


<p style="text-align: center;">London Borough of Hammersmith & Fulham</p> <p style="text-align: center;">CABINET</p> <p style="text-align: center;">3 JUNE 2019</p>	
<p style="text-align: center;">WHITE CITY ESTATE SUSTAINABLE URBAN DRAINAGE & STREETSCAPE IMPROVEMENT SCHEME ON THE PUBLIC HIGHWAY</p>	
<p>Report of the Cabinet Member for the Environment - Councillor Wesley Harcourt</p>	
<p>Open Report</p>	
<p>Classification - For Decision Key Decision: YES</p>	
<p>Wards Affected: Wormholt and White City</p>	
<p>Accountable Director: Mahmood Siddiqi - Director for Transport and Highways</p>	
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1. EXECUTIVE SUMMARY

- 1.1. The Council's Housing and Highways Department is looking to retrofit Sustainable Urban Drainage (SuDS) in the White City Estate. This report seeks approval for the public highway infrastructure only of the project that gives the opportunity to align both Highways and Housing assets in one, to deliver one of the largest urban retrofit greening projects in London, at the White City Estate, in line with the Council's vision to be the greenest borough in Britain.
- 1.2. Groundwork London and EPG Ltd have produce a concept and feasibility study that is based upon previous successful multi award-winning SuDS schemes within the borough, with the aim of disconnecting surface water (rainwater) in the White City Estate from the combined sewer system, reducing the risk of flooding in the borough, renewing the carriageway which needs repair, and increasing the amount of green infrastructure in the borough.
- 1.3. The wider aims of the scheme are to make the White City Estate more resilient to climate change, but to also increase the connectivity of the estate to the wider White City Opportunity area, through improved crossings and entrances to the estate, and encouraging the use of more sustainable transport, and renewing the road surfaces.

1.4. The White City Estate lies within the Counters Creek sewer catchment, which has been well documented for exceeding capacity, resulting in sewer flooding of properties within the Borough. Thames Water have agreed to offer £350,000 of funding for the public highway works after reviewing the concept of the joint Highways/Housing project.

2. RECOMMENDATIONS

2.1. To approve the implementation and cost of the White City Estate and Bloemfontein Road Sustainable Urban Drainage and Streetscape Improvements Scheme to the public highway. (£1,150,000 without S106/CIL Board funding approval and £2,650,000 with - See Clause 9.2 below).

3. REASONS FOR DECISION

3.1. The total value of the White City Estate sustainable urban drainage and Streetscape Improvements has been estimated at £2,650,000. As the total value of this project is over £100,000 a cabinet decision is required.

4. BACKGROUND

4.1. Australia Road and Commonwealth Avenue are situated in the heart of the White City Estate and White City opportunity area. Nos. 65 to 93 Bloemfontein Road to be treated extends from Australia Road in the south and Commonwealth Avenue in the north, adjacent to Charnock House.

4.2. Following the Hammersmith and Fulham's Council priorities and Mayor of London's healthy streets agenda, this project will seek to increase urban greening, air quality, improve pedestrian safety, improve the condition of the road surface, promote sustainable transport and ensure residents feel safe and relaxed in their community.

4.3. The project is led by the Highways Department and will build on existing successful SuDS and urban greening schemes within the borough, to retrofit green infrastructure into the highway, while renewing roads in need of repair, and creating healthy sustainable streets.

4.4. The use of sustainable drainage on the highway is fundamental to controlling surface water flooding, flooding from rainfall. The road channels rainwater to the combined Victorian sewers in LBHF, where in large rainfall events the sewers reach capacity and we experience flooding. SuDS features, such as rain gardens, permeable paving and tree pits are used to mimic natural drainage, taking the rainwater, and allowing it to either soak into the ground or be held in the ground and slowly released into the sewer, as not to overload the sewer. Furthermore, green SuDS, such as planted rain gardens or tree pits, also help remove the water through evapotranspiration.

4.5. The scheme has multiple small projects, but with recurring elements to visually join the projects together. One of the elements is permeable parking bays.

These features allow water to move down between the blocks and soak into the ground, whilst making parking bays easily identifiable, as the colour and material are different from the main carriageway.

