

Project Coversheet

[1] Ownership

Unique Project Identifier: 10824 **Report Date:** 11 September 2018

Core Project Name: Seething Lane Garden

Programme Affiliation (if applicable):

Project Manager: Patrick Hegarty

Next Gateway to be passed: G6 (Outcome)

[2] Project Brief

Project Mission statement: Re-development of an expanded and redesigned Seething Lane Garden as a high-quality public garden following insertion of basements under the garden, to facilitate the servicing requirements for the re-development of the adjacent 10 Trinity Square building as a hotel and apartments.

Definition of need: Facilitating the redevelopment of a listed building and the provision of a high-quality environment in the City.

Key measures of success

- 1) A high-quality and sustainable garden which accommodates increased numbers of City workers, residents and visitors.
- 2) The establishment and flourishing of large trees, to maturity, to replace trees lost from the previous garden on-site.
- 3) A garden which reflects the history and heritage of the area.

[3] Highlights

Finance:

Total anticipated cost to deliver [£]:129k

Total potential project liability [£]:0

Total anticipated on-going commitment post-delivery [£]:35-45k pa

Programme Affiliation [£]:NA

[A] Budget Approved to Date*	[B] New Financial Requests	[C] New Budget Total (Post approval)
£137,549	£0	£137,549
[D] Previous Total Estimated Cost of Project	[E] New Total Estimated Cost of Project	[F] Variance in Total Estimated Cost of Project (since last report)
£137,549	£129,009	£8,540
[G] Spend to Date	[H] Anticipated Future Budget Requests	
£129,009	£0	

Headline Financial changes: The project was completed in full and there was an underspend of £8,540.

Since 'Project Proposal' (G2) report:

▲◀▶▼ This project was instigated pre the City's Project Procedure being put in place. Approval in principle for the project was given by Members of the Open Spaces Committee in December 2008 for proposals whereby all costs were funded externally by the Developer of 10 Trinity Square.

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

▲◀▶▼ Options were appraised by the Open Spaces Committee and the approved option was implemented in full.

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

▲◀▶▼ A budget of £137,549 was set for the project following the G5 report and there is an underspend against that of £8,540.

Project Status:

Overall RAG rating: Green

Previous RAG rating: Green

[4] Member Decisions and Delegated Authority

None

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

20 June 2012, Gateway 5: Authority to Start Work

Key headline updates and change since last report.

Project completed on site and implemented in full, within the approved budget.

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

No change to scope insofar as then developed, since reported to the then Open Spaces Committee for approval in principle of options in December 2008.

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

A further report in February of 2012 was approved by the then Open Spaces, City Gardens and West Ham Park Committee noting the proposed deed transaction between the City and the Developer which was separately reported and approved by the Property Investment Board, to provide for construction of basement and superstructure accommodation on Seething Lane Garden and the taking of a co-terminus lease of the service road east of the Garden, all without cost to the City. There was no change to the scope of the project either at this stage or the subsequent Planning Permission approval and Section 106 Agreement in March 2012, although the detailed design was developed to achieve the high-quality scheme presented at Gateway 5 in June 2012.

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

None

Timetable and Milestones:

Expected timeframe for the project delivery: Completed

Milestones: N/A

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

Are we on track for completing the project against the expected timeframe for project delivery? Completed promptly on access to the site but access to start was delayed by over a year due to delays in the delivery of the adjacent 10 Trinity Square development.

Risks and Issues

Top 3 risks: N/A

Risk description	
Risk description	

<i>Risk description</i>	
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See 'risk register template' for full explanation.

Top 3 issues realised

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
Delay to the project.	The 10 Trinity Square construction project took over a year longer than anticipated in the Works Agreement resulting in a delay to delivery of Seething Lane Garden.	-£30k (being a goodwill payment from the Developer to the City in recognition of the delay)

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

Communications Office press release for the official opening event.

Application for a Landscape Institute Award 2018 – awaiting results.

Entry into London in Bloom and Britain in Bloom competitions 2018 – awaiting results.