

City of London Corporation Committee Report

Committee(s): Streets and Walkways Sub Committee – For Decision	Date: 04/02/2025
Subject: City Cluster Area – programme update report	Public report: For Decision
This proposal delivers Corporate Plan 2024-29 outcomes. <ul style="list-style-type: none">• Leading Sustainable Environment• Vibrant Thriving Destination• Flourishing Public Spaces	
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Executive Director, Environment Department	Katie Stewart
Report author: Transport & Public Realm projects, City Operations, Environment Department	Maria Herrera

Summary

This report provides an update on the delivery of the City Cluster programme. Since its adoption in 2019, the programme has delivered on the outcomes of the Corporate Plan, Transport Strategy and Climate Action Strategy. Funding from Section 106 contributions, CIL and external sources has been secured to create an outstanding environment and improve the way that streets and spaces can support the local economy and the Destination City initiative.

The delivery of the programme has been divided into three workstreams as follows:

1. Pedestrian priority and traffic reduction,
2. Wellbeing and climate resilience
3. Activation and engagement

Since the last update report in September 2023, significant progress has been made. Below are the key highlights:

- The Jubilee Gardens enhancement scheme has been completed, with a 75% increase in planting, sustainable drainage and new seating and railings, including an additional entrance. The removal of a central elevated section of the space has created a fully accessible public garden, providing an amenity for all user groups.
- The St Andrews Undershaft Churchyard, Creechurch Lane and Lloyds Avenue enhancement schemes have all been approved with construction scheduled for 2025.
- The Leadenhall Street Transformation project is at public consultation stage; with construction planned to start in Autumn 2025.
- The Fenchurch area healthy streets plan has been initiated and is being developed.
- Officers have worked closely with the Eastern City BID to develop a number of future proposals that are detailed in this report.

Recommendation(s)

Members are asked to:

1. Note and approve the content of this programme update report.
2. Approve the allocation of programme funding of £45,000 from the S106 obligation of 40 Leadenhall Street for staff costs for the management of the City Cluster programme for the next reporting period.
3. Approve the allocation of programme funding of £40,000 from the S106 obligation of 40 Leadenhall Street to develop and deliver the 'City Views' project in partnership with the Eastern City BID and the London Festival of Architecture.
4. Approve the updated funding strategy for the programme as set out in Appendix 2.
5. Note the planned initiation of the Lombard Street/Birchin Lane junction improvements project, fully funded by the Eastern City BID.
6. Note that a feasibility study will be undertaken to assess improvements to the churchyard at St. Botolph's Bishopsgate to address anti-social behaviour and introduce climate resilience measures, funded from the programme management budget.
7. Note that a number of small-scale seating and planting improvements are proposed to be carried out across the area, in partnership with the ECBID, as detailed in this report.

Main Report

Background

1. The City Cluster Vision (CCV) was adopted by Committees in May 2019 and provides a framework for the transformation of the streets and public realm of the area. Projects have been developed under the three workstreams: 1) Pedestrian priority and traffic reduction, 2) Wellbeing and Climate Resilience, and 3) Activation and Engagement. The workstreams support the delivery of the Transport Strategy, Climate Action Strategy and Destination City initiative.
2. Officers have developed the projects within the workstreams in close collaboration with Ward Members, stakeholders, and the EC BID, through the establishment of a Programme Board. Regular updates have been provided throughout the process to ensure the scope of the workstreams is in line with programme objectives and strategic priorities.

Current Position

3. A Programme Board meeting took place in October 2024, to review and update the Board on the following items:
 - The design and progress of the Leadenhall Street Transformation project which included information on the public consultation exercise which will take place between December 2024 - February 2025.
 - Presentation of the completed relandscaping scheme in Jubilee Gardens, which is due to open to the public in January 2025.
 - Review of the design to improve Lloyds Avenue by relocating payment parking in the vicinity and introducing rain gardens along the street.
 - Update on the status of the Creechurch Lane area project. Officers informed the Board of the upcoming statutory consultation on Traffic Management Orders to enable the improvements in Creechurch Lane to be implemented. This consultation is planned to be undertaken in Spring 2025.
 - Update on the status of St Andrew's Undershaft church garden improvements which, subject to receiving Faculty Consent, is scheduled to commence construction in Summer 2025.
 - The Fenchurch Area Healthy Streets Plan (HSP) was initiated in March 2024. A draft plan is currently being prepared which is being informed by area analysis, surveys, data collection and Healthy Streets checks. The plan is due to be submitted to committees in Summer 2025 for approval to undertake a public consultation on the proposals. A final plan is expected to be adopted by December 2025.
 - The EC BID launched their public realm strategy in October. Collaboration between CoL and the BID will ensure that the delivery of projects is coordinated across the area and meets stakeholders' needs.
 - Transport for London (TfL) are currently working on the feasibility design for Bishopsgate and further information on timescales for delivery will be provided this year. Regarding the proposals for Monument junction, these will aim to make the junction safer for pedestrians and people cycling to and through the City. Proposals would include the following:
 - Significantly increase pedestrian space and simplify the crossing at the junction with Gracechurch Street and Eastcheap
 - Provide a new signalised pedestrian crossing at King William Street's northern arm and a new pedestrian crossing on the Cannon St arm
 - Provide protection for cycles joining the junction from King William Street via a new cycle gate
 - Improve numerous crossings around the junction