- 4.6. Installing rain gardens and tree pits along the highway, again reducing water entering the sewer but also increasing green infrastructure, helping the borough to become the greenest borough, and helping to create green links, increasing biodiversity, and reducing the urban heat island effect, creating shade, and making the environment more interesting for residents.
- 4.7. Renewal of entry points into the estate, helping to open the estate and aid in way finding and pedestrian movements. Revising the crossing points around the estate to again encourage movement through the estate and to the wider opportunity area. These improvements help encourage sustainable transport, through improved access to public transport and safer travel for pedestrians, encouraging walking and reducing car usage.
- 4.8. Additional sustainable measures such as electric car charging points are being reviewed and could be included at key focal points within the estate, such as the main shopping parade, and places of worship.
- 4.9. Within the estate there are two schools, the scheme will work with the schools to develop a school street on Commonwealth Avenue, whilst it's likely that the road will be kept open to traffic, there is scope to link the two school and increase the footway areas to encourage parents to meet and speak around school pick up times, and facilities to store bikes, with the vision of reducing vehicle trips to the schools, and creating healthier streets.
- 4.10. The Housing Department has a scheme (Nourish) funded by the Mayor of London's Good Growth Fund. Part of this project is to improve the green spaces within the White City Estate.
- 4.11. Subject to approval the two schemes between Housing and Highways can be linked together as we move into construction, working collaboratively so that all works are coordinated and communications sent out to residents is combined and concise.
- 4.12. A specialist ground radar survey contractor has already carried out a survey as part of the feasibility study. This is standard procedure when working on the public highway, to mitigate the risk of damaging statutory undertaker apparatus and protecting workers from injury.
- 4.13. The SuDS features that are planned to be installed on the public highway are tried and trusted construction methods, which have already been installed in other streets in the borough, and will comply with Building Regulations.

5. SCHEME PROPOSALS

The aims of the scheme are to:

- Resurface the carriageway and footway on Australia Road, Bloemfontein Road access road and Commonwealth Avenue, which need repair
- Create healthier streets, that can adapt to changing climate conditions, improve pedestrian safety, encourage sustainable transport, whilst creating interesting and sustainable public places for the community.
- Retrofit urban greening (trees and raingardens) into the highway
- Liaise with residents and schools to help create new sustainable spaces linking the community hubs within the estate and the estate to wider opportunity area

5.1. The White City Estate SuDS and Streetscape Improvements to the public highway represents a significant improvement to the street environment, which include:

- Resurfacing of the carriageway and some footways which need repair
- Retrofitting SuDS on the public highway by making the parking bays on each side of the road permeable areas
- New trees and rain gardens to be planted
- Improving two pedestrian entrances and crossing points into the estate
- Create a farmer's market square on Bloemfontein Road outside Charnock House

5.2. There are four main sections to the scheme (see appendix 1):

- **Australia Road** – Resurface the carriageway, install permeable block paving in all parking bays for attenuation of surface water, install new tree pits and rain gardens
- **Commonwealth Avenue** – linking two schools this section of highway has the potential to be a green corridor linking the schools and complimenting the new Ark Swift development with the existing public highway
- **Dorando Close and South Africa Road** - pedestrian entry treatments into the estate and the crossing points on these roads, to open the space at these smaller but well used entry points which link the White City Estate to Wood Lane
- **Bloemfontein Road** - from Australia Road in the south and Commonwealth Avenue in the north, adjacent to Charnock House. A new public realm space, with a new footway and carriageway surface, new tree planting and a market square

6. CONSULTATION

6.1. To date there have been two main phases of consultation. Firstly, the consultation for Bloemfontein Road, followed by consultation on the wider highway estate works.

