

## PART 2 – CONFIDENTIAL FACTS AND ADVICE

**DD2312**

**Title: Royal Docks Early Works**

*Information may have to be disclosed in the event of a request under the Freedom of Information Act 2000. In the event of a request for confidential facts and advice, please consult the Information Governance team for advice.*

**The information below is not for publication until the stated date, because:**

It contains commercially sensitive information, the disclosure of which might prejudice the commercial and business interests of the GLA, GLA Land and Property Limited (GLAP).

**Date at which Part 2 will cease to be confidential or when confidentiality should be reviewed:**

30<sup>th</sup> September 2019

**Legal recommendation on the grounds of keeping the information confidential:**

The contents of Part 2 include sensitive information which relate to the GLAP's commercial interests, the disclosure of which could prejudice those interests. For those reasons it is considered that the information contained in this report and appendices is exempt from publication in reliance upon the exclusions contained in section 43 (2) (Commercial Interests) of the FOI Act 2000 and because the public interest in withholding the information outweighs the public interest in releasing it.

**Legal Adviser** - I make the above recommendations that this information should be considered confidential at this time.

**Name** TFL Legal

**Date** 13 March 2019

*Once this form is fully authorised, this should be circulated with the Part 1 form.*

**Confidential decision and/or advice:**

1. Confidential Appendix 1 (Royal Docks Scope of Works Estimate)
2. Confidential Appendix 2 (Plans of works)

PACKAGE 1	Timescale	Description	Quantity	Unit	Rate	Total	Land Ownership	State aid advice	Design Required	Supplementary Information	Stakeholders	Approvals
1.1	Jun-19	Crystal Garden	2,700	m2	£35	£94,500	GLAP		Design Required	Planning doc & tender, GLA title plan	GLA/Siemens	Planning approved
1.1.1		Remove & dispose of astroturf							Landscape existing plan and spec identifying item. Consider condition of astroturf on site visit.	Survey (issued for tender). Proposed planning drawing from		
1.1.2		Remove dead turf underneath & dispose of							Landscape existing plan and spec identifying item.	Townshend Landscape Architects (received). Order OS base tile-check GIS.		
1.1.3		Remove wood edge panels, to be replaced with metal edging							Landscape existing plan and spec identifying item. Proposed plan and spec.			

1.1.4		Install new path sub aggregate and new metal path edges							Landscap e propsals plan and spec based in TLA planning drawing		
1.1.5		Level and prepare soil areas for returfing.							Landscap e propsals plan and spec.		
1.1.6		Install compacted gravel paths.							Landscap e propsals plan and spec based in TLA planning drawing		
1.1.7		Repair existing compacted gravel paths to ensure hard surface							Landscap e propsals plan and spec. Images of area of works.		
1.1.8		Lay new turf, fence off and water treatment for summer period							Landscap e propsals plan and spec.		
1.1.9		Replant bed areas surrounding lawn space and maintain summer period							Landscap e propsals plan and spec		
1.1.10		Plant trees x 6 in suitable beds							Landscap e propsals plan and		

									spec based on TLA planning drawing		
1.1.11		Install new external power socket plugs in feeder pillars (x4)							Engineers to provide.		
1.1.12		Install x 6 removable planters (in place of vehicle blockers)	11		£1,200	£13,200			Landscap e proposals plan and spec.		
1.1.13		Extend the black water drain to two points along the western edge or the crystal garden, one near Crystal hut, one just after the new path				£20,000					
1.1.14		Extend water point from Crystal hut to point near toilet block location									
1.1.15		8" duct under dock path, from corner of crystal garden to corner by new ramp. To allow utility pull through for events									
1.1.16		Install removable bollards in place of the HVM static bollards on dock edge path				£10,000					
<b>1.2</b>	Jun-19	Crystal event deck	1	item	£50,000	£50,000	RODMA	yes	<i>Dock Beach plan by Star Events</i>	GLA/RODMA	N/A
1.2.1		Remove all wooden decked surrounds and planters back to cobbles underneath							Will require some Engineering input as required.	Survey (issued for tender). Order OS base tile-check GIS.	

