

<b>Committees:</b> Operational Property and Projects Sub – <i>for decision</i> Streets and Walkways Sub - <i>for decision</i>	<b>Dates:</b> 26 January 2023 17 January 2023
<b>Subject:</b> 51 Lime Street S106 public realm enhancements – outstanding works  <i>PV number 9561</i>	<b>Gateway 5</b> Regular <b>Issues Report</b>
<b>Report of:</b> Executive Director, Environment <b>Report Author:</b> Melanie Charalambous	<b>For Decision</b>
<h1>PUBLIC</h1>	

<b>1. Status update</b>	<p><b>Project Description:</b> The project relates to the outstanding works from a series of public realm enhancements in the vicinity of 51 Lime Street. The scheme is fully funded through a Section 106 Agreement.</p> <p><b>RAG Status:</b> Green</p> <p><b>Risk Status:</b> Low</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £225,765 (outstanding works only).</p> <p><b>Spend to Date:</b> £29,223 (outstanding works only).</p> <p><b>Costed Risk Provision Utilised:</b> None</p>
<b>2. Requested Decisions</b>	<p>It is recommended that Members:</p> <ol style="list-style-type: none"> <li>1. Note the update on the project and the intention to complete outstanding works;</li> <li>2. Approve the additional tree planting and the budget adjustment, as set out in Appendix 1 to enable the works to proceed.</li> </ol>

<b>3. Budget</b>	<b>Table 1: Spend to date (outstanding works only)</b>			
	<b>Description</b>	<b>Approved Budget (£)</b>	<b>Expenditure (£)</b>	<b>Balance (£)</b>
	<b>Billiter Street S106 - 16100252</b>			
	Env Servs Staff Costs	9,000	-	9,000
	Open Spaces Staff Costs	5,000	-	5,000
	P&T Staff Costs	15,000	12,795	2,205
	P&T Fees	13,500	10,000	3,500
	P&T Works	130,065	1,567	128,498
	<b>Total - 16100252</b>	<b>172,565</b>	<b>24,362</b>	<b>148,203</b>
	<b>51 Lime Street - Access Works - 16100260</b>			
	Env Servs Staff Costs	4,000	-	4,000
	P&T Staff Costs	6,500	4,860	1,640
	P&T Fees	6,500	-	6,500
	Env Servs Works	36,200	-	36,200
	<b>Total - 16100260</b>	<b>53,200</b>	<b>4,860</b>	<b>48,340</b>
	<b>TOTAL</b>	<b>225,765*</b>	<b>29,223</b>	<b>196,542</b>
	<p>*This report only relates to the outstanding works. The main 51 Lime Street S106 works were completed over 10 years ago and have already been through Gateway 6 (closedown report).</p>			
<b>2. Issue Description</b>	<p>The vast majority of the S106 funded improvement works were completed several years ago as follows:</p> <ul style="list-style-type: none"> <li>• Fenchurch Avenue improvements (completed 2008)</li> <li>• Fen Court enhancements (completed 2008)</li> <li>• Lime Street improvements between Lloyd's building and 51 Lime Street (completed 2011)</li> </ul> <p>The final phase – Billiter Street and vicinity, has been on-hold for several years as a result of development sites restricting access (120 Fenchurch Street and subsequently 40 Leadenhall Street). Now that the 40 Leadenhall Street development is nearing completion, it is proposed to implement the outstanding works and coordinate these with the planned S278 works in the area. Please also refer to the report on this agenda for 40 Leadenhall Street Section 278 highway works (<i>including deferred works from 52-54 Lime Street S278, 10 Fenchurch Avenue S278 and 51 Lime Street S106 projects</i>).</p>			