- TfL are now at the final stages of modelling the proposed changes to understand their effect on the highway network and if any further changes to the design are required. A public consultation on Monument Junction is planned to be undertaken in spring 2025.
- Further details on the Programme update are included in section 5 and Appendix 1 of this report.

4. The following section is a summary of the progress to date and status of live projects:

4.1 Pedestrian priority and traffic reduction workstream

Project	Update
<p><u>Leadenhall Street Transformation project</u></p> <p>Improvement of this key route to include more space for people walking and wheeling, improved crossings, greening and public realm enhancements, including historic interpretation.</p>	<p>The design of the scheme is being developed considering historical references of the area, functional requirements, traffic movement and underground restrictions to determine the locations for greening and seating.</p> <p>A Gateway 3 report was approved by this committee in November 2024. A public consultation exercise is currently underway, which finishes on 9 February 2025. This consultation is linked with the Aldgate to Blackfriars cycle route consultation as Leadenhall is part of this strategic cycle route.</p>
<p><u>St Mary Axe</u></p> <p>Pedestrian priority measures and public realm improvements</p>	<p>This project is currently on hold due to the developments in the area, particularly 1 Undershaft, which will need due consideration in future streetscape planning.</p>
<p><u>Area wide security project</u></p> <p>Projects to incorporate appropriate security measures into the streets and public realm across the area.</p>	<p>CCTV cameras have been installed at key locations. Additional physical measures in the Lime Street area are currently being explored.</p>
<p><u>Creechurch Lane Area</u></p> <p>Pavement widening, accessibility improvements and planting, to introduce a permanent scheme in place of temporary measures.</p>	<p>A public consultation on the scheme took place in October, with overall positive feedback received. The next step is to progress with the Statutory consultation on Traffic management orders planned to be undertaken in spring 2025.</p>

4.2 Wellbeing and Climate Resilience workstream

Project	Update
<u>St Andrews Undershaft Churchyard improvements.</u> Changes to layout, new planting beds incorporating rainwater harvesting, increased greening, accessibility improvements and additional seating.	Planning permission was received in December 2024 and faculty approval is expected to be obtained by early 2025. Construction is planned to commence in Summer 2025.
<u>Tree planting across the area</u>	A total of twelve trees have been planted in the area in 2023-24. More trees are being planted between February - March 2025
<u>Lloyd's Avenue enhancement scheme</u> Widened pavements and introducing rain gardens and seating as part of the Cool Streets and Greening programme.	A public consultation on the scheme took place in October 2024, with overall positive feedback received. A Gateway 4 report was approved by committees in November, which will enable the project to move forward. The next step is to progress with the Statutory consultation on Traffic management orders planned to be undertaken in spring 2025.

4.3 Activation and Engagement workstream

Project	Update
<u>Sculpture in the City</u> Installation of artwork across the City Cluster area along with school and community workshops and site-specific activities.	The 13 th Edition of Sculpture in the City was delivered in July 2024, with a total of ten artworks installed. The legacy of this project is reflected in the ongoing positive working partnership with local stakeholders and business community. The project was delivered by the Destination City and Transport & Public Realm Projects teams.
<u>Eastern City BID collaborative work.</u>	The local business community and the Eastern City BID delivered a series of activities and site-specific interventions during the summer and winter to promote the area, attract visitors and workers. Events included outdoor screens to watch sports events, workshops, Christmas markets, interactive installations with light and music, amongst others.

4.4 Completed projects: Since the last programme report in 2023, the following projects have been completed.

Jubilee Gardens enhancements	Relandscaping, including climate resilient planting and seating, new entrance, and railings.
Green streets and seating	The installation of seating and planters with a flexible, modular design across the area and is part-funded by the Eastern City BID.
Bevis Marks SuDs pilot project	Sustainably drained planters with permeable paving, resilient planting, and seating as part of a pilot project for the Cool Streets and Greening programme.
6-8 Bishopsgate Section 278	An area of footway widening, and reconstruction work as part of the S278 contribution is now complete.
40 Leadenhall Street Section 278	Repaving, tree planting and highway improvements around the new development on Leadenhall Street, Billiter Street, Fenchurch Street and Fenchurch Buildings.
Bevis Marks cycle route	A dedicated cycle lane has been introduced.

4.5 Progress related to current Section 278 projects

1 Leadenhall Street: A S278 scheme on Leadenhall Street and Whittington Avenue. The scope of the project includes delivery of the Leadenhall Street concept design in the proximity of the development with Whittington Avenue being raised and paved with granite setts to provide an enhanced walking environment. Following delays to the development, S278 works are now due to start in February 2025 and complete in the Autumn.

Proposals

- The City Cluster programme will continue to deliver on the objectives of the Transport Strategy and Climate Action Strategy and support the Destination City growth strategy. The following is a summary of the future projects and opportunity areas that will be developed in 2025-26:

Project	Proposal
<u>St Botolph without Bishopsgate Churchyard.</u>	This green space is the largest churchyard in the City Cluster and an important pedestrian route connecting Bishopsgate and Old Broad Street. There are various issues with antisocial behaviour due to the layout of the churchyard. There are also opportunities to explore

	<p>replacing the existing water feature and introducing climate resilience measures.</p> <p>It is proposed to undertake a feasibility study to define the issues and opportunities to improve the Churchyard. This initial work will be done in-house by officers and will be funded from the programme management budget. The initiation of any future project will be subject to confirming funding sources.</p>
<p><u>City Views</u></p>	<p>In partnership with the Eastern City BID, this is a project designed to better signify the various destinations across the area, whilst also providing public seating and wayfinding information. The project is planned to be developed with the London Festival of Architecture (LFA) and delivered in 2025.</p> <p>The aims of the project are to:</p> <ul style="list-style-type: none"> – Better signify the four public viewing platforms and other ‘hidden’ destinations at street level and communicate their free and public access for all. – Promote walking routes and connections between attractions to support Destination City objectives and growth agenda. <p>- Encourage visitors to spend more time in the area and provide public seating.</p> <p>This project is proposed to be funded in partnership with the Eastern City BID, with the City contributing £40K from the City Cluster programme funding (S106). Matching external funding from the Eastern City BID has been secured, and additional sources will also be explored.</p> <p>The project will be delivered by the CoL Environment department, in collaboration with the Eastern City BID and the LFA teams.</p>
<p><u>Lombard Street/ Birchin Lane improvements</u></p>	<p>This proposal will include a raised carriageway on Lombard Street, at the junction with Birchin Lane to provide more space and comfort for people to walk and wheel. The improvements will also address the issue of narrow footways along this very busy route.</p> <p>This project is to be funded by the Eastern City BID and delivered by CoL.</p>
<p><u>Seating and planting improvements</u></p>	<p>Seating and planting improvements will be introduced on key pedestrian routes and spaces. Fenchurch Street</p>

	<p>station plaza and Fen Court have been identified as sites which need improvement, along with Eastcheap.</p> <p>These improvements will be funded by the Eastern City BID and CoL through existing project budgets.</p>
<u>London Wall – Camomile Street corridor</u>	<p>Improvements are being looked at for the corridor and gyratory, which includes improvements to safety and opportunities to provide more space for people walking and wheeling, as well as the potential for a new public space in the area. This project is as at the feasibility stage and details on the scope and funding strategy will be presented to Committees at a future date.</p>
<u>Fenchurch Area Healthy Streets Plan (HSP)</u>	<p>The draft plan will be presented to committees in the summer and a public consultation exercise will follow this. Priority projects will be developed following completion of the HSP in late 2025.</p> <p>Funding to deliver the HSP projects is yet to be determined. A Community Infrastructure Levy capital bid is likely to be requested to implement the priority projects.</p>

