

Project Coversheet

[1] Ownership & Status

UPI: 11410

Core Project Name: Senator House Garden

Programme Affiliation (if applicable): N/A

Project Manager: Patrick Hegarty

Definition of need: The developer of Senator House is to reinstate, remodel and improve Senator House Garden and undertake protective waterproofing works to the slab beneath the garden according to the City Corporation's requirements, wholly at the developer's cost, as consideration for licencing their temporary use of the garden as a works area for the development of the adjoining Senator House.

Key measures of success: Redesign of Senator House Garden to a high standard to encourage greater use of an underutilised site.

Waterproofing of the LUL structures underlying the garden.

Expected timeframe for the project delivery: All works completed August 2019.

Key Milestones:

- Gateway 2 report February 2014
- Delegated Gateway 5 approval September 2014
- Issue report April 2017 seeking authority to enter into a licence for the use of the site and subsequent redevelopment subject to planning permission and design approval.
- Developer took possession and closed the site to the public July 2017, under licence
- Detailed design approved by Open Spaces & City Gardens Committee October 2017
- Practical completion achieved – site reopened to the public March 2019
- All snagging and planting finished August 2019

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

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:

'Project Proposal' G1/2 report (as approved by PSC 25/02/14):

- Total Estimated Cost: £500k to £1M
- Resources to reach next Gateway (excluding risk): 0
- Spend to date: 0
- Estimated Programme Dates: Works to begin by end 2014; completion date subject to proposal development.

Scope/Design Change and Impact: None

'Authority to start Work' G5 report (delegated approval 29/09/14):

- Total Estimated Cost: £385k plus fees
- Resources to reach next Gateway (excluding risk): 0
- Spend to date: 0
- Costed Risk Against the Project: 0

- CRP Requested: 0
- CRP Drawn Down: 0
- Estimated Programme Dates: Works to begin in 2014, subject to a licence being negotiated.

The developer of Senator House sold the property and the project at Senator House Garden was put on hold in 2014.

Senator House was subsequently bought on behalf of Legal & General, who sought a similar consent to use Senator House Garden and reinstate the site. This was the subject of an Issue Report which received delegated approval in April 2017.

Scope/Design Change and Impact: The Issue Report highlighted the need to carry out waterproofing works to the London Underground Ltd structure under the garden ahead of reinstating the garden. All works to be fully funded by L&G.

Total anticipated on-going commitment post-delivery [£]: Cost neutral. The garden is being maintained within existing revenue budgets. – The additional maintenance of a higher quality garden, is mitigated by the introduction of an irrigation system as part of the works and the additional litter clearance, resulting from attracting more visitors, is mitigated by having entered an agreement with the developer for them to carry out litter picking on the site.

Programme Affiliation [£]: Not applicable