	<p>In order to complete the outstanding works and align them effectively with the S278 works, some changes to the extent of the works and a budget adjustment are proposed, the details of which are set out below and also in the finance tables in Appendix 1.</p>
<b>4. Proposed Way Forward</b>	<p>It is proposed to complete the outstanding works as follows (please also refer to plan and visual in Appendix 2):</p> <ul style="list-style-type: none"> <li>• Billiter Street enhancements, to include: <ul style="list-style-type: none"> <li>○ Tree planting (subject to underground utilities);</li> <li>○ Planting and seating at the southern end (which is already pedestrianised);</li> <li>○ Associated paving and accessibility improvements.</li> </ul> </li> <li>• The scope of the works is very similar to the scheme previously approved over 10 years ago. However, some of the re-paving works are now being carried out as part of the 40 Leadenhall Street S278 works. Furthermore, additional tree planting is now also proposed on Fenchurch Street and Leadenhall Street (subject to underground utilities) in order to maximise the greening benefits.</li> <li>• The increase in the amount of greening has increased the maintenance costs of the project (5 years for trees and 20 years for other planting) and these costs have also increased due to inflation.</li> <li>• The total estimated cost of the proposed works is £196,592 inclusive of maintenance costs, fully funded by the 51 Lime Street S106. Please see the finance tables in Appendix 1 for further details which also sets out details of the required budget adjustment.</li> <li>• The outstanding works listed above are to be coordinated with the adjacent S278 works for 40 Leadenhall Street and will take place in 2023/24.</li> </ul>

### Appendices

<b>Appendix 1</b>	Finance Tables
<b>Appendix 2</b>	Plan and visuals of proposals

### Contact

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## Appendix 1: Finance Tables (outstanding works only)

Table 1: Spend to date			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
<b>Billiter Street S106 - 16100252</b>			
Env Servs Staff Costs	9,000	-	9,000
Open Spaces Staff Costs	5,000	-	5,000
P&T Staff Costs	15,000	12,795	2,205
P&T Fees	13,500	10,000	3,500
P&T Works	130,065	1,567	128,498
<b>Total - 16100252</b>	<b>172,565</b>	<b>24,362</b>	<b>148,203</b>
<b>51 Lime Street - Access Works - 16100260</b>			
Env Servs Staff Costs	4,000	-	4,000
P&T Staff Costs	6,500	4,860	1,640
P&T Fees	6,500	-	6,500
Env Servs Works	36,200	-	36,200
<b>Total - 16100260</b>	<b>53,200</b>	<b>4,860</b>	<b>48,340</b>
<b>TOTAL</b>	<b>225,765</b>	<b>29,223</b>	<b>196,542</b>