1.2.2		Clear all materials from site and dispose of contaminated sand safely							Landscap e propsals plan and spec (see 1.2.1)		
1.2.3		Repair as necessary cobble surface below							Landscap e propsals plan and spec		
1.2.4		Install removable post and chain guardrails to dock edge in place of planter							Landscap e propsals plan and spec (see 1.1.1)		
1.2.5		Install new ramp to allow DDA access to new cobbled area. 8 foot wide to allow forklift traversing							Request informati on from operators about requirem ents. Likely to need Engineers to assist with deck design.		
<b>1.3</b>	Jun-19	Crystal area - Repair works and deep cleaning to paving (repave around HVM)	400	m2	£50	£20,000	GLAP			GLA title plan	Siemens/ GLA
1.3.1		Condition survey of existing paving to produce specification of works required							Photos and spec with plan	Topo and utilities survey area to be confirmed following	
1.3.2		Repair and replacement of paving in underpass and by Nakhon thai							Photos and spec with plan		

1.3.3		Removal of bonded gravel and installation of matching paving to bollards by Oiler bar							Proposals plan with spec and details.	site visit. Possibly use OS mapping from GIS.			
1.3.4		Jet wash deep clean of paving & dock edge stone (plus de-weed)							Spec				
1.4	Jun-19	Repair works dock edge railing	1,100	m	£20	£22,000	RODMA / GLAP		Photos and spec with plan			Siemens/ GLA	
1.4.1		Condition survey of existing dock edge railing to produce specification of works required							Potentailly alert MM BNI to complete this spec. Or complete by MM Landscape. Use British Standards.				
1.4.2		Repair dock edge railing and repaint in matching colour							(see 4.1.6)				
1.5		Audit existing bench & bin provision at GLA land Crystal area, Dockside road and Dock path Reggatta Centre to Building 1000 and Britannia Village land RV bridge to Royal Wharf	8		£2,500	£20,000	RODMA / GLAP		Landscape audit report with site inspection and photos				
1.5.1		Replace benches at GLA land Crystal area & retain existing bins. Existing benches to be relocated to Thames Barrier park and installed							Landscape proposals plan with details				

									and specificati ons. Site visit to Thames Barrier Park to identify relocation point.			
<b>1.6</b>	Sep-19	Drinking fountain Royal Docks option report	1	ite m	£3,00 0	£3,00 0	GLAP			Survey only	GLA	Planning?
1.6.1		Audit of water utilities on GLA land at Crystal area, Dockside road and Dock path Reggatta Centre to Building 1000							Engineers to provide.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS.		
1.6.2		Options report on most feasible locations for drinking fountains in these areas							Engineers to provide.			
1.6.3		Quotes to install these drinking fountains at recommended locations							Engineers to provide.			
		<b>Total</b>				<b>£252,700</b>						
		<b>Contingency 10%</b>				<b>£25,270</b>						
		<b>TOTAL</b>				<b>£277,970</b>						

PACK AGE 2	Times cale	Description	Qua nty	Unit	Rate	Total	Land Ownershi p	Sta te aid adv ice	Design Require d	Supplementary Information	Stakehol ders	Appr ovals
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2.1	Mar-19	Silvertown Square site event H&S surveys				£100,000	GLAP	Yes	See H&S brief - Silvetown / GLA title plan	GLA/Len dLease	Licen sing
2.1.1		See H&S brief - Silvetown document and appendix									
2.1.2		H&S brief to examine requirements of a bridge and make recommendations. Actual installation to follow	1	item	£5,000	£5,000	GLAP				
2.2	Mar-19	Early works - Enabling site clearance Silvertown Square		(reduced from £500,000)		£200,000	GLAP		Feasibility Report GLA sites rev.2 23.04.18	GLA/Len dLease	
2.2.1		Clear Vegetation Burt road entrance route							Landscape proposals plan with annotated photos in report	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS.	
2.2.2		Install/repair side fencing Burt road							Landscape proposals plan with annotated photos in report		
2.2.3		Repair vehicle & pedestrian gate Burt road							Landscape proposals plan		



									with annotated photos in report		
2.2.4		Repair Burt Road surface and pavement							Landscape proposals plan with annotated photos in report		
2.2.5		Clear vegetation & rubble Silvertown Square							Landscape proposals plan with annotated photos in report		
2.2.6		Install dock edge fencing Silvertown Square (to match existing) Allow for new pontoon route across water to Mills Square							Landscape proposals plan with annotated photos in report		
2.2.7		Clear vegetation Connaught bridge entrance route							Landscape		

									proposals plan with annotated photos in report			
2.2.8		Repair vehicle & pedestrian gate Connaught bridge							Landscaped proposals plan with annotated photos in report			
2.2.9		Water re-connection at one dock edge location										
<b>2.3</b>	Mar-19	Silo D works	1	item	£100,000	£0	GLAP			Existing GVA quotes	GLA/LendLease	
2.3.1		Conduct walkway survey to allow for pigeon waste removal and use of walkways							Engineers to provide.	Topo and utilities survey area to be confirmed following site visit. Require Lendlease specification for screen and any utilities surveys for connections.		
2.3.2		Implement any remedial work to walkways						Engineers to provide.				
2.3.3		Remove pigeon waste from building and dispose of						Engineers to provide.				
2.3.4		Install doors to building						Engineers to provide.				
2.3.5		Investigate installation of projection screen on back of Silo D, facing south (to LendLease specification)						Engineers to provide.				

