

Appendix 1 – Project Coversheet

[1] Ownership & Status

UPI: 11545

Core Project Name: 60-70 St Mary Axe

Programme Affiliation: City Cluster Vision

Project Manager: Tom Noble

Definition of need: Compliance with Section 106 agreement for the development, which required the developer to enter into a Section 278 agreement.

Key measures of success:

- To deliver an enhanced public realm in the vicinity of 60-70 St Mary Axe;
- To reflect the objectives of the City Cluster Vision;
- To ensure that the required functions of the street are maintained, and;
- To improve accessibility for all throughout the area.

Expected timeframe for the project delivery:

Key dates (planned)	Key dates (actual)
Construction of St Mary Axe: October 2018 – January 2019	October 2018 to March 2019
Construction of Goring Street: December 2018 – January 2019	December 2018 to March 2019
Construction of Houndsditch and Bevis Marks: December 2018 – March 2019	December 2018 to March 2019. The resurfacing element was delayed to late 2020 in order to coordinate with other nearby works.

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

Has this project generated public or media impact and response which the City of London has needed to manage or is managing? No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes: The final outturn cost was significantly greater than the initial estimate established at Gateway 2. This resulted from negotiations with the developer to increase the scope of the project. The final outturn cost was within the budget set out at Gateway 5.

'Project Proposal' G2 report (as approved by PSC 23/02/15):

- Total Estimated Cost (excluding risk): £650,000 - £700,000
- Resources to reach next Gateway (excluding risk): £15,000
- Spend to date: N/A

- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Not specified

‘Options Appraisal and Design’ G3 report (as approved by PSC 06/06/17):

- Total Estimated Cost (excluding risk): £800,000 - £2.5m
- Resources to reach next Gateway (excluding risk): £100,000
- Spend to date: £15,000
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: Not specified

Scope/Design Change and Impact: *The developer expressed a greater level of ambition for project outputs, therefore funding estimates were greater than those included at Gateway 1&2.*

‘Detailed Options Appraisal’ G4 report (as approved by PSC 17/01/18):

- Total Estimated Cost (excluding risk): £850,000 - £1.47m
- Resources to reach next Gateway (excluding risk): £149,018
- Spend to date: £90,177
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates:
Finalised design and cost estimates: January 2018 – May 2018
Gateway 5: May 2018
Implementation: September 2018 – January 2019

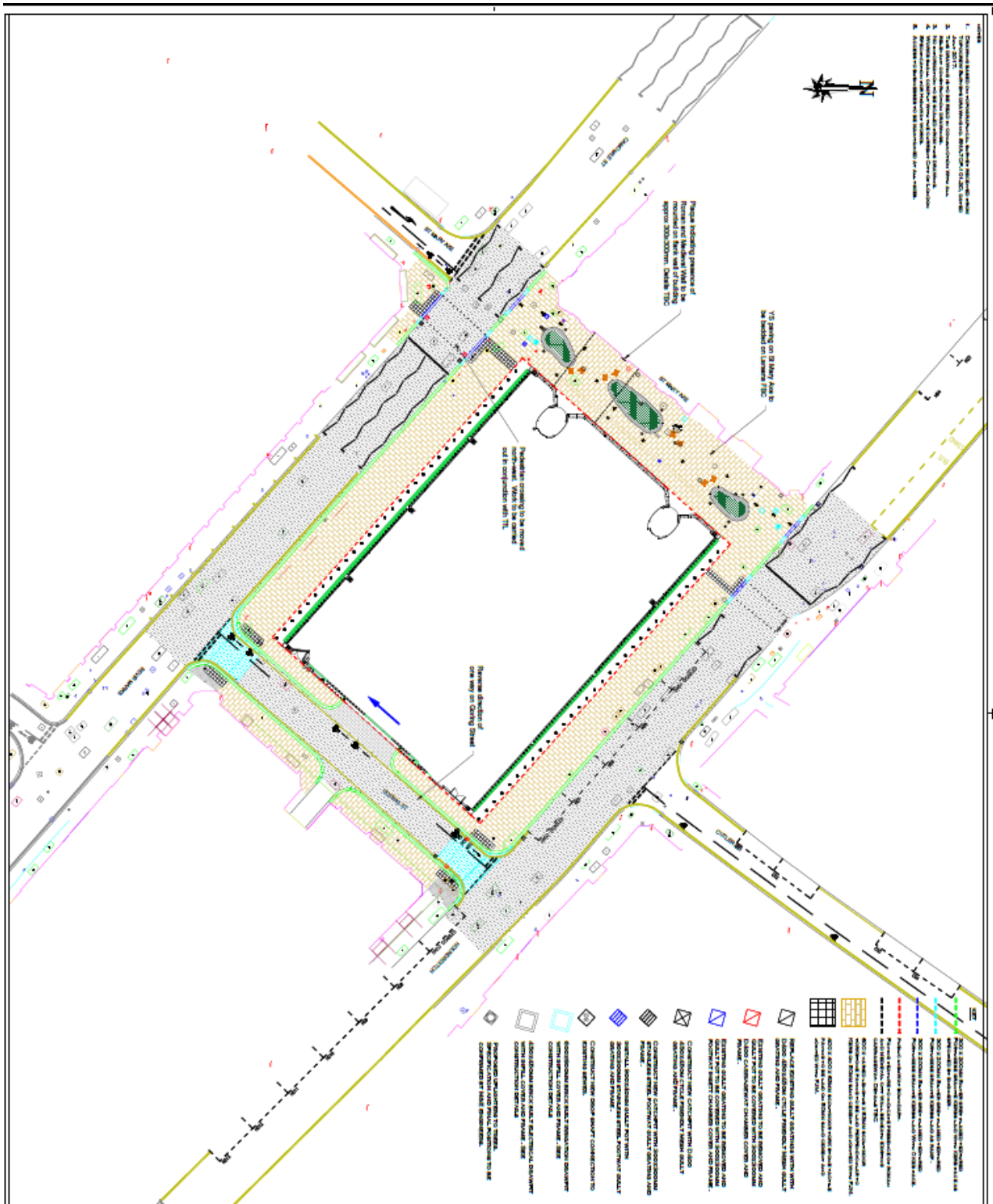
‘Authority to start Work’ G5 report (as approved by Chief Officer 22/06/18):

- Total Estimated Cost (excluding risk): £1,149,561
- Resources to reach next Gateway (excluding risk): £954,131
- Spend to date: £195,430
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates:
Construction of St Mary Axe: October 2018 – January 2019
Construction of Goring Street: December 2018 – January 2019
Construction of Houndsditch / Bevis Marks: December 2018 – March 2019

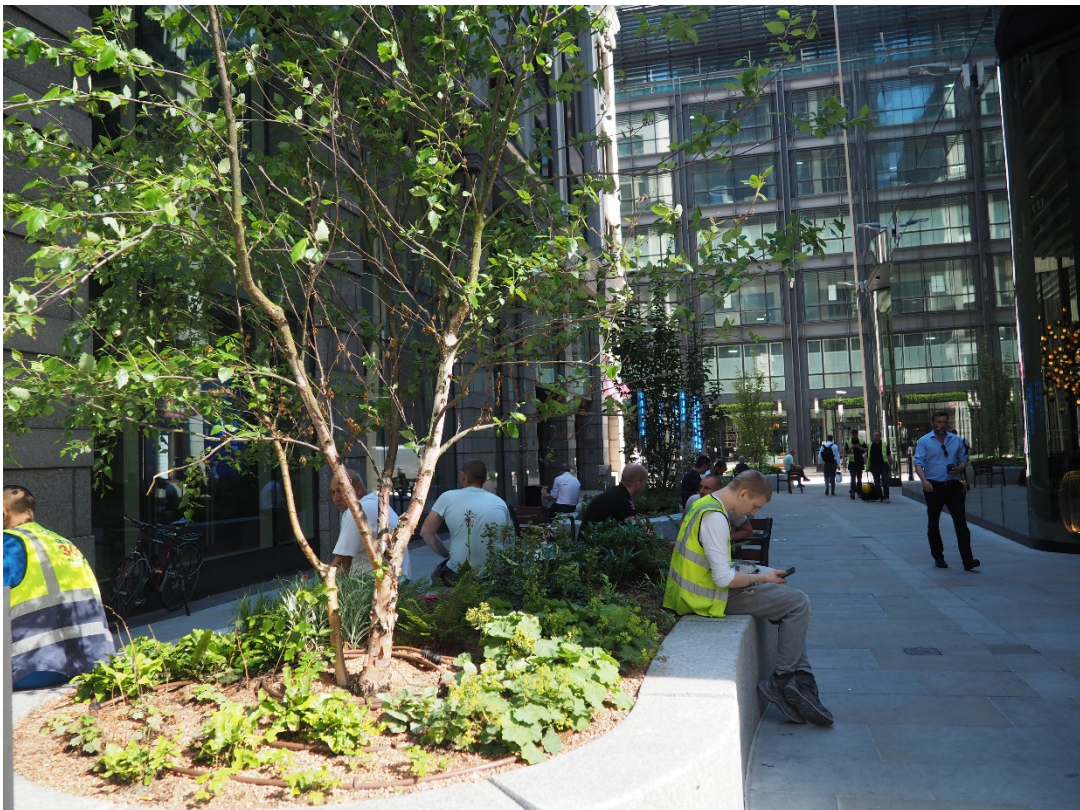
Total anticipated on-going commitment post-delivery: A total of £143,414 was allocated for maintenance of the scheme for a period of 20 years.

Programme Affiliation [£]: N/A

August 2019



Appendix 3 – before and after photographs



August 2019



August 2019

Appendix 4 – finance tables

Table 1: Expenditure to date - 60-70 St Mary Axe Enhancement - 16800317			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
PreEv P&T Staff Cost	13,068	13,068	0
PreEv Op Staff Costs	313	313	0
Env Servs Staff Cost	14,508	14,508	0
P&T Staff Costs	42,314	42,314	0
Design Fees	15,270	15,270	0
Surveys Fees	18,900	18,164	736
Traffic Assessment	2,980	2,980	0
TOTAL	107,353	106,617	736

Table 2: Expenditure to date - 60-70 St Mary Axe (Cap) - 16100317			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Env Servs Staff Costs	122,450	122,444	6*
P&T Staff Costs	83,354	83,305	49
Open Spaces Staff Costs	5,102	5,102	0
P&T Fees	51,605	29,959	21,646
Hard Landscaping	450,733	449,703	1,030
Lighting	24,000	23,524	476
Soft Landscaping	11,182	9,567	1,615
Utilities	150,368	81,897	68,471
TOTAL	898,794	805,501	93,293

*FY 20/21 Qtr 3 unprocessed staff cost £926.64

Table 3: Expenditure to date - 60-70 St Mary Axe - 16800317 & 16100317			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Pre-Evaluation	107,353	106,617	736
Staff Costs	210,906	210,851	55
Fees	51,605	29,959	21,646
Works	636,283	564,691	71,592
TOTAL	1,006,147	912,117	94,030