



CABINET REGENERATION SUB COMMITTEE

WEDNESDAY, 16TH DECEMBER, 2015

At 2.15 pm

in the

DESBOROUGH 2 & 3 - TOWN HALL,

SUPPLEMENTARY AGENDA

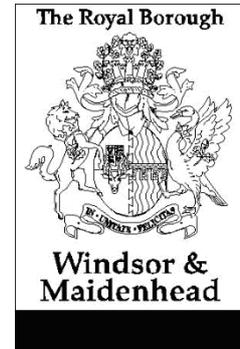
PART I

<u>ITEM</u>	<u>SUBJECT</u>	<u>PAGE NO</u>
3.	<u>MAIDENHEAD WATERWAYS - COMPLETION OF YORK STREAM CHANNEL WORKS AND WEIR</u> To consider the above report	3 - 12

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Agenda Item 3

Report for: ACTION
Item Number: 3



Contains Confidential or Exempt Information	Main Report and Appendix A – Part I Appendix B – Part II: Not for publication by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972
Title	Maidenhead Waterways – Completion of York Stream and Weir
Responsible Officer(s)	Chris Hilton, Development and Regeneration Director
Contact officer, job title and phone number	Kiran Hunjan, Regeneration Manager, 01628 796124
Member reporting	Cllr Derek Wilson, Lead Member for Planning Cllr Philip Love, Principal Member for Regeneration Cllr Simon Dudley, Lead Member for Finance and Property
For Consideration By	Cabinet Regeneration Sub-Committee
Date to be Considered	16 December 2015
Implementation Date if Not Called In	Immediately
Affected Wards	Oldfield, Maidenhead Riverside
Keywords/Index	Maidenhead Waterways, York Stream, Regeneration

Report Summary

1. Maidenhead Waterways is a project to restore and enlarge the old waterways that run through Maidenhead town centre. Planning consent was obtained in December 2012 for **Phase 1 (the 'Ring')**. Construction work commenced on site in July 2015 on **Stage 1** of the York Stream arm of the waterway.
2. **The 'Ring'** includes York Stream, Moor Cut and the construction of a weir and (ultimately) a lock and is split into the following Stages:

Stage 1	From A4 Saint Cloud Way bridge to the Railway Arches
Stage 2A	From the 'difffluence' at Town Moor to the A4 Saint Cloud Way bridge (i.e. the northern extent of the York Stream)
Stage 2B	From the Railway Arches to the confluence at Green Lane (i.e. the southern extent of the York Stream)
Stage 2C	Construction of the weir to raise the water level
Stage 3	Moor Cut and the lock

(See attached plan, **Appendix A**)

3. Cabinet approved the procurement of a contractor in June 2014 and this process was completed over the summer with Greenford being appointed in November 2014. Greenford tendered for Stages 1, 2A and 2B of which Stage 1 was confirmed as the initial stage for construction, with the remaining tendered stages to be confirmed subject to obtaining funding.
4. The project currently has an approved budget of £2.63 million for Stage 1 (including external match funding of £250k). An additional £130k is required to complete Stage 1.
5. New budget is now requested for Stages 2A, 2B and 2C to complete the York Stream arm of the project and raise the water levels, allowing the western half of the 'Ring' to be landscaped.
6. If adopted, the key financial implications for the Council are £3m to complete the York Stream and Weir Stages and the associated public realm improvements which will enable the water to be let back into the stream and for the water level to be raised within the town centre section of the waterway.

If recommendations are adopted, how will residents benefit?

Benefits to residents and reasons why they will benefit	Dates by which residents can expect to notice a difference
1. An open navigable (by small boats) waterway in the heart of the town centre for use by all, both recreationally and educationally	December 2017
2. Improved path providing walking and cycling accessibility through the length of the York stream arm of the waterway	December 2017

1. Details of Recommendations

RECOMMENDATION: That Cabinet approves the additional capital budget of £3m in aggregate for 16/17 (£2.3m) and 17/18 (£0.7m) to the Waterways project in order to:

- **Complete Stage 1 and commence Stages 2A and 2B of the York Stream**
- **Commence procurement and appointment of an appropriate contractor to construct the Weir (Stage 2C).**
- **To delegate the appointment of the contractor for the weir to the Lead Member for Planning, Lead Member for Finance, Principal Member for Regeneration and Director of Development and Regeneration.**

2. Background

2.1 To date approval to proceed with the construction of the waterway has been granted with an initial budget of £2.11m approved for Stage 1. Further capital budget of £250k has since been committed with match funding from adjacent development. At that point, the design of the further stages were still being finalised with issues such as sewer diversions being progressed with Thames Water. Following the appointment of Greenford Ltd, a value engineering meeting was held where some design concerns were highlighted. This resulted in a review of the design for Stage 1 and as a result additional piling in some of the Stage 1 sections to ensure bank stability. This has resulted in an increase in cost as highlighted in the summary in **Appendix B**. The design for further stages has also been reviewed with these design features in mind to enable bank retention whilst providing a green and natural waterway to be delivered in the Stages outside of the town centre. In addition, Thames Water has now requested further modelling of the sewer diversions and their potential impact on the pumping stations that serve Maidenhead. These issues have added to the complexity and cost of the project.

