

<b>Committees:</b> <i>Streets and Walkways Sub Committee (For Decision)</i> <i>Open Spaces and City Gardens (For Decision)</i> Operational Property Projects Sub Committee	<b>Dates:</b> 17 January 2023 13 February 2023 Delegated
<b>Subject:</b> City Cluster Vision - Well-being & Climate Change resilience programme: Jubilee Gardens Improvements  <b>Unique Project Identifier:</b> PV Project ID: To be issued at Gateway 5 stage	<b>Gateway 5:</b> <b>Regular/</b> <b>Authority to start work</b>
<b>Report of:</b> Executive Director Environment  <b>Report Author:</b> Emmanuel Ojugo, City Operations	<b>For Decision</b>
<h1 style="margin: 0;">PUBLIC</h1>	

<b>1. Status Update</b>	<p><b>Project Description:</b> Jubilee Gardens is one of the high priority projects of the City Cluster’s Wellbeing and Climate Resilience programme. It is one of the few green spaces in the area. The project involves the relandscaping of the Gardens to create a more useable, pleasant, greener, and more resilient space. It is being developed in close collaboration with local stakeholders and the City Gardens team.</p> <p><b>RAG Status:</b> Amber (Green at last report to Committee)</p> <p><b>Risk Status:</b> Medium (Low at last report to committee)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £680,000</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> There has been a cost increase of £80K as a result of the impacts of inflation.</p> <p><b>Spend to Date:</b> £148,972.57 <i>(as part of a 7-project programme. See Appendix 2: City Cluster – Well Being and Climate Resilience Programme).</i></p> <p><b>Costed Risk Provision Utilised: £0</b> (no CRP was specified in the previous report to Committee).</p> <p><b>Funding Source:</b>  60-70 St Mary Axe (S106), 40 Leadenhall Street (S106 LCEIW), Cool Streets &amp; Greening Programme (OSPR). The funding breakdown is detailed in Appendix 5.</p>
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	<p><b>Slippage:</b> A progress report was submitted for information in April 2022 in which it was stated that a subsequent Gateway 5 report was to follow in the summer of 2022. This target slipped because the project was subject to the Corporations' capital programme review that was concluded in late October 2022. Following the conclusion of that exercise, the project is proposed to progress, subject to the conclusion of the legal agreement with the UK Power Networks (UKPN asset holder). Following discussions with UKPN in November/December 2022 it is believed this agreement will be concluded by January 2023.</p>
<p><b>2. Requested decisions</b></p>	<p><b>Next Gateway:</b> <i>Gateway 6: Outcome Report</i></p> <p><b>Next Steps:</b></p> <p>2.1 The design has been developed to an advanced level. However, to finalise the construction package, the agreement with UKPN requires the inclusion of a schedule detailing the build methodology to ensure the integrity of the adjacent substation. This is a standard APA (Asset Protection Agreement) for enabling works adjacent to infrastructure assets on leased land, to which the City of London is the freeholder. The next steps are below:</p> <ul style="list-style-type: none"> <li>A. Finalise agreement with UKPN services to carry out improvements adjacent to their infrastructure.</li> <li>B. Finalise construction package produced in collaboration with external consultants.</li> <li>C. Develop construction programme with City's Highways Term contractor.</li> <li>D. Construction – start on site summer 2023, utilising City's Highways Term contractor.</li> </ul> <p><b>Requested Decisions:</b></p> <p>Members of Streets and Walkways Sub Committee and Open Spaces and City Gardens:</p> <ul style="list-style-type: none"> <li>I. Agree authorisation to implement the Jubilee Gardens relandscaping works as set out in Appendix 3.</li> </ul> <p>Members of Streets and Walkways and Operational Property Project Sub Committee:</p> <ul style="list-style-type: none"> <li>II. Approve an increase in project budget of £80,000 to a total cost of £680,000 (excluding risk) to be funded from 60-70 St Mary Axe (S106), 40 Leadenhall Street (S106 LCEIW), Cool Streets &amp; Greening Programme (OSPR). Funding breakdown is set out in Appendix 5.</li> <li>III. That a Costed Risk Provision of £95,000 is approved (to be drawn down via delegation to Chief Officer) funded 40 Leadenhall Street (S106 LCEIW), taking the total budget (including risk) to £775,000.</li> </ul>

