Broadway is deferred until there is greater certainty in respect of the final scheme cost.

The scheme has taken into consideration some of the recommendations of the Broadway Development Brief, which has been adopted by the Council as its strategic plan for the

regeneration of the Broadway.

Reasons for Proposed Decisions:

Maintaining the current level of contingency will enable a quick response to any unforeseen event or change on the project.

At the original design phase for the scheme, the Council accepted the idea of an 'amenity feature' as part of the TCE. It is now proposed to defer this until such time that all financial and technical risks are quantified and adequate capital monies are confirmed within the scheme budget allocation.

Other Options for Action:

- To reduce the current scheme budget and/or contingency. Given the nature of and risks associated with the scheme, this cannot be recommended.
- To press ahead with the amenity feature without knowing whether there will be sufficient capital budget available and to carry out a local school competition for the design of the feature. Given the nature of and risks associated with the scheme and the raising of community expectations, this cannot be recommended.

Report:

1. Cabinet has approved a sum of £3,630,500 to undertake The Broadway TCE scheme. The scheme is being undertaken in two phases: Phase 1 consists of works to Burton Road car park, Vere Road car park and CCTV to the whole scheme. All works under this phase have been completed.

2. Phase 2 consists of substantive enhancement works to The Broadway itself, namely; new foot path paving, reconstruction of the road, a raised central section making the Broadway more pedestrian friendly, new street lighting, new street furniture (6 seating benches, 10 ordinary waste bins and 3 recycling bins). Seven new semi mature trees will be planted under the scheme after which the total number of trees on the Broadway will be 29.

3. After obtaining technical approval and Works Licence from the Highways Authority, construction commenced on 27 October 2008. All work ceased on 5 December 2008 to assist Christmas trading on the Broadway.

4. Key construction dates for the project are as follows:

- Monday 13 October 2008 - Erect/ construct the site compound on Burton Road.
- Monday 27 October 2008 until Friday 5 December 2008 - Undertake paving works in footway areas (no Road Closure required).
- Monday 5 January 2009 restart Phase 2 works. Road closure for 9 weeks from 12 January until Friday 13 March - East bound carriageway works.
- Monday 16 March 2009 until Thursday 10 April 2009 (4 weeks) - Total Road Closure of the Broadway for Central Island works.
- Monday 12 April 2009 for 10 weeks (until Friday 19th June 2009) - Closure of the West bound carriageway.

- Monday 22 June 2009 until Friday 24 July 2009 - Completion of remaining/ outstanding works.

5. It is recognised civil construction practice to allocate a contingency sum equivalent to between 5% to 10% of the total price, to allow for unforeseen construction and practical issues during construction. Given the technically complex nature of the scheme, it is suggested that a contingency nearer to 10% be maintained. The current contingency available on the scheme is 9.5% of the latest scheme estimate.

Resource Implications:

The Council is the principal land holder within the TCE area and owns all the shops and most of the residential accommodation

The TCE is being constructed under a Design Build & Operate form of partnering contract. One of the key features of this type of project is the agreement of the Target Price between the client and the contractor. This price is fixed for the agreed design and is only subject to change if there are unforeseen or client initiated changes to the design. The Target Price for construction agreed with the contractor for Phase 2 is £1,825,000. However there are other costs and risks that are presented in the table below.

At present the estimate of costs is indicated below:

	Budgets	Remarks
Approved Allocation	£3,630,500	
All costs to date including Phase 1	£1,325, 000	These are for works on Burton Road and Vere Road car parks, CCTV for the whole scheme (including consultants cost)
Phase 2 Target Price	£1,825,000	
Consultants costs outstanding	47,000	
Project Supervisor fee outstanding	£35,000	
Abortive design cost (in dispute)	£41,000	Outstanding claim by designer (not accepted by the Council)
Essex County Council anticipated future costs	£17,000	For consents, road closure and inspections
Internal EFDC costs	£25,000	Staff time charge costs up to end of scheme
Latest scheme estimate	£3,315,000	
Contingency available	£315,500	9.5% of latest scheme estimate

Legal and Governance Implications:

Section 2 Local Government Act 2000 gives the Council wide powers to achieve the promotion or improvement of the economic, social or environmental well being of its area and includes power to incur expenditure.

County Council acting in its capacity as the Highway Authority

Safer, Cleaner and Greener Implications:

The scheme will improve the street scene by providing CCTV in the Broadway, Burton road

and Vere Road Car Parks. New improved street furniture will be installed as well as new highways infrastructure improvements and additional trees.

Consultation Undertaken:

The Broadway TCE Focus Group has been consulted at key stages of the project and they agree with the design proposals as set out in this report.

Background Papers:

Previous Cabinet reports
Broadway Design Guide (1998)

Impact Assessments:

All technical construction schemes of this nature carry a degree of inherent risk. This is associated with unforeseen circumstances from underground conditions and statutory undertakers' equipment etc. In this instance, the scheme is further complicated through the presence of the medium pressure gas main and the use of the grouting solution to stabilise the highway slabs. A high level of contingency has been applied in the light of these risks.