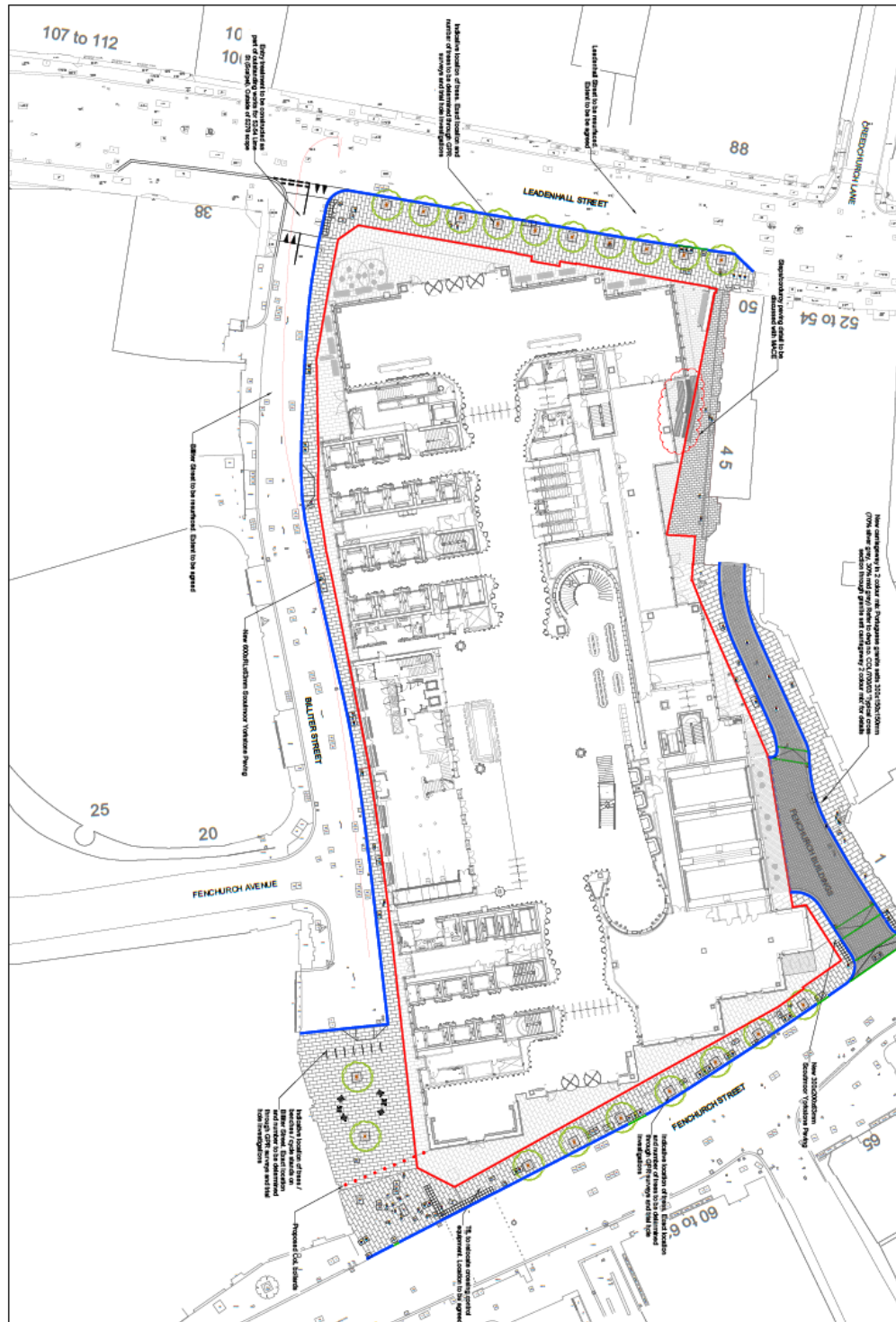
Table 2: Resources Required to reach the next Gateway			
Description	Approved Budget (£)	Resources Required (£)	Revised Budget (£)
<b>Billiter Street S106 - 16100252</b>			
Env Servs Staff Costs	9,000	(6,500)	2,500
Open Spaces Staff Costs	5,000	(2,000)	3,000
P&T Staff Costs	15,000	3,295	18,295
P&T Fees	13,500	2,500	16,000
P&T Works	130,065	(76,848)	53,217
Open Spaces Works	-	20,892	20,892
Highways Maintenance	-	5,000	5,000
Open Spaces Maintenance	-	102,000	102,000
<b>Total - 16100252</b>	<b>172,565</b>	<b>48,339</b>	<b>220,904</b>

<b>51 Lime Street - Access Works - 16100260</b>			
Env Servs Staff Costs	4,000	(4,000)	-
P&T Staff Costs	6,500	(1,639)	4,861
P&T Fees	6,500	(6,500)	-
Env Servs Works	36,200	(36,200)	-
<b>Total - 16100260</b>	<b>53,200</b>	<b>(48,339)</b>	<b>4,861</b>
<b>TOTAL</b>	<b>225,765</b>	<b>-</b>	<b>225,765</b>

<b>Table 3: Revised Funding Allocation</b>			
<b>Funding Source</b>	<b>Current Funding Allocation (£)</b>	<b>Funding Adjustments (£)</b>	<b>Revised Funding Allocation (£)</b>
S106 - 51 Lime Street - 04/00878/FULEIA - LCEIW (allocated to 16100252)	172,565	48,339	220,904
S106 - 51 Lime Street - 04/00878/FULEIA - LCEIW (allocated to 16100260)	53,200	(48,339)	4,861
<b>Total Funding Drawdown</b>	<b>225,765</b>	<b>-</b>	<b>225,765</b>

## Appendix 2:

### Plans and Visuals





Billiter Street  
Planters and seating