2.3.6		Obtain all listed consent permissions to undertake works							Include MM Planning Team-Jonathan Douglas-Green.		
2.4	Sep-19	Main enabling works Silvertown Square	(reduced from £500,000)	£400,000	GLAP				Condition surveys to complete / <i>Feasibility Report GLA sites rev.2 23.04.18</i>	GLA/Len dLease	
2.4.1		Using H&S report in 2.1 to influence works						(see above)	Topo and utilities survey area to be confirmed following site visit. Ground Investigation Report needed. Add CCTV surveys to report if needed (2.4.3)		
2.4.2		Groundwork surveys to create specification on surfacing and drainage works required						Engineers to provide.			
2.4.3		Re-opening of black water & grey water drainage points						Engineers to provide.			
2.4.4		Utility survey and re-energising the substations found in the centre of site						Engineers to provide.			
2.4.5		Installation of a water connection point						Engineers to provide.			
2.4.6		Condition survey of existing portacabins, retain and refurb those useable. Dispose of those not useable.						Engineers to provide.			
2.4.7		Removal of all rubble and flytipping from site						Engineers to provide.			

2.4.8	Surfacing works - repair of areas that are concrete and deemed safe to keep. New surfacing solution for compacted gravel and rubble areas							Engineers to provide.		
2.4.9	Repair and re-energising of street lighting on site							Engineers to provide.		
2.4.10	Installation of new street lighting as necessary							Engineers to provide.		
2.4.11	Install floating pedestrian bridge across Pontoon Dock from Silvertown Square to Mills Square	100	m	£2,000	£200,000			Discuss requirements. Is this prefabricated permanent? Ask for detailed brief. Fit into Masterplan? Engineering with Landscape Architecture input and coordination.	GLA/Lend Lease	
2.4.12	Using H&S report in 2.1 to influence works							(see above)		
2.4.13	Install floating pedestrian bridge							(see above)		

2.4.14		Create fenced gate access points at each dock edge connection							(see above)			
2.4.15		Allow for central swing mechanism on bridge, so that it can be opened to allow boat access into pontoon dock							(see 2.4.11)			
2.4.16		Management and maintenance for one year post installation							Combined MM inputs. Alert MM BNI Antonia Farrow.			
2.5	Sep-19	Enabling works Mills Square		(reduced from £500,000)		£400,000	GLAP			Feasibility Report GLA sites rev.2 23.04.18	GLA/Lend Lease	
2.5.1		Quote to undertake similar specification as above for 2.4							(see above)			
2.5.2		These works may fall to Lend Lease (tbc)										
2.5.3	Sep-19	Design public route through site	900	m	£200	£180,000	GLAP		Landscape proposals plan with details and specifications. Will require Engineering input.	See GLA Meanwhile info docs	GLA/Lend Lease	
2.5.4		Design a public route through site from Mill road to Pontoon Dock DLR, to include possible water bridge point							(see 2.5.4)			

2.5.5		Create a tenderable specification for the works to include;										
2.5.6		Groundworks, surfacing, lighting, vegetation and rubble clearance, fencing, security recommendations, floating path system							Engineers to provide.			
2.5.7	Sep-19	Branded hoarding to to fence line Raleigh road	200	m	£175	£35,000	GLAP		Assume as in 2.5.7 and is out of scope		GLA/LendLease	
2.5.8		Remove existing hoarding to palisade fences							Landscape proposals plan with details and specifications. Will require Engineering input required.			
2.5.9		Repair existing palisade fences							Engineers to provide.			
2.5.10		Install new hoarding along fence line (branding to be designed by GLA/LendLease teams)							Out of scope			
2.5.11		Manage & repair hoarding for 12 months							Out of scope			
2.5.12	Sep-19	Vegetation clearance Silvertown boundary	5,370	m2	£15	£80,550	GLAP		Landscape		GLA/TSP	