- 6.2. The Bloemfontein Road Public Realm scheme was approved by ward Councillors in early March 2018, and consulted on later in March 2018, via a letter drop, online consultation and two public meetings with residents and businesses.
- 6.3. The outcome of the consultation triggered over 200 signature petition, consequently a Cabinet Report was submitted and reviewed on the 8th October 2018 on the Bloemfontein Road Public Realm Scheme (petition).
- 6.4. Following the consultation, the design has been reviewed and shared with the resident's association before its re-consulted on.
- 6.5. The second phase of consultation related to White City Highways Scheme.
- 6.6. This was presented at Cabinet Members briefing on the 11th December 2018. Following its approval from the lead member the cabinet report was drafted.
- 6.7. A letter drop to all residents and two public consultations were held by the Housing Department to inform and consult on the Nourish Project, at the White City Community Centre in February 2019 (Tuesday 5th and Thursday 7th). At these events Highways presented the works from the feasibility study for White City Estate public highways works, gathering feedback for detailed design. A few residents attended the two public consultation on both occasions. The feedback from the residents was generally in favour of the proposals.
- 6.8. In respect of the highway works, the detailed design will be carried out by FM Conway Ltd and completed by the end of March 2019.
- 6.9. The final designs for Bloemfontein Road and the White City Estate Highway scheme will be consulted jointly with the White City Estate Area - Developing Proposals for Affordable Housing, by the Council with Councillors, statutory bodies, residents, businesses, AOD and other stakeholders.
- 6.10. Results of this consultation will be reported back to Cabinet Member Board.

7. EQUALITY IMPLICATIONS

- 7.1. The Council has had regard to its public sector equality duty contained in Section 149 of the Equality Act 2010. Hammersmith and Fulham Action on Disability (AOD) will be consulted on the proposed highway works.
- 7.2. Implications verified/completed by: Peter Smith, Head of Policy & Strategy, tel. 020 8753 2206.

8. LEGAL IMPLICATIONS

- 8.1. The Council is authorised to undertake improvements to the public realm and public highway using its powers under section 62 of the Highways Act 1980.

8.2. Section 62 of the Highways Act 1980 gives the Council the power to plant trees, drainage of highways and protect the highways against hazards of nature.

8.3. Implications verified/completed by: Gerta Kodhelaj (Solicitor Planning and Highways), tel: 020 8753 6081.

9. FINANCIAL IMPLICATIONS

9.1. The main funding allocation is broken down as follows:

Bloemfontein Road	
• Highways planned maintenance 18/19	£ 550,000
White City Estate Funding	
• Planned maintenance 19/20.	£ 60,000
• Flood Risk	£ 100,000
• LIP	£ 90,000
• Thames Water Utilities, (Twenty4Twenty fund)	£ 350,000
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	£1,150,000

9.2. A bid of £1,500,000 has been submitted to the S106/CIL Board for approval and should it be successful the total estimated cost of the highway works rises to £2,650,000. If Highways are successful in acquiring the S106/CIL funding, it will ensure that the works can be completed in their entirety.

9.3. Based on the available funding the scheme has two possible scopes:

- Scope 1 is the basic scheme (£1,150,000) that includes:
 - Bloemfontein Road Suds Scheme
 - Treating less than a third of the entire length of Australia Road by retrofitting SuDS on the public highway
 - Limited carriageway resurfacing of Australia Road where essentially needed
- Scope 2 is the complete scheme (£2,650,000) that includes:
 - Bloemfontein Road Suds Scheme
 - Treating the entire length of Australia Road by retrofitting SuDS on the public highway
 - Footway repaving and carriageway resurfacing of Australia Road
 - Planting new trees in the rain garden areas, increasing the amount of green space
 - The pedestrian entry treatments into the estate
 - The pedestrian crossing points on the perimeter of the estate
 - Commonwealth Avenue, which links the two schools and converting the road into a green corridor.