Corporate & Strategic Implications

6. The City Cluster is identified as a Key Area of Change in the *City Plan 2040*. This area of the City will experience the largest increase in working population due to current and projected developments.
7. *The City of London Corporate Plan (2024 – 2029)* outcomes of relevance to the City Cluster Programme are as follows:
 - Corporate Outcome 2 – Leading Sustainable Environment
 - Corporate Outcome 3 – Vibrant Thriving Destination
 - Corporate Outcome 4 – Flourishing Public Spaces
8. *The City's Transport Strategy (2024)* outcomes of relevance to the Programme are as follows:
 - Outcome 1: The Square Mile's streets are great places to walk, wheel and spend time
 - Outcome 2: Street Space is used more efficiently and effectively.
 - Outcome 3: The Square Mile is accessible to all.
 - Outcome 4: People using our streets and public spaces are safe and feel safe.
 - Outcome 5: Improve the experience of riding cycles and scooters in the City.
9. *The Climate Action Strategy* was adopted in 2020 and sets out how the City will achieve net zero, build climate resilience and support sustainable growth

over the next two decades. A key deliverable is the Cool Streets and Greening programme which focusses on improving climate resilience in the public realm.

10. *The Destination City initiative* has recently been re-defined as the growth strategy for the City. Future priorities relevant to the City Cluster Programme are to:
 - Improve pedestrian connectivity between places.
 - Enable a consistently lively and animated ground floor experience.
 - Create an enhanced public realm which is inclusive and welcoming.
 - Encourage more footfall between Friday and Monday.

Financial implications

11. The programme is funded from a mix of sources including S106, CIL, S278, TfL and external contributions. Since the last progress report in autumn 2023, a capital bid for CIL funding was approved in November 2023 to allocate £5.9m towards the delivery of the City Cluster programme. This successful bid will primarily enable the implementation of the flagship project for the area, which is the Leadenhall Street Transformation scheme.
12. This report seeks to drawdown funds from the approved Programme funding allocation to continue the delivery of projects in the area. A total of £85k is being requested to continue the management of the Programme and initiate the City Views project in partnership with local stakeholders. For further detail please see Appendix 2.
13. The existing S106 contributions which are currently being used to fund the programme are specific to this area, in scope and geography. Section 106 payments made and held for specific purposes must be spent on the purposes for which they are held and in accordance with the City's obligations under the agreement unless these agreements are specifically re-negotiated with the relevant parties. This includes accumulated interest.
14. The City publishes an Infrastructure funding statement annually which includes a statement of the infrastructure projects or types of infrastructure which the City intends will be, or may be, wholly or partly funded by CIL. Where proposals for works within the City Cluster programme fall within the scope City of London Infrastructure List, CIL funds may be used towards such works. Furthermore, the removal of regulation 123 of the CIL regulations 2010, that restricted pooling of S106 and CIL contributions now allows local authorities to combine CIL and 106 revenues towards the same infrastructure project or item.
15. Future capital bids will be explored for the continuation of the Programme at the right time.

Resource implications

16. The programme is managed by officers in the Transportation and Public Realm Projects team, with input from the Highways and City Gardens teams as required. An allocation of staff costs is required to continue managing the programme, details are included in the funding tables in Appendix 2.

Legal implications

17. The existing S106 contributions which are used to fund the programme are specific to this area, in scope and geography. Section 106 payments made and held for specific purposes must be spent on the purposes for which they are held and in accordance with the City's obligations under the agreement unless these agreements are specifically re-negotiated with the relevant parties.

Risk implications

18. The top three programme risks are as follows:

Risk	Implications	Response
Future funding is not secured for the delivery of medium and long-term projects	At present, funding has been secured to deliver the short-term projects (2023-2027), and the key Leadenhall Street Transformation scheme. Funding for future years (beyond 2027) is uncertain and is subject to future capital bids and allocation of S106 contributions from the local area.	Additional funding sources are being investigated. Officers are working with stakeholders to support the funding of the workstreams.
Delivery timescales are delayed	Projects will need to be coordinated with the on-going developments in the area. This will impose various programme constraints.	On-going communication with developers and contractors is essential, as is the need for flexibility in the programme.
Lack of stakeholder support	The public consultation on the Transport Strategy and individual projects highlighted strong overall support to deliver the initiatives. Other area specific public consultation exercises are	Ongoing communication updates are shared via the Programme Board, and with stakeholders through the public consultation exercises.

	being undertaken as projects get developed.	Project updates are regularly shared with local Ward newsletters, the EC BID, and occupiers.
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Equalities implications

19. As projects progress, project specific Healthy Streets Checks, CoLSAT assessments and Equality Impact assessments are undertaken to ensure the projects are compliant with CoL standards and improