

Project Coversheet

[1] Ownership

Unique Project Identifier: 11797

Core Project Name: Finsbury Circus Garden and Pavilion Reinstatement

Programme Affiliation (if applicable): N/A

Project Manager: Ruby Raw

Next Gateway to be passed: Gateway 4

[2] Project Brief

Project Description: After Crossrail vacate Finsbury Circus, this project will design and Construct a new garden to be installed after Crossrail vacate from site and a pavilion design which will generate income for the City.

Definition of need: Finsbury Circus is the oldest and one of the most prestigious public parks in the City. Crossrail used two thirds as a construction site and a scheme needs to be implemented to return the space to a garden and building fit for purpose and open to the public in accordance with the City of London (Various Powers) Act 1900.

Key measures of success: Driver is QUALITY

1. A reinstated landscape fit for Future City but also respects the rich history of this strategically important location
2. Delivery of a refreshment pavilion which is well used, meets the needs of its users and is fitting for the location.
3. Pavilion should provide a sound business opportunity and income generating asset achieving significantly more income than the pre-existing pavilion.

[3] Progress Status

Expected timeframe for the project delivery: Estimated completion Spring 2021

Key Milestones: Gateway 4, Gateway 5

Are we on track for completing the project against the expected timeframe for project delivery? N

The project was paused in November 2015 after Crossrail announced that their overall programme was delayed by a year. Crossrail have begun to decommission the site

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

None to date

[4] Finance and Costed Risk

Headline Financial, Scope and Design Changes: At Gateway 3, members approved an option for the Pavilion building which included a first floor and roof terrace. This was expected to increase construction costs by £535K. The return on the

Since 'Project Briefing' G1 report:

- Total Estimated Cost (excluding risk): £250K-£5m
- Costed Risk Against the Project: no costed risk included

Scope/Design Change and Impact: None NB – initial report was GW 1/2

Since 'Project Proposal' G2 report (PSC Approval 31/01/2017):

- Total Estimated Cost (excluding risk): £250K-£5m
- Resources to reach next Gateway (excluding risk): £191K
- Spend to date: £0

- Costed Risk Against the Project: [no costed risk included](#)
- CRP Requested:
- CRP Drawn Down: [None](#)

Scope/Design Change and Impact:

- Members approved 'Option 3' at Gateway 3 Options Appraisal, which increased the scope and cost; Additional first floor and roof terrace which increased estimated cost of £535K.

Since 'Options Appraisal and Design' G3 report (PSC Approval xx/yy/zz):

- Total Estimated Cost (excluding risk): [£6.17m](#)
- Resources to reach next Gateway (excluding risk): [£136,450 in this report,](#)
- Spend to date: [£133,746](#)
- Costed Risk Against the Project: [£807K](#)
- CRP Requested: [£0](#)
- CRP Drawn Down: [None](#)

Scope/Design Change and Impact:

| Item change requested | | Estimated cost | Impact on programme |
|------------------------------|---|-----------------------|----------------------------|
| 1 | Increase the Gardeners' accommodation by 17m2 (from 20m2 to 37m2) to meet user requirements. | 17,500 | none |
| 2 | Double gate to gardener's store for vehicle access | 3,000 | none |
| 3 | Inclusion of white rock surface wall finish in kitchen will benefit the tenant fit out. | 32,000 | none |
| 4 | Inclusion of Irrigation system to cover planted areas (4783m3) | 14,300 | none |
| 5 | Power point connections (3 allowed for) within the landscape to facilitate any Events / Art which may take place in the future. | 12,000 | none |
| 6 | Include works to remediate settlement damage for the outer wall and paving for outer path resulting from the construction of the Crossrail station which lies beneath Finsbury Circus. Compensation for this has been included in a wider claim which is currently being negotiated between Crossrail and the City. | 650,000 | none |

| | | | | |
|---|--|--------------------------------|---------------------------|--|
| 7 | Building should have frontages on all sides as far as possible *Please note that the budget sums allocated for these items are estimates as there is no design to use as a base to quantify these elements | Unknown* | none | |
| 8 | Building should integrate a 'greening' to building surfaces within reason *Please note that the budget sums allocated for these items are estimates as there is no design to use as a base to quantify these elements | Unknown* | none | |
| 9 | Project has been paused since November 2018 to mitigate risks of continuing the project without information from site surveys. Recommencement of the project is due when Crossrail exit date is certain. | none | Anticipated 1-year delay. | |
| 10 | The design team on the project has not performed satisfactorily since RIBA stage 2. It was agreed at the Member working group to terminate their appointment and procure a new team once Crossrail's exit was more certain. | Abortive fees incurred £65,246 | None | |
| 11 | Procurement of a new design team and other consultant disciplines requires additional funds | £136,450 | None | |
| Total | | £930,496 | 1 year | |
| 1. | | | | |
| Since 'Options Appraisal and Design' G4 report (PSC Approval xx/yy/zz): <ul style="list-style-type: none"> Total Estimated Cost (excluding risk): N/A Resources to reach next Gateway (excluding risk): N/A Spend to date: N/A Costed Risk Against the Project: N/A CRP Requested: N/A CRP Drawn Down: N/A | | | | |
| Scope/Design Change and Impact: N/A | | | | |
| Since 'Authority to start Work' G5 report (PSC Approval xx/yy/zz): <ul style="list-style-type: none"> Total Estimated Cost (excluding risk): N/A | | | | |

- Resources to reach next Gateway (excluding risk): [N/A](#)
- Spend to date: [N/A](#)
- Costed Risk Against the Project: [N/A](#)
- CRP Requested: [N/A](#)
- CRP Drawn Down: [N/A](#)

Scope/Design Change and Impact: [N/A](#)

Total anticipated on-going commitment post-delivery [£]: [to be reviewed upon further design development](#)

Programme Affiliation [£]:[to be reviewed upon further design development](#)

Top risk: <threat that has not come to pass>

| | |
|-------------------------|---|
| <i>Risk description</i> | Substation is required to provide increased power for power requirements of the new scheme. |
|-------------------------|---|

Top issue realised <risks which have come to pass:>

| <i>Issue Description</i> | <i>Impact and action taken</i> | <i>Realised Cost</i> |
|---|---|---|
| Crossrail extended site occupation prevented site surveys to be undertaken. | This exposed the City to significant risk in design development phases and going forward. Project has been put on hold until a more certainty of Crossrail's exit is established. | 1 year delay for completion |

[5] Member Decisions and Delegated Authority

- [An affiliated report is going to City Gardens and Open Spaces committee under urgency in April 2019 which references Crossrail's progress.](#)
- [Member Working Group agreed to pause the project and stand down the existing design team in November 2018](#)