- 9.4. Scope 1 is the basic scheme that would make use of various pots of money combined with Thames Water funding. This would not meet the council's aspirations to continue to lead on green infrastructure including flood management. It would only be a good scheme.
- 9.5. Scope 2 with the Section 106 money, this will transform the White City area into green hub for London and therefore meets the Council's aspiration of making our borough the greenest borough. It would mean most the roads in the White City Estate would be treated. This will allow to aligning our Highway scheme with the Housing Department's Nourish project scheme, which transforms White City Estate by seamlessly greening across the estate. The combined schemes would create a massive area of public highway and housing land in White City as the biggest urban SUD's scheme in the country.
- 9.6. Our Highway Maintenance Section is fully aware of our construction methods and materials used and these are built-in into our future maintenance term contract.
- 9.7. Implications verified/completed by: Gary Hannaway, Strategic Director Finance and Governance, tel. 020 873 6071.
- 9.8. The report seeks approval to proceed with Sustainable Urban Drainage and Streetscape Improvements Scheme to the public highway in the White City Estate and Bloemfontein Road with a cost of £2,650,000 if section 106 funding of £1,500,000 is available/ approved, or £1,150,000 if section 106 funding is not available/ approved.
- 9.9. The Council has put in place review and approval processes for the allocation of section 106 funds with an officer board reviewing requests, identifying eligible funds and making recommendations to the Cabinet Member for the Economy and the Arts, in consultation with the Cabinet Member for Finance and Commercial Services. Funding for this scheme has not yet been considered by the Officer Board nor the responsible Cabinet Member in line with the agreed process and therefore at this stage section 106 funding has not been agreed and eligible funds have not been set aside as committed for these works.
- 9.10. Contracts should not be let and expenditure must not be committed above the agreed funding envelope of £1.150m from existing budgets and agreed contributions (from the LIP and Thames Water Utilities) until any additional section 106 funding is agreed.
- 9.11. Implications verified by Emily Hill, Assistant Director, Corporate Finance, tel. 020 8753 3145.

10. IMPLICATIONS FOR BUSINESS

- 10.1. The proposed highway improvements include footway repaving, carriageway resurfacing and new street lighting will be carried out by the council's term contractor FM Conway Ltd.

- 10.2. Local businesses will be notified by letter when the works will commence on site.
- 10.3. A public consultation will be carried for residents and businesses because the existing highway is being significantly changed. Their comments and views on the proposals will be reported back before implementation.
- 10.4. Implications verified/completed by: Albena Karameros, Economic Development Team, tel. 020 7938 8583.

11. COMMERCIAL IMPLICATION

- 11.1. The order is to be placed through the council's highway term contractor FM Conway Ltd which is for 5 years with permissible three one-year extensions and has been competitively tendered and awarded in April 2017. The term contract is designed for all public highway projects and programmes of works. The contract is based on a tendered schedule of rates these are general for any scheme (small, medium and major public highway projects) over the life of the contract period. The contract allows, a maximum value of £4 million pounds per project using tendered schedule of rate items, or £9 million per project using target pricing. This therefore makes the contract generic for any project the council wishes to develop and implement over potentially the next 8 years. The major scheme described in this report is within the scope of permitted orders that can be placed with FM Conway Ltd under its contract.
- 11.2. Implications verified/completed by: Joanna Angelides, Procurement Consultant, tel. 020 8753 2586.

12. IT IMPLICATION

- 12.1. IT Implications: There are no apparent IT implications resulting from the proposal in this report.
- 12.2. IM Implications: If sensitive data will be processed on behalf of H&F (such as names and addresses of residents during the consultation process), a Privacy Impact Assessment will need to be completed to ensure all potential data protection risks in relation to this proposal are properly assessed with mitigating actions agreed and implemented.
- 12.3. Implications completed by: Karen Barry, Strategic Relationship Manager, tel 020 8753 3481.

13. RISK MANAGEMENT

- 13.1. The proposed scheme builds on previous successful award-winning SuDS schemes within the borough and seeks to reduce the risk of surface water (rainwater) and sewer flooding in the borough, which has an impact on residential properties and local services/businesses. Works must be undertaken to ensure there is appropriate access to the site.

- 13.2. Officers have consulted appropriately on the proposed scheme, including with the Flood Risk Manager and Insurance Service. They have also confirmed that all installations will adhere to the Highways Code of Practice and that the designs implemented will not give rise to risks of trip/slip claims at these locations. Consultation and communication with local stakeholders is also planned to shape the proposed scheme prior to implementation.
- 13.3. Officers have used a specialist utility contractor for the relocation of the statutory undertaker apparatus (i.e. gas, electric, water, etc. services) to mitigate the risk of damage or disruption in carrying out the works.
- 13.4. Officers must ensure that consultation with Hammersmith and Fulham Action on Disability (AOD) on the proposed highway works is completed before the work commences.
- 13.5. Implications verified/completed by: David Hughes on mobile: 07817 507695 and tel: 0207 361 2389.

14. BACKGROUND PAPERS USED IN PREPARING THIS REPORT

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
	None		

LIST OF APPENDICES:

Appendix 1. - Drawing no. 80149/15/3