

21 January 2020		ITEM: 6
Planning, Transport, Regeneration Overview and Scrutiny Committee		
Stanford-le-Hope Interchange Update		
Wards and communities affected: All		Key Decision: N/A
Report of: Anna Eastgate, Assistant Director of Lower Thames Crossing & Transport Infrastructure Projects		
Accountable Assistant Director: Anna Eastgate, Assistant Director of Lower Thames Crossing & Transport Infrastructure Projects		
Accountable Director: Andrew Millard, Director of Place		
This report is Public		

Executive Summary

This is to update Members on the progress of the Stanford-le-Hope Interchange project.

The paper provides an update on steps taken to drive the delivery of the project.

1. Recommendation(s)

- 1.1 That the Planning Transport Regeneration Overview and Scrutiny Committee comments on the progress on the Stanford le Hope Interchange project.**

2. Introduction and Background

- 2.1** This scheme involves the construction of new station buildings with footbridge and lifts, passenger information system, bus turnaround facility, passenger drop-off points and cycle parking.
- 2.2** There are a number of stakeholders involved in the scheme including UK Power Networks, C2C, Network Rail and the Port of London Authority and it will be delivered under a Development Agreement with C2C, who are the principal land owner.

Since the last update to the PTR Overview & Scrutiny Committee in March 2017, progress has been made. However, there have been a number of

issues arising which need to be addressed in order to drive the project forward to completion.

- 2.3 Works were undertaken in March 2019 to demolish the existing station building. These works were required to be undertaken by the end of March in order to secure funding from the NSIP fund. Further works undertaken in August 2019 involved the removal of steel beams over the café building on the site. These were followed by works improving station security and operations which were undertaken between 21 October and 20 December 2019. The temporary station arrangements involved installation of the temporary ticket office, change to the station car park layout to improve drop-off and pick-up provisions, relocation of the station power supply and construction of the new access to platform 1 which re-introduced the ticket gate line.

3. Issues, Options and Analysis of Options

Construction & Design

- 3.1 The preliminary design of the scheme with a cantilevered deck proved to be an expensive option to deliver. Consequently a review of the scheme design was undertaken to identify alternative design and construction options to deliver the project within the budget envelope.
- 3.2 The review identified that the scheme could be delivered by amending the design to incorporate retained fill of the void area beneath the existing deck. Contractors are currently working on the detailed design with a view to taking this option forward in consultation with the key stakeholders involved in the scheme.

London Road Bridge

- 3.3 London Road Bridge is situated adjacent to Stanford le Hope Station and carries London Road over Mucking Creek. This bridge was constructed in 1924 and is in poor condition. Since the bridge adjoins the station forecourt, it will need to be reconstructed prior to or at the same time as the project works. It was identified early on in the scheme development that significant repair works would be required to this bridge, however having undertaken feasibility work it would be more cost effective to replace the bridge rather than repair it.
- 3.4 Colleagues in Highways and Environment have submitted an internal Capital Bid to secure funding for the works to reconstruct the bridge.

Land Interests

- 3.5 Officers have been negotiating with the Port London Authority (PLA) to acquire a strip of land on the eastern side of Mucking Creek which is required to move the project forward. Due diligence is currently in the process of being

reviewed by Assets team which is a necessary activity to progress the purchase of the land.

- 3.6 As an alternative to the acquisition above, the project team is currently exploring the possibility of acquiring further land adjacent to the current station car park in order to relieve some congestion in the locality as well as providing additional parking and the potential for a bus waiting or turnaround facility rather than providing this on the station forecourt area.

Next steps

- 3.7 It is anticipated that on site activities at Stanford-le-Hope will be resumed in early 2020.
- 3.8 The next phase of work will involve platform 1 widening works at the furthest end from London Road.
- 3.9 The project team aims to deliver the scheme by August 2021 and is working with c2c to prepare a first issue of an eNewsletter to provide updates on progress throughout the lifetime of the project.

4. Reasons for Recommendation

- 4.1 To update the Committee on the progress on Stanford-le-Hope Interchange project.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 Consultation was undertaken as part of planning process and further stakeholder engagement is continuing. This includes meetings with the residents of Chantry Crescent and local Councillors.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The Stanford-le-Hope scheme supports the Place corporate priority, in particular:
- roads, houses and public spaces that connect people and places

7. Implications

7.1 Financial

Implications verified by: **Rosie Hurst**
Interim Senior Management Accountant

There are no direct implications arising specifically from this update report

7.2 Legal

Implications verified by: **Assaf Chaudry**
Major Projects Solicitor

Since this is an update report, there are no specific direct legal implications. Legal Services will provide any legal advice in relation to this project as and when required.

7.3 Diversity and Equality

Implications verified by: **Becky Price**
Team Manager – Community Development and Equalities

There are no direct implications arising specifically from this update report

7.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

Not applicable.

8. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

None

9. Appendices to the report

None

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Place