	<p>IV. Agree that the Comptroller and City Solicitors Department are permitted to finalise all necessary legal agreement amendments to facilitate the implementation of relandscaping works to Jubilee Gardens.</p> <p>V. Delegated authority be given to the Executive Director of Environment and Chamberlain, to adjust the project budget between staff costs, fees and works, providing the overall budget is not exceeded beyond standard tolerances (inclusive of interest accrued to date).</p>
<p><b>3. Budget</b></p>	<p>3.1. The Jubilee Gardens project is part of the City Cluster’s Well-being and Climate Change resilience programme. The resources required to deliver this scheme are detailed further in Tables 1 and 2 in Appendix 5.</p> <p>3.2. The total cost of the project is £680,000, which is an increase of £80K from the previously reported range of between £500,000 - £600,000. The increase is largely due to the impacts of inflation since the last project estimate in April 2022.</p> <p><b>Costed Risk Provision requested for this Gateway:</b></p> <p>3.3. A Cost Risk Provision (CRP) of £95,000, is requested. CRP is required to manage some identified risks related to the implementation stage (as detailed in the Risk Register – Appendix 6). The total cost of the project inclusive of the CRP is £775,000. Resources required for authority to start works are detailed in Appendix 5: Finance tables.</p>
<p><b>4. Design summary</b></p>	<p>4.1. Jubilee Gardens is currently a secluded but dated, uninviting space. The new design seeks to rejuvenate it as an exemplary, inviting garden, showcasing the City of London’s priorities of: accessibility, biodiversity and habitat provision, circular economy principles and material reuse, climate resilient planting, equality and inclusion by design.</p> <p>4.2. The design will see a change in the existing layout of the garden that has poor permeability and can be perceived as uninviting. This is typified by a bulky stone clad perimeter wall over a meter in height, inset with railings and stone clad piers together with high brick planters that further increase the sense of enclosure.</p> <p>4.3. The recommended design has been developed collaboratively with the City Gardens Team, City Engineers and specialist landscape/structural consultants. Proposals include re-landscaping and replacing the existing dated design to create a greener, more attractive space. The main elements are summarised as follows:</p>

	<ul style="list-style-type: none"> <li>• The new garden design increases access points and pathways to and around the garden. It reduces the boundary wall bulk/height making it more inviting. The main entrance to the garden, on the southern border, will be shifted a few metres westwards to maximise opportunity for access incorporating an additional point of entry within the garden perimeter.</li> <li>• The design re-uses the existing Purbeck stone pavements in the main paths in the gardens. The City's approved palette of materials, such as Yorkstone with a combination of aggregate and bound gravel to be utilised in the secondary arterial routes off of the main Purbeck stone paths.</li> <li>• The design considers climate resilience measures including a sustainable drainage system (SuDs) and maximising greenery. The existing high-sided planters are to be replaced with more open in-ground planters that incorporate a resilient planting palette. At least 15 new trees are proposed, which improves local biodiversity by increasing the planting palette variety that is currently dominated by box hedging and low order trees. be incorporated.</li> <li>• Additional seating is planned to complement the new accessible pathways throughout the garden and provide opportunities to rest. Seating will utilise the City's standard palette which includes arms and backs to provide greater support for the physically impaired.</li> <li>• Signage will be upgraded to improve legibility. Existing signage will be upgraded to accord with City Gardens' current guidance for designated open spaces and the City's ongoing wayfinding improvements, particularly in areas of significant change.</li> </ul> <p>Equalities:</p> <ul style="list-style-type: none"> <li>• A Test of Relevance: Equalities Analysis was undertaken and a full analysis was not required. The design improves on the existing amenity with an emphasis on inclusivity. The proposals are considered an improvement on the existing garden providing benefits to all users, with particular benefits for the elderly and those visitors with physical impairments.</li> </ul>
<p><b>5. Delivery team</b></p>	<p>5.1 Works will be delivered by the City of London's Highways Term Contractor (FM Conway) and any nominated sub-contractor or utilities provider as necessary, under the</p>

