

Project Briefing

Project identifier			
[1a] Unique Project Identifier	TBC	[1b] Departmental Reference Number	N/A
[2] Core Project Name	50 Fenchurch Street S278		
[3] Programme Affiliation (if applicable)	N/A		

Ownership	
[4] Chief Officer has signed off on this document	Ian Hughes
[5] Senior Responsible Officer	Bruce McVean, Assistant Director Policy & Projects
[6] Project Manager	Emmanuel Ojugo

Description and purpose
[7] Project Description
<p>The project seeks to deliver improvements to areas of public highway related to the redevelopment of 50 Fenchurch Street, including but not necessarily restricted to Fenchurch Street, Mincing Lane and Mark Lane. The project is to be fully funded by the developer by entering into a Section 278 agreement as stated in the Section 106 deed of agreement signed by all parties concerned on 21st September 2021.</p> <p>The scope of the project is summarised in the definition of Section 278 Works as works to the public highway as may be considered necessary by the City of London Corporation to make the development acceptable, but not limited to the aforementioned streets. A sum of £100,000 has been identified to cover the City's reasonable costs to undertake evaluation and design of the S278 works.</p> <p><u>Other Considerations</u></p> <p>Whilst the S106 makes mention of a new public square being created as part of the development, it should be noted that this publicly accessible amenity will remain wholly within private land.</p> <p>The next steps to reach Gateway 3-4 include:</p> <ul style="list-style-type: none"> • Negotiations and entering into Section 278 agreement. • Preparatory survey work and liaison with the required statutory undertakers and stakeholders to develop highways and public realm improvements with the developer.
[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?
<p>Under the Section 106 Agreement the developer is obligated to fund the required works on the public highway to mitigate the impacts as a result of the new development</p> <p>On 22nd May 2020 permission was granted for the demolition 41-43 Mincing Lane, 49-54 Fenchurch Street, a former church hall and the Clothworkers' Hall. The redevelopment of the site will provide a new building comprising four levels of basement, ground, up to 35 stories in height.</p> <p>The new building will be a massive increase in volume when compared to existing buildings on the site and will dwarf the existing surrounding structures in the area. The building is nominally within the City Cluster area, a catchment that contains a cluster of the City's tall buildings due to the geometry of the London Views Management Framework.</p>

Whilst the Section 106 agreement requires the developer to enter into a Section 278 agreement to fund works to the public highway which are considered necessary to make development acceptable; it is necessary for the indicative S278 works area plan, as indicated in the S106 agreement, be reassessed in scope and catchment to mitigate the effects of the development given the expected increase in visitors to the building and wider area.

[9] What is the link to the City of London Corporate plan outcomes?

- [1] People are safe and feel safe.
- [9] Our spaces are secure, resilient and well-maintained.
- [10] Our physical spaces have clean air, land and water and support a thriving and sustainable natural environment.
- [11] Our spaces are digitally and physically well-connected and responsive.
- [12] Our spaces inspire excellence, enterprise, creativity, and collaboration

[10] What is the link to the departmental business plan objectives?

2023/34 business plan

- Deliver key Strategies: Climate Action, City Plan, Transport, Air Quality, Volunteering
- Provide Thriving, Biodiverse, relevant spaces
- Improve public security, safety and environmental resilience

[11] Note all which apply:

Officer: Project developed from Officer initiation	N	Member: Project developed from Member initiation	N	Corporate: Project developed as a large scale Corporate initiative	N
Mandatory: Compliance with legislation, policy and audit	Y	Sustainability: Essential for business continuity	N	Improvement: New opportunity/ idea that leads to improvement	Y

Project Benchmarking:

[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?

- 1) Improvements to walking and cycling conditions to streets and spaces in the vicinity of the development
- 2) Integration of new pedestrian routes with the surrounding public highway
- 3) Improved greening, and opportunities to increase local biodiversity in keeping with City's policies to respond to Climate Change.

[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)

No

[14] What is the expected delivery cost of this project (range values)[£]?

Lower Range estimate: £1,000,000
Upper Range estimate: £3,000,000

The broad cost range reflects the options for the redesign of the existing public highway and the wider catchment to mitigate the effects of the development.
[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:
Committed sums to maintain upgraded sections of the highway and greenery will be presented at future Gateways, and will be covered for a period of 20 years as per Section 278 projects' standard.
[16] What are the expected sources of funding for this project?
The project will be fully funded by the developer through a Section 278 agreement.
[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?
Lower Range estimate: to be confirmed with developer's programme Upper Range estimate: to be confirmed with developer's programme

Project Impact:	
[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?	
No	
[19] Who has been actively consulted to develop this project to this stage? <(Add additional internal or external stakeholders where required) >	
Chamberlains: Finance	Officer Name: TBC
Chamberlains: Procurement	N/A
Communications	Officer Name: TBC
External	N/A
[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so: Please note the Client supplier departments. Who will be the Officer responsible for the designing of the project? If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?	
Client	Department: N/A
Supplier	Department: N/A
Supplier	Department: N/A
Project Design Manager	Department: N/A
Design/Delivery handover to Supplier	Gateway stage: N/A <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>