

## Appendix 1: Project Coversheet

### [1] Ownership

**Unique Project Identifier:** 10991 **Report Date:** 8 July 2021  
**Core Project Name:** Greening Cheapside  
**Programme Affiliation:** NA  
**Project Manager:** Leila Ben-Hassel  
**Next Gateway to be passed:** Gateway 4/5 – Phase 1B (Sunken Garden)

### [2] Project Brief

**Project Mission statement:** The Greening Cheapside Project aims to enhance the local environment of St Paul's station environs and improve air quality through new greening strategies. Phase 1B of the project looks to improve the area of the Sunken Garden (junction of New Change and Cheapside) through improving greening, sustainable tree planting, biodiversity, visibility and accessibility.

**Definition of need:** The environs of St. Paul's Tube station is currently congested with poor wayfinding and movement throughout the area, as well as a lack of seating within close vicinity of St. Paul's conservation area.

The adoption of the Climate Strategy also calls for a greater focus of public realm on delivering environmental and sustainability credentials. This phase of the project looks to introduce SuDs and more biodiverse and lower maintenance planting in the Sunken Garden.

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

- 1) Provide a high quality and sustainable public realm whilst complementing the City's heritage assets
- 2) Delivery of environmental measures e.g. SuDs
- 3) Improved lines of sight and accessibility
- 4) Enhanced greening and biodiversity

### [3] Highlights

#### **Finance:**

**Total anticipated cost to deliver [£]:** 393,698-548,000 (Phase 1B), including spend to date, maintenance and monitoring as part of the Cool Streets and Greening Programme evaluation framework.

**Total anticipated on-going commitment post-delivery [£]:** anticipated to be minimum through use of low maintenance planting and materials. This will be fully estimated by the next Gateway (G4/5).

**Programme Affiliation [£]:** Cool Streets and Greening Programme

[A] Budget Approved to Date*	[B] New Financial Requests	[C] New Budget Total (Post approval)
£100,000	0	£100,000
[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)
£200,000 ** (* based on former scope and on £200,000 external funding secured)	£393,698-£548,000	Increase of £97,603 for the low end and £33,000 for the top end of the estimated cost range since last report

<b>[G] Spend to Date</b>	<b>[H] Anticipated future budget requests</b>
£48,698	To be established once design is finalised – outline costs: £300,000-£445,000

**Headline Financial changes:**

**Since ‘Project Proposal’ (G2) report:**

The estimated cost at Gateway 2 was £200K based on former scope tailored to the £200,000 external funding secured

**Since ‘Options Appraisal and Design’ (G3) report:**

▲ £393,698-548,000 (Phase 1B), including spend to date, maintenance and monitoring as part of the Cool Streets and Greening Programme evaluation framework.

The increase is due to seizing opportunity of further external funding secured and ability to deliver more environmental benefits to meet objectives of the newly adopted City Climate Action Strategy. This is a shared ambition by all key internal and external stakeholders.

**Project Status:**

**Overall RAG rating:** Green

**Previous RAG rating:** Green

**[4] Member Decisions and Delegated Authority**

Not applicable / Gateway 4/5

**[5] Narrative and change**

**Date and type of last report:** Gateway 3 (Phase B – Sunken Garden)

**Key headline updates and change since last report.**

Following Gateway 3 approval, officers have worked on the funding strategy and successfully secured an additional £50,000 from the Cheapside Business Alliance. Officers also engaged with the City’s Climate Action Strategy Cool Streets and Greening Officer Board, who identified Greening Cheapside Phase B Sunken Garden as a pilot project in their programme and are recommending an allocation of £198,000 towards the capital costs, maintenance, evaluation and monitoring. Monitoring of the scheme would enable informing future schemes in the City. This is the subject of a report for consideration at the same committee.

Officers are therefore seeking approval to resume development of option 2 (“silver option”) instead of option 1 (“silver option”) as it is the preferred option of the project steering group, external funders (C Hoare & Co. and Cheapside Business Alliance), CoL Access team and the Cool Streets and Greening Programme Board and funding for the delivery of that option is fully deliverable.

**Headline Scope/Design changes, reasons why, impact of change:**

**Since ‘Project Proposal’ (G2) report:**

Additional funding has been secured and identified to enable progression of design option preferred by all internal and external stakeholders.

**Timetable and Milestones:**

**Expected timeframe for the project delivery:** Phase 1B – Sunken Garden: works are expected to be completed by the May/June 2022.

**Milestones:**

- |  |
|--|
| 1) Design development, incl. construction package: July-September 2021 |
| 2) Pre-construction activities: November-December 2021                 |

3) Start works on site: January 2022

4) Complete works on site: May/June 2022

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

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

**Risks and Issues**

**Top 3 risks Phase 1b:**

Risk description	Scope of design and environmental benefits limited by underground conditions
Risk description	Programme delay if design development impeded by design changes needed in response to underground constraints currently unknown
Risk description	Objection from local occupiers

**Top 3 issues realised**

None for now

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

**Appendix 2: Location plan**