	supervision of the Environment Department. Soft landscaping works will be overseen by the City Gardens team.
<b>6. Programme and key dates</b>	<ul style="list-style-type: none"> <li>• Finalise construction package produced in collaboration with external consultants - (February 2023).</li> <li>• Finalise agreement with UKPN services to carry out improvements adjacent to infrastructure and any other approvals as required - (February 2023).</li> <li>• Instigate procurement of materials – (March 2023)</li> <li>• Undertake targeted stakeholder liaison to inform local users on upcoming works - (April 2023).</li> <li>• Construction (including site prep)– start on site utilising City's Highways Term contractor – Summer 2023 (6 month programme).</li> <li>• Gateway 6 – May 2024</li> </ul>
<b>7. Risks</b>	<p><b>Key Risks</b></p> <p>A. <u>Delays in concluding the Asset Protection Agreement with UKPN</u>  This would delay the project programme  <b>Mitigation:</b> maintain regular contact with the UKPN and associated legal team, manage delivery team to produce the schedule and notify local stakeholders.</p> <p>B. <u>Site conditions affect the build</u>  Due to the presence of a UKPN asset and utilities the parameters of the build are restricted but not unknown.  <b>Mitigation:</b> Work closely with UKPN to carry out necessary site appraisals to complete the APA and conclude the construction design package.</p> <p>C. <u>Increase in material costs</u>  Materials costs may increase costs beyond the current budget tolerance.  <b>Mitigation:</b> Factor in the projected RPI (retail price index) increases and design to budget.</p> <p>D. <u>Delays in the supply chain</u>  Delays in obtaining materials and planting may increase the programme and impact costs.  <b>Mitigation:</b> Term Contractor has agreed to store a minimum quantity of standard material. Order materials by March 2023 to avoid the RPI uplift in April 2023.</p> <p>Further information is available in the Risk Register (Appendix 6).</p>

	<p><b>Costed Risk Provision Utilised at Last Gateway: (N/A)</b>  Change in Costed Risk: +/- (£95,000 has been requested following the identification of additional risk factors during implementation). Please see further details within the risk register in Appendix 6.</p>
<b>8. Success criteria</b>	<p>8.1. Increase the amount of greenery to help mitigate the impacts of climate change, noise and air pollution and soften the urban environment.</p> <p>8.2. Deliver more accessible and attractive spaces to rest and spend time in.</p> <p>8.3. Improve thermal comfort in the area</p> <p>8.4. The creation of 'green corridors' along busy pedestrian routes.</p> <p>8.5. Deliver sustainable urban drainage systems (SuDs) in line with the City's Climate Action Strategy.</p>
<b>9. Progress reporting</b>	<p>9.1. Monthly updates to be provided via Project Vision with minor design change elements deferred to the Director of City Operations Division.</p> <p>9.2. More substantial project changes will be sought by exception via Issue Report to Spending and OPP Sub Committees should there be a fundamental change to the project scope.</p>

## Appendices

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	City Cluster Programme Overview, Well Being and Climate Change Resilience Programme,
<b>Appendix 3</b>	Site Plan, Existing, Draft Proposed General Arrangement Plan
<b>Appendix 4</b>	Photomontage of Proposal
<b>Appendix 5</b>	Finance Tables
<b>Appendix 6</b>	Risk Register
<b>Appendix 7</b>	Test of Relevance: Equality Analysis

## Contact

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