									proposals plan and specific ations.			
2.5.13		Clear vegetation within 5 metres of palisade fencing at Raleigh road entrance							Landscape proposals plan and specific ations.			
2.5.14		Remove & dispose of rubble and flytipping							Engineers to provide.			
<b>2.6</b>	Sep-19	Enabling works Mills groundfloor		(removed £500,000)		£0	GLAP			<i>Feasibility Report GLA sites rev.2 23.04.18</i>	GLA/LendLease	
2.6.1		Quote to undertake similar specification as above for 2.4							See above			
2.6.2		These works may fall to LendLease (tbc)							TBC			
<b>2.7</b>	Sep-19	Carry out and assess utilities surveys of landscaped bund area fronting V22	6,400	m2	£2	£12,800	Newham Council			<i>Newham Silvertown-N woolwich road slip info</i>	GLA/LendLease	
2.7.1	Sep-19	Clear shrubs and low vegetation from the landscaped bund, leaving trees behind	6,400	m2	£15	£96,000	Newham Council		Landscape proposals plan and specific ations. Will require	<i>Newham Silvertown-N woolwich road slip info</i>	GLA/LendLease	

									Engineer input require d.			
2.8	As need ed	Clear vegetation from Charles Street plots	2,800	m2	£15	£0	GLAP			Feasibility Report GLA sites rev.2 23.04.18		
2.8.1	As need ed	Enabling works Charles street plots (to include groundworks levelling, fencing repair & hoarding)		(removed £500,000)		£0	GLAP		Engineers to provide.	Feasibility Report GLA sites rev.2 23.04.18	GLA/Len dLease	
2.9	Sep-19	Landscaping Raleigh road roundabout	230	m2	£60	£0	Newham Council				GLA/Len dlease	
2.9.1		Landscape Architect review and design options produced					Newham Council		Landscape proposals plan with details and specifications.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS. Require Leadlease roundabout proposals to take forward.		
2.9.2	Sep-19	Britannia Village to RV Bridge - Repair works and deep cleaning to dock edge paving (reduced from 2,400m2)	1,200	m2	£50	£60,000	Britannia Village		Landscape proposals plan with photos and specifications.		Britannia Village	
2.9.3	Sep-19	Repair works and painting dock edge railing	120	m	£20	£2,400	Britannia Village		Engineers to provide.		Britannia Village	



2.9.4	Sep-19	Path improvements end of Raleigh road to dock edge (reduced from 535m2)	217	m2	£150	£32,550	Britannia Village	Landscape proposals plan with photos and specific ations.	Britannia Village / Newham Council	
2.9.5		Condition survey of existing paving & dock edge railing to produce specification of works required (Raleigh road frontage to RV bridge)					Britannia Village	Engineers to provide.		
2.9.6		Repair and replacement of paving where necessary					Britannia Village	Landscape proposals plan with photos and specific ations.		
2.9.7		Jet wash deep clean of paving & dock edge stone (plus de-weed)					Britannia Village	Landscape proposals plan with photos and specific ations.		
2.9.8		Repair dock edge railing and repaint in matching colour					Britannia Village	Landscape proposals plan with photos and		

									specific ations.			
2.9.9		Landscape Architect review and design options produced for path at northern end of Raleigh road to dock edge						Britannia Village	Landscape proposals plan with photos and specifications.			
2.10		Audit existing bench & bin provision at GLA land Crystal area, Dockside road and Dock path Reggatta Centre to Building 1000 and Britannia Village land RV bridge to Royal Wharf						Britannia Village	Landscape audit report with site inspection and photos			
2.10.1		Install new benches & bins at Britannia Village land RV bridge to Royal Wharf	6			£2,500	£15,000	Britannia Village	Landscape proposals plan with details and specifications.			
		<b>Total</b>					<b>£1,804,300</b>					
		<b>Contingency 10%</b>					<b>£180,430</b>					
		<b>TOTAL</b>					<b>£1,984,730</b>					

PACKAGE 3	Timescale	Description	Quantity	Unit	Rate	Total	Land Ownership	State aid advice	Design Required	Supplementary Information	Stakeholders	Approvals
3.1	May-19	Opening up of Dock edge path in front of ABP	5,350	m <sup>2</sup>	£100	£535,000	GLAP			ND3b - 03a map / OX5101-1101_02-05 / GLA title plan	ABP/RODMA/GLA	tbc
3.1.1		Condition survey of existing dock edge path to produce tender specification of works required							Engineers to provide.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS. Require ABP works drawings and		
3.1.2		Review of ABP dock edge works phasing (contact ABP contractor about undertaking our works)							Landscape proposals plan with details and specifications. Will require Engineering input required.			
3.1.3		Repair and replacement of surfaces where necessary							(include in above)			

3.1.4		Removal and disposal of existing mesh fencing to dock edge							(include in above)	specificati ons.		
3.1.5		Installation of new dock edge fencing, to match existing							Engineer s to provide.			
3.1.6		Repair of path end gates, and installation of new gates to ABP open area. The path needs to be closed each night							Engineer s to provide.			
3.1.7		Installation of lighting to ABP hoarding, power needs to be sourced for this							Engineer s to provide.			
3.1.8		Panel viewing windows installed into ABP hoarding line							Landscap e proposals details and specificat ions.			
3.2	Sep-19	Dockside road - Repair works and deep cleaning to paving & road	5,230	m 2	£50	£261,500	GLAP			GLA title plan / Newham adoption report	GLA / Regatta Centre / Newham Council / ABP	
3.2.1		Condition survey of existing paving, road & lighting to produce specification of works required							Engineer s to provide.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS.		
3.2.2		Liaison with Newham Council to understand standards required to bring road up to adoptable level (Newham have previously applied to adopt road, info tbc)							Engineer s to provide.			
3.2.3		Repair drainage, paths and road surface where required (ensure title plan review so that works are not costed on the hotels pavements)				£60,000			Engineer s to provide.			
3.2.4		Repaint zebra crossing points as required							Engineer s to provide.			

3.2.5		Repair lighting & zebra crossing lights							Engineers to provide.				
3.2.6		Survey fees Newham Council				£10,000							
3.2.7		Commutable sum Newham Council adoption		20%		£64,300							
<b>3.3</b>	Jun-19	Zebra crossing posts and coordination on western end	4	nr	£6,500	£26,000	GLAP		Engineers to provide.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS.	GLA	Planning	
3.3.1		Investigate utility provision surrounding zebra crossing points on Dockside road by Building 1000							Engineers to provide.				
3.3.2		Install power connection to zebra crossing lights (ideally branch off existing streetlight provision)				£7,500			Engineers to provide.				
3.3.3		Install zebra crossing light columns							Engineers to provide.				
									Engineers to provide.				
<b>3.4</b>	Jun-19	Utility connection for Newham vehicle charging points	1	item	£7,500	£7,500	Newham Council		Engineers to provide.			GLA / Newham Council	Planning
3.4.1		Investigate utility provision surrounding vehicle charging point location							Engineers to provide.				
3.4.2		Coordinate with Newham Council to install power to charging point area							Engineers to provide.				
<b>3.5</b>	Sep-19	Dock path Regatta Centre to Building 1000 - Repair works and deep cleaning to paving	5,350	m <sup>2</sup>	£50	£267,500	RODMA / GLAP				GLA / Regatta Centre / Newham		

											Council / ABP	
3.5.1	Sep-19	Repair works dock edge railing	1,100	m	£20	£22,000			Engineers to provide.	Topo and utilities survey area to be confirmed following site visit. Possibly use OS mapping from GIS.	GLA	
3.5.2		Condition survey of existing paving & dock edge railing to produce specification of works required						Engineers to provide.				
3.5.3		Repair and replacement of paving where necessary						Landscape proposals plan with details and specifications.				
3.5.4		Jet wash deep clean of paving & dock edge stone (plus de-weed)						Landscape proposals plan with details and specifications.				
3.5.5		Repair dock edge railing and repaint in matching colour						Landscape proposals plan with details and specifications.				

3.5.6		Facilitate removal of polo statues on GLA lawn by Building 1000 (these are a Newham asset on GLA land, permission doc/comms missing)							Request clearer brief. May involve Engineers.		Newham (Robin Cooper)	Planning if we relocate to our land
3.5.7		Install event feeder pillars to dockside lawns	2		£7,500	£15,000						
3.5.8		Install water point to dockside lawns				£8,000						
<b>3.6</b>	Mar-19	Royal Albert Way - repair works and cleaning				£200,000	Newham Council					
3.6.1		Improved highways signage on Royal Albert Way										
3.6.2		Repair works and deep clean paving										
3.6.3		Vegetation clearance and tidy roadside										
3.6.4		Deep clean of walls to Beckton park roundabout and ABP site										
3.6.5		Investigate relocation of polo statues on dockside lawns to Royal Albert roundabout - to include re-landscaping										
3.6.6		Repairs and improvements to pedestrian bridge crossing over Royal Albert Way (to include street light repair, paving repair, tree pruning, vegetation clearance and removable bollards to entrance from Dockside road)										
<b>3.7</b>		Audit existing bench & bin provision at GLA land Crystal area, Dockside road and Dock path Regatta Centre to Building 1000 and Britannia Village land RV bridge to Royal Wharf					RODMA / GLAP		Landscape audit report with site inspection and photos			

