

21 Moorfields and Fore Street Avenue Section 278 Project Coversheet

[1] Ownership & Status

UPI: 12252

Core Project Name: 21 Moorfields and Fore Street Avenue S278

Programme Affiliation (if applicable): linked with Moor Lane environmental enhancements S278

Project Manager: Gillian Howard

Definition of need: 21 Moorfields Section 278 works are required to facilitate the development to allow occupation of the building. It will ensure that required security measures are in place around the development, whilst tying in with local Moorgate Crossrail station works to ensure good pedestrian permeability.

Key measures of success:

- Meet the needs of and enable the developer to complete the development within the agreed timeframes.
- Ensure the 21 Moorfields works do not detract from the pedestrian environment and maintains permeability and accessibility meeting the objectives set in the Transport Strategy.
- Provide an enhanced public realm around the Moorgate Crossrail station.

Expected timeframe for the project delivery: Substantial completion of works by mid-December 2022 (changed in May 2022 following delay in building completion from end of October 2022)

Key Milestones:

- Construction starts on Moorfields October 2022 (Was July 2022)
- Construction starts on Fore Street Avenue September 2022 (was August)
- Construction substantially complete mid-December 2022. (was end of October)

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

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

'Project Briefing' G1 report (as approved by Chief Officer 23/12/20):

- Total Estimated Cost (excluding risk): £900,000-1,100,000
- Costed Risk Against the Project: £0
- Estimated Programme Dates: February 2021 to November 2022

'Project Proposal' G2 report (as approved by PSC 23/02/21):

- Total Estimated Cost (excluding risk): £900,000 to 1,100,000
- Resources to reach next Gateway (excluding risk) £103,390
- Spend to date: £56,865
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: February 2021 to November 2022

'Authority to start Work' G5 report (approved by delegated decision 4 August 2024)

- Total Estimated Cost (excluding risk): £666k
- Resources to reach next Gateway (excluding risk) £563k
- Spend to date: £56,865
- Costed Risk Against the Project: N/A
- CRP Requested: £52k
- CRP Drawn Down: £0
- Estimated Programme Dates:

Scope / design change and Impact: The design aligns with the brief described within the Evaluation report.

Due to delays in getting information to finalise designs regarding utility locations etc, the developer has taken on some of the longer lead in times for Cadent, UKPN and bollard delivery ahead of the agreement for the S278. This has reduced the budget envelope being costed for this part of the S278.

Approximately four months delay for Gateway 5 approval; development timeline also slipped by approx. four months with a current revised completion date of December 2022. Cadent and UKPN works need to be completed prior to site being released to the City and its contractor.

Total anticipated on-going commitment post-delivery [£]:

Committed sum of £38,020 for maintenance is included in the project cost estimate (£680k)

Programme Affiliation: Links with S278 works on Moor Lane.

Moor Lane environmental enhancement Project Coversheet

[1] Ownership & Status

UPI: 9441

Core Project Name: Moor Lane Environmental Enhancements

Programme Affiliation (if applicable): Culture Mile

Project Manager: Andrea Moravicova

Definition of need:

Moor Lane has been identified as an area for improvement for several years, initially identified as a high priority project as part of the 'Barbican Area Streets and Walkways Enhancement Strategy' approved in 2008. Moor Lane presents an opportunity to respond to community priorities by increasing greening in the area and prioritising more space for pedestrians.

A scheme was developed and approved in 2011, which resulted from extensive consultation and proposed the creation of a linear park along Moor Lane. The proposals were to be funded by the Section 106 agreement for the Milton Court development and approval was granted to implement the scheme on site. However, the scheme was paused in light of the emerging 21 Moorfields development which is now under construction.

The City is now in a position to recommence work on this project and proceed with a review of the design for Moor Lane, to ensure it responds to the needs of the development and mitigates the development's impact on the local environment. There is strong stakeholder support for improvements to Moor Lane and an expectation for the scheme to finally be completed.

Key measures of success:

- Moor Lane is a green, biodiverse and environmentally resilient street through the introduction of trees and planting. Both the local community and the developer's priorities are met, by ensuring the security needs and desires for an improved pedestrian environment are delivered in coordination with the completion of 21 Moorfields. A welcoming, accessible and safe pedestrian environment is created on Moor Lane with widened footways to prioritise pedestrian movement.

Expected timeframe for the project delivery:

Implementation of Area A (eastern footway and carriageway) is expected to commence in October 2022. Implementation of Area B will follow as closely as possible subject to further design and public engagement.

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

A number of factors delayed the overall project.

The project was paused and in 2020 was proposed to be recommenced with implementation in Spring – late Autumn 2022

A public consultation exercise for Area B, taking the requirements for Area A into consideration, was undertaken in late 2021. Feedback from the consultation was fed into the design process for both areas. Further design works and public engagement will be undertaken before implementation of the Area B can commence. The implementation of Area A was aligned with the developer's schedule.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

The project is part of the Barbican Area Streets & Walkways Enhancement Strategy and was approved as one of the strategy's high priority schemes by the Court of Common Council in 2008 following a public consultation exercise.

In July 2011 an evaluation report was approved by Members to implement environmental enhancements on Moor Lane.

Approval was granted to progress to detailed design stage, seek relevant permissions and implement the scheme. A budget of £1,391,136 was made available following the report approval.

Evaluation report – approval for implementation (as approved by Street & Walkways Sub-committee 18/07/11)*:

- Total Estimated Cost (excluding risk): £1.55M
- Resources to reach next Gateway (excluding risk): £1.45M
- Spend to date: £257,526
- Estimated Programme Dates: Works were intended to commence in 2012.

Scope/Design Change and Impact: Create a linear park, with trees and planters, along the west footway on Moor Lane.

*It should be noted that the evaluation report approved in 2011 predated the current Gateway reporting procedure.

Gateway 3 - Issue report (as approved by Project Sub-committee on 30 November 2020 and Streets and Walkways Sub-committee 1 December 2020)*

- Total Estimated Cost (excluding risk): £1.7-£2.2M
- Resources to reach next Gateway (excluding risk): £230,382 (£128,566 from approved Section 106 budget and £101,816 funded through 21 Moorfields Section 278 agreement)
- Spend to date:
- Costed Risk Against the Project:
- Estimated Programme Dates:
 - Design review & surveys: Dec 2020 - Mar 2021
 - Consultation: Mar – May 2021

- Detail design: Jun – Sept 2021
- Gateway 4/5: Sept 2021
- Construction package: Oct 2021– Feb 2022
- Phased implementation (minimum 6 months): Spring 2022 – late 2022/Early 2023

Scope/Design Change and Impact: The design aligns with the brief described within the Evaluation report, whilst considering the stakeholders' feedback to date, the changing context of the area and the development of the site at 21 Moorfields. The scope was increased to include the Section 278 works to east footway adjacent to the 21 Moorfields development.

An increase to the overall project budget has been incurred due to the revised scope, although this increase is fully funded through a Section 278 agreement.

*Upon approval of the 2011 report, officers were given authority to proceed with detail design and implement the scheme, however, several modifications required to the scheme outlined in the issue report, officers considered the existing scheme to be at Gateway 3 stage. It was, therefore, proposed that the next report to Members is a Gateway 4/5, outlining the detail design and requesting authority to start work.

Gateway 4c-5 – Authority to start work in Area A (as approved by Streets and Walkways Sub-Committee on 5 July 2022 and Operational Property and Projects Sub-Committee on 20 July 2022.

- Total Estimated Cost Area A (excluding risk): £1.7-£2.2M
- Resources to reach next Gateway (excluding risk): £ (£ from approved Section 106 budget and £1,448,680 funded through 21 Moorfields Section 278 agreement)
- Spend to date (Area A): £364,588
- Costed Risk Against the Project: £50,000
- Estimated Programme Dates:
 - Completion of Section 278 agreement & receipt of funding: July 2022
 - Procurement of materials (Area A): July 2022
 - Finalise construction package for Area A: August 2022
 - Phased implementation of Area A (minimum 6 months): October 2022 – June/July 2023

Scope/Design Change and Impact: The design aligns with the brief described within the Evaluation report.

Gateway 4-5 – Authority to start work in Area B (as approved by Streets and Walkways Sub-Committee on 23 May 2023 and Operational Property and Projects Sub-Committee on 5 June 2023)

- Total Estimated Cost (excluding risk): £2,958,680

- Resources to reach next Gateway (excluding risk): £1,450,000 (from approved S106 and Climate Action Strategy Cool Streets programme budget to implement Area B)
- Spend to date (Area B): £330,556
- Costed Risk Against the Project:
- Estimated Programme Dates:

Scope/Design Change and Impact: The design aligns with the brief described within the Evaluation

Gateway 5 Progress report - Area B (as approved by Streets and Walkways Sub-Committee on 26 September 2023)

Reporting period: May 2023 – September 2023

Update on activities undertaken to date in relation to Area B (west footway on Moor Lane). These mainly involved discussions on the design and greening with representatives of Willoughby House and the Heron, and the Barbican Association. It also highlighted the next steps, which included further discussion on greening with local stakeholders, and development of greening proposals in consultation with the City's Garden's team and a consultant.

Gateway 5 Issues report - Area B (as approved by Streets and Walkways Sub-Committee on 30 January 2024)

Reporting period: September 2023 – January 2024

- Total Estimated Cost (excluding risks): £2,968,680

The total cost for Area A, funded through Section 278 agreement, is estimated at £1,508,680 (including costed risk provision of £100k).

The total budget for Area B, funded through Milton Court Environmental Improvement Works (Section 106) payment and Climate Action Strategy Cool Streets programme, is set at £1,560,000.

- Spend to Date (Area B): £398,907
- Estimated programme dates (Area B): Project expected to recommence in autumn 2024.

The Sub-Committee approved recommendation to revert the Area B to the Gateway 3/4 Options Appraisal stage, to allow revision of the proposed design for Area B in line with the Healthy Neighbourhood programme and consideration of traffic management changes along Moor Lane.

Total anticipated on-going commitment post-delivery [£]:

Revenue implications for highways maintenance are anticipated to be of minimum impact and will be confirmed at respective Gateway 5 when the detailed design will be finalised.

These costs will be assessed and covered by the project budget, thereby mitigating the impact on local risk budgets. The maintenance costs for Area A were calculated at £76,697. Invoice to the developer will be issued upon completion of works.

Increased greening will entail an Open Spaces maintenance commitment and a provision for this will be included in the project budget. It should be noted that the proposed implementation of Sustainable Urban Drainage System (SUDS) in the scheme is expected to reduce the overall maintenance commitment.

Programme Affiliation: Culture Mile – the programme budget is assessed by financial year depending on the projects approved for delivery.

Also linked to 21 Moorfields and Fore Street Avenue Section 278 works.