2.2 Greenford carried out pre-commencement work in February 2015 with the installation of the temporary dam at the diffluence (where York Stream and Moor Cut split) to divert the water from the York Stream into the Moor Cut, allowing York Stream to dry out and Greenford's plant to work in the channel. Pre-commencement conditions were then discharged to commence work on site in July 2015. There was a further delay while Shanly Group completed the basements for their Phase 1 and 2 Chapel Arches development, allowing groundwater pumping into the channel to stop. Stage 1 (A4 to the Railway Arches) is split into Sections B, C, D, E and F (see plan in **appendix A**).

- Construction work commenced in Section E, the area adjacent to the old St Ives/York Stream House council offices, with the demolished offices site used as a compound for the works.
- Section D, the area adjacent to Chapel Arches has commenced as has Section F, the area south of York Road.
- Section C, north of Chapel Arches is part of the Phase 3 of the Shanly Group development project so minimal works are to take place in this section due to the planned works in the area which will realign the channel. Shanly anticipates commencing their Phase 3 in late 2016 or early 2017.

- Section B has issues with access, as the adjoining site will not allow access and in practical construction terms it is more efficient for construction alongside Section A, (Stage 2a).

2.3 To ensure costs are minimised and Greenford have continuity so that demobilisation does not occur, it is essential to let the subsequent Stages as per the original tender and in a sequence that avoids temporary flood risk (the full 'ring' will reduce flood risk). Sections D and E are nearing completion, with exception of the lining works and Section F has commenced. Greenford now need to be able to plan to mobilise the correct equipment for the subsequent sections before abortive costs are occurred. The tendered costs for Stage 1 have increased due to design changes (added scope) and the need to stabilise the banks by piling on both sides instead of just one bankside as was originally intended. An additional £130k budget is needed to reflect current design changes and complete up to Stage 1.

2.4 Work is underway to ensure that any sewer diversions and detailed design work is complete for the York Stream arm of the Waterway in addition to signing off pre-commencement conditions for the relevant further Stages.

2.5 The delivery of the project has been taken forward on a staged basis due to funding streams not being sufficient to enable construction of the whole project in one contract. Construction practicalities (e.g. flow diversion) and the need to avoid any short term flood risks also dictate a staged approach. Further, a number of options were considered with the completion of Stage 1 only being the 'minimum' option and the 'maximum' option being the complete 'ring'. There are options in between option A and B below. However unless the weir is completed the result is the same in that the water levels will not be able to be at their final level, leaving the newly finished banks standing above the water in the channel and looking awkward. Only when a complete (York Stream) arm of the channel works has been completed would the project meet the aspirations for the town centre and waterside developments in that half of the 'ring'.

2.6 Over the past three years a number of comprehensive reviews have been undertaken to determine the potential to secure grant funding. A range of different funding sources have been considered in detail including the Government, Lottery and European funding, as well as a range of charitable trusts and other grant making bodies. Unfortunately no significant funding has been secured through these channels. The Maidenhead Waterways Group remains committed to enabling the delivery of the project and is now planning with the assistance of RBWM's funding advisory partner (Our Community Enterprise - Development and Funding) to launch a formal appeal for the project, with the objective of securing public donations towards the Moor Cut arm of the project. The appeal is expected to be launched early in 2016, although it should be recognised that this will not be a short term funding solution for the scheme.

2.7 Completion of the additional Stages and raising of the water level will improve the townscape and offer a more attractive location not only for leisure but also for living. The council's land ownerships adjacent to the Waterway in particular York Road and St Clouds Way on the York Stream arm, Reform Road on the Moor Cut arm and Green Lane at the point where York Stream meets Moor Cut will all benefit from the improved waterway environment resulting in increased land

values. Funding being secured by the Waterways Group in 2016 will go towards the development of the Moor Cut arm of the Waterway.

Option	Comments
<p>A. Complete Stage 1 only.</p>	<p>This will not enable the water levels to be raised to create the aspirational environment within the town centre with the piles visible in the key town centre sections. It was essential that this option was constructed as early as possible to allow the completion of the Shanly Phase 1 and 2 developments and the redevelopment of the St Ives/York Stream House site to take place.</p>
<p>B. Complete Stage 1, 2A, 2B and 2C and the associated public realm improvements. This is the recommended option.</p>	<p>This will enable the York Stream from the difffluence (where York Stream and Moor Cut split) to the confluence at Green Lane (where York Stream and Moor Cut meet again) to be completed, including the weir, fish pass and boat rollers, with surface water levels raised and the York Stream arm of the 'ring' completed as per the aspirations in the AAP and the consented planning application. This option gives the benefits of the project along the York Stream arm with footpath improvements where required, but will not fully meet the Water framework Directive (WFD) objectives for the project until the Moor Cut channel is also completed.</p>
<p>C. Complete Stage 1, 2A, 2B and 2C</p>	<p>As with option B but without the footpath improvements</p>
<p>D. Complete Stage 1, 2A, 2B, 2C and 3.</p>	<p>This is the completion of the full 'ring' (York Stream and Moor Cut). Details are still being worked up for Moor Cut and costs are yet to be fully established. The main issue is that Thames Water is still considering whether their substantial assets that lay under the channel will require diversion. The cost to complete the Moor Cut channel works (but excluding the lock) is currently expected to be a further £5-6m. Although part of the planning consent, construction of a lock is not proposed until such time as larger craft are able to access the 'ring' from the Thames via Bray Cut.</p>

3. Key Implications

Defined Outcomes	Unmet	Met	Exceeded	Significantly Exceeded	Date they should be delivered by
York Stream channel works and weir constructed by November 2017.	Post November 2017	November 2017	October 2017	September 2017	November 2107
Public realm improvements completed by December 2017	Post December 2017	December 2017	November 2017	October 2017	December 2017
Water levels raised in York Stream by December 2017	Post December 2017	December 2017	November 2017	October 2017	December 2017

4. Financial Details

4.1 Stage 2B could commence in the current 2015/16 financial year with Stage 2A and 2C including the tender and procurement of Stage 2C in 2016/17. See Appendix B for summary of costs.

Example	Year1 (2016/17)	Year2 (2017/18)	Year3 (2018/19)
	Capital £000	Capital £000	Capital £000
Addition	2.3	0.7	0
Reduction	0	0	0

5. Legal Implications

Na

6. Value For Money

Greenford tendered under a competitive process for Stages 1, 2A and 2B and have demonstrated they are achieving value for money by being open about extra costs found and finding cost saving solutions where possible. Achieving good value has appeared to be difficult due to the design changes by the consultant after the contract had been awarded. Now the revised designs for the stages 2A and 2B are complete, the project costs for the York Stream arm are confirmed. Stage 2C will require a tender process. Completing these Stages of the project will enable the York Stream arm of the 'ring' to be completed and the water levels raised, providing residents with the benefits of waterside living and related activities realising the AAP aspirations.

7. Sustainability Impact Appraisal

This has been addressed at planning application stage.

8. Risk Management

Risks	Uncontrolled Risk	Controls	Controlled Risk
Raising the water level prior to completing the full 'ring' may not be in accordance with the mitigation required under the Water Framework Directive.	Medium	Working closely with the EA to agree the mechanisms to raise the water level prior to the completion of Moor Cut.	Low
Unknown ground conditions, utilities or other service diversions may cause delays and costs.	High	Additional investigations are being carried out and discussions are ongoing with Thames Water, SSE and other service providers to identify any services or assets that are impacted.	Medium
Obtaining the EA Flood Defence Consents for the future sections and Empowerment Licence for the Weir may delay the programme	Medium	The EA have been provided with all the information available to date and pre-application discussions are ongoing regarding the empowerment licence.	Low

9. Links to Strategic Objectives

Residents First

- Support Children and Young People
- **Encourage Healthy People and Lifestyles**
- **Improve the Environment, Economy and Transport**
- Work for safer and stronger communities

Value for Money

- Deliver Economic Services
- Improve the use of technology
- Increase non-Council Tax Revenue
- **Invest in the future**

Delivering Together

- Enhanced Customer Services
- Deliver Effective Services
- Strengthen Partnerships

Equipping Ourselves for the Future

- Equipping Our Workforce
- Developing Our systems and Structures
- Changing Our Culture

10. Staffing/Workforce and Accommodation implications:

None.

11. Property and Assets

None.

12. Consultation

None.

13. Timetable for Implementation

Milestone	Date
Budget agreed and approval to complete further Stages	December 2015
Stage 1 complete	April 2016
Stage 2A complete	November 2016
Stage 2B complete	November 2016
Tender for Stage 2C	December 2016
Stage 2C complete	November 2017

14. Appendices

Appendix A – Site plan

Appendix B – Summary of costs – Part II

15. Consultation

Name of consultee	Post held and Department	Date sent	Date received	See comments in paragraph:
Internal				
Cllr Burbage	Leader of the Council			
Cllr Philip Love	Principal Member for Regeneration	13.11.15		
Cllr Simon Dudley	Lead Member for Finance and Property	13.11.15		
Cllr Derek Wilson	Lead member for Planning	13.11.15		
Chris Hilton	Director of Development and Regeneration	13.11.15		
Andrew Brooker	Head of Finance/ Interim Strategic Corporate Services Director	13.11.15		

Mark Lampard	Finance partner	13.11.15		
Mark Shephard	Property and Regeneration Service Lead	13.11.15		
Chris Targowski	Cabinet Policy Officer			
External				
Chris Mitchell	Project Manager	13.11.15		
Richard Davenport	Maidenhead Waterways Restoration Group	13.11.15		

16. Report History

Decision type:	Urgency item?
Non-key decision	No

Full name of report author	Job title	Full contact no:
Kiran Hunjan	Regeneration Manager	01628 796124

Appendix A – Site plan

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