3.7.1	Replace benches at GLA land Reggatta Centre to Building 1000 & retain existing bins. Existing benches to be relocated to Thames Barrier park and installed	10	£2,500	£25,000	Landscap e propos als plan with details and specificat ions. Site visit to Thames Barrier Park to identify relocatio n point.
	<b>Total</b>			<b>£1,509,300</b>	
	<b>Contingency 10%</b>			<b>£150,930</b>	
	<b>TOTAL</b>			<b>£1,660,230</b>	





Royal Victoria Dock

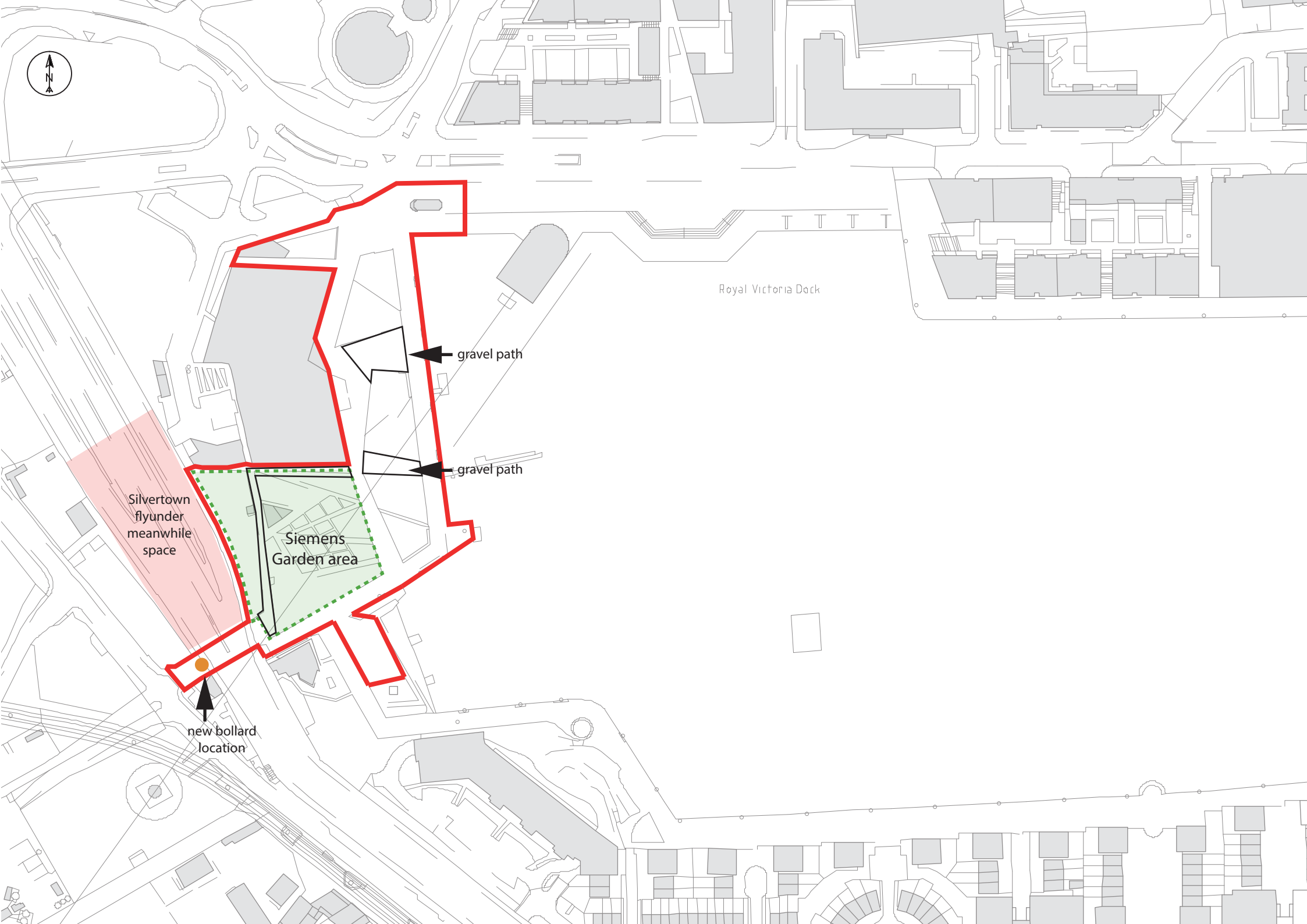
Silvertown  
flyunder  
meanwhile  
space

Siemens  
Garden area

gravel path

gravel path

new bollard  
location





Royal Victoria Park

SILVERTOWN SQUARE

bridge

MILLS SQUARE

Investigate potential public routes

Investigate potential public routes

CHARLES STREET PLOTS

vegetation lining the boundary to be removed

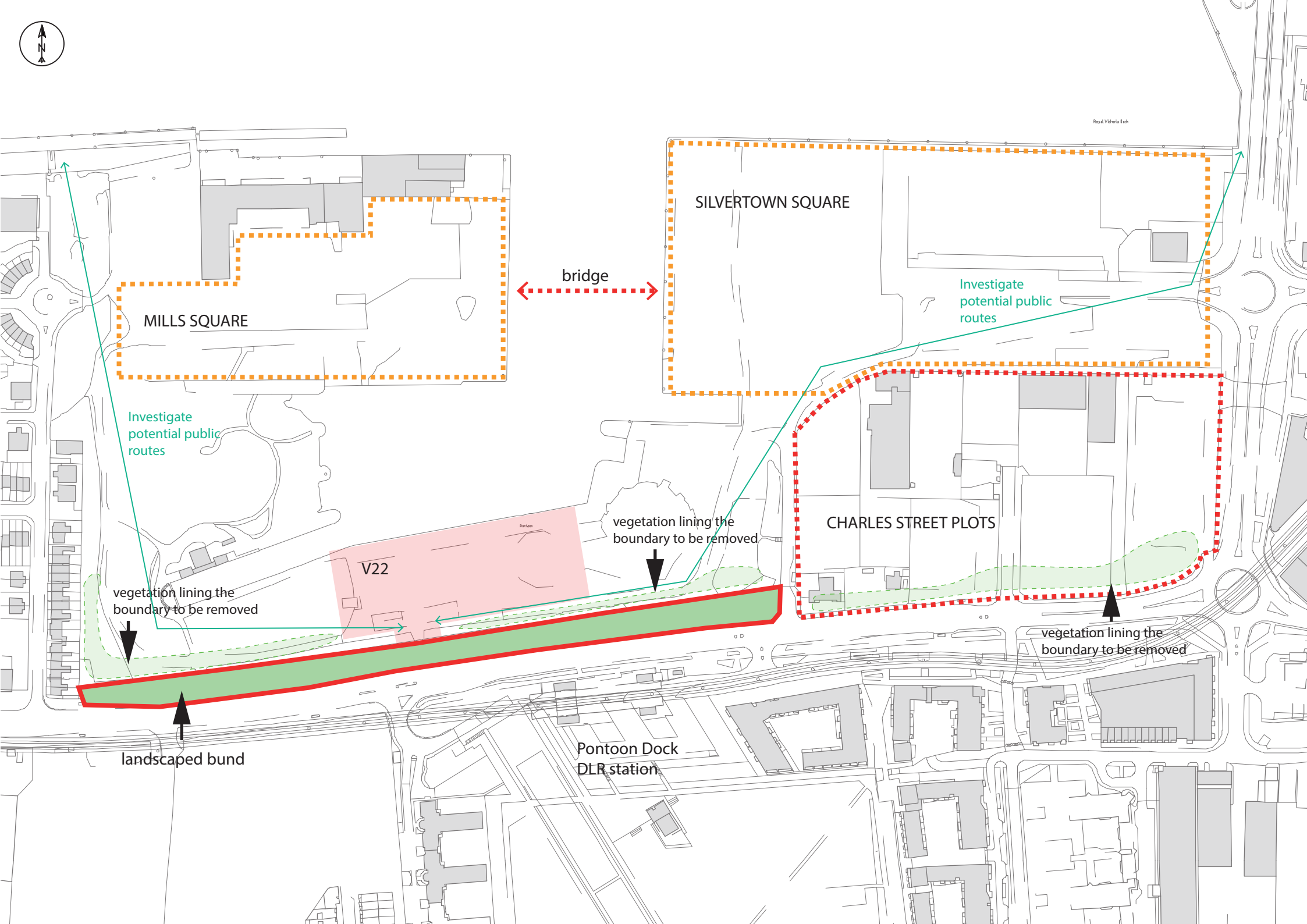
vegetation lining the boundary to be removed

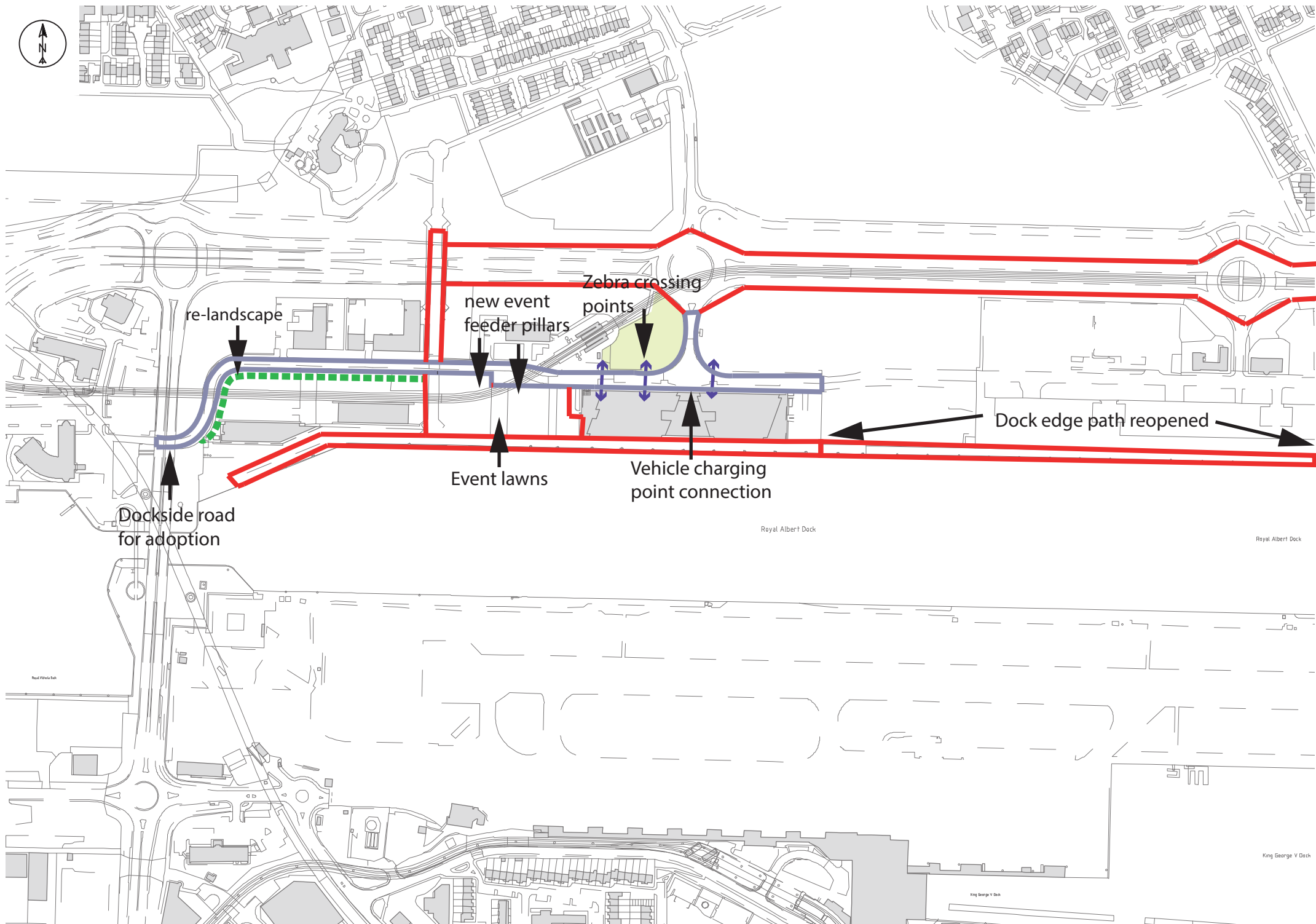
V22

vegetation lining the boundary to be removed

landscaped bund

Pontoon Dock DLR station





re-landscape

Dockside road  
for adoption

new event  
feeder pillars

Event lawns

Zebra crossing  
points

Vehicle charging  
point connection

Dock edge path reopened

Royal Albert Dock

Royal Albert Dock

King George V Dock

King George V Dock



Improvement area on  
Royal Albert Way

Dock edge reopening

