

# Project Coversheet

## [1] Ownership

**Unique Project Identifier:** 12028

**Report Date:** October 2021

**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 6

## [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 [£]:326,885**

**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 within 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>
£326,885	N/A	£326,885
<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	£326,885	N/A
<b>[G] Spend to Date</b>	<b>[H] Anticipated future budget requests</b>	
£284,747	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 **£326,885** 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 6 report is now submitted for Committee approval, because the works have been substantially complete with minor outstanding commitments to be completed, as summarised in the report.

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

Please see above.

**Project Status:**

**Overall RAG rating:** Green

**Previous RAG rating:** Amber

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

N/A. Decisions are as per the approval of the previous Gateway 5 report. The recommended requested decisions are summarised in the Gateway 6 report.

### [5] Narrative and change

#### Date and type of last report:

Gateway 5 report

Projects Sub-Committee *for decision* - 24 February 2020

Streets & Walkways Sub-Committee *for decision* - 25 February 2020

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

*Increase in estimated cost*

N/A. No budget increases are being sought.

*Change in programme*

The effects of the global pandemic had a profound effect on all site activity, including the developer since March 2020. This also delayed access to the site to initiate and complete works. Works were originally expected to be completed by March 2021, however this date has been extended by a year.

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

##### Since 'Project Proposal' (G2) report:

The project has been largely complete. However there are some outstanding items to be carried out such as:

- The planting of trees which can only be done within a specific season in the colder months of the year to minimise fatigue on the tree specimens.
- Resurfacing a section of carriageway adjacent to the development site.

##### 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) Resurfacing of a small section of carriageway – October 2021

2) Snagging of main works – November 2021

3) Planting of trees by the end of the Open Spaces planting season - March 2022

**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>
<p>*These 3 risks have materialised and are still live as a result of the developers delayed programme largely as a result of the covid-19 global pandemic.</p> <p><b>Has this project generated public or media impact and response which the City of London has needed to manage or is managing?</b></p> <p>N/A</p>	