

# Project Coversheet

Appendix 4

## [1] Ownership

**Unique Project Identifier:** 12028

**Report Date:** February 2020

**Core Project Name:** 55 Moorgate Section 278 Public realm and highway improvements

**Programme Affiliation** (if applicable): N/A

**Project Manager:** Emmanuel Ojugo

**Next Gateway to be passed:** Gateway 5

## [2] Project Brief

### **Project Mission statement:**

To deliver public realm enhancements to Nun Court and the surrounding footway of the development 55 Moorgate. The enhancements will include the creation of a new pedestrian link between Moorgate and Coleman Street, as well as a widening of the footway on Coleman Street outside the development. There is an opportunity to introduce greenery, namely trees in the area, subject to site conditions.

The enhancements would be entirely funded by the Developer through a Section 278 Agreement.

### **Definition of need:**

55 Moorgate is a development currently under construction on Moorgate and Coleman Street, adjacent to Nun Court. The development involves the renovation and two storey extension of the existing building to provide additional office and flexible retail/leisure space. The S106 agreement requires the developer to enter into a S278 agreement with the City, prior to commencing construction on the highways works, which include Nun Court and remedial repairs to the footway surrounding the development.

The developer's proposals for Nun Court, adjacent to the development, offer a significant opportunity to address the impacts of the scheme by improving pedestrian permeability between Moorgate and Coleman Street. Nun Court is currently a rarely used cul-de-sac service road that offers little perceivable benefit to local users. The proposed arrangements would include enhancements to Coleman Street outside the development and the creation a new passageway from Nun Court to Moorgate, addressing footway capacity and pedestrian comfort. Such improvements to the public realm take into account the demands placed in the Moorgate area as a result of Crossrail, the predicted increase in working population in the Eastern Cluster and the Cultural Mile.

### **Key measures of success:**

- |   |
|---|
| 1) A new pedestrian link will be created, which is expected to enable improved pedestrian movement in the City.   |
| 2) Improved lighting and high-quality materials is expected to increase public perception of safety when using the new passageway.                          |
| 3) The developer's aspirations and requirements will be met, by ensuring the surrounding highways work is completed prior to occupation of the development. |

## [3] Highlights

**Finance:****Total anticipated cost to deliver [£]:£322,634****Total potential project liability (cost) [£]: N/A****Total anticipated on-going commitment post-delivery [£]:** Maintenance – £23,249 (to be fully funded by the developer as part of the Section 278 agreement, included in the delivery cost above)**Programme Affiliation [£]: N/A**

<b>[A] Budget Approved to Date*</b>	<b>[B] New Financial Requests</b>	<b>[C] New Budget Total (Post approval)</b>
£27,500	£299,385	£322,634
<b>[D] Previous Total Estimated Cost of Project</b>	<b>[E] New Total Estimated Cost of Project</b>	<b>[F] Variance in Total Estimated Cost of Project (since last report)</b>
£100-200,000	£322,634	£122,634
<b>[G] Spend to Date</b>	<b>[H] Anticipated future budget requests</b>	
£27,500	N/A	

**Headline Financial changes:****Since 'Project Proposal' (G2) report:**

▲ The total estimated cost of the project at last Gateway (June 2015) was between £100k and £200k. This cost estimate has now been refined to **£322,634** as the detailed design was developed and the maintenance considerations were accounted for. The budget has increased from the initial estimate due to the higher design specification agreed with the developer of 55 Moorgate inclusive of greening measures on Coleman Street.

**Since 'Options Appraisal and Design' (G1-2) report:**

N/A.

A gateway 5 report is now submitted for Committee approval, because the design is at an advanced stage and has been agreed with the developer.

**Since 'Authority to start Work' (G5) report:**

Please see above.

**Project Status:****Overall RAG rating:** Green**Previous RAG rating:** Green**[4] Member Decisions and Delegated Authority**

N/A. Decisions are as per the approval of the previous Gateway 1&2 report. The recommended approvals for the next stage of the project are listed in the Gateway 5 report.

**[5] Narrative and change****Date and type of last report:**

Gateway 1-2 report

Corporate Projects Board *for decision* - 15 October 2018Projects Sub *for decision* - 07 November 2018Streets & Walkways Sub committee *for decision* - 4<sup>th</sup> December 2018

**Key headline updates and change since last report.***Increase in estimated cost*

The budget has increased from the initial estimate due to the higher design specification agreed with the developer of 55 Moorgate inclusive of greening measures on Coleman Street.

*Change in programme*

It was agreed with the developer that the works would be more efficient if completed in one phase. However, due to delays in the developer's programme, the works will be delivered in two phases. Phase 1 involves resurfacing Moorgate and Coleman Street. Phase 2 includes works to Nun Court, when hoarding is removed to accord with the development's practical completion. Initially planned to begin in January 2020, the works are now expected to commence in June 2020 subject to the funds being made available for procurement and practical completion of the developer's building works by the end of the first quarter of 2020.

**Headline Scope/Design changes, reasons why, impact of change:****Since 'Project Proposal' (G2) report:**

The design has been developed and agreed with the developer. The higher design specification which includes a footway extension and greening measures on Colman Street has been confirmed with the developer and is feasible to implement.

**Since 'Options Appraisal and Design' (G3-4 report):**

N/A

**Since 'Authority to Start Work' (G5) report:**

N/A

**Timetable and Milestones:**

**Expected timeframe for the project delivery:** June 2020 – December 2020

**Milestones:** <Top 3 delivery and planning milestones (upcoming) >

- |   |
|---|
| 1) Signed section 278 agreement to release project funds – February 2020        |
| 2) Finalise construction package – March 2020                                   |
| 3) Procurement of materials, permits, traffic orders to begin works – June 2020 |

**Are we on track for this stage of the project against the plan/major milestones?** Y

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

**Risks and Issues**

**Top 3 risks:** <things that have not come to pass>

<i>Risk description</i>	<i>Project not delivered to programme</i>
<i>Risk description</i>	<i>Trees cannot be planted due to the lack of underground space</i>
<i>Risk description</i>	<i>Delays to works adjacent to the site mean that implementation must be done in separate phases, incurring costs and timescale increases</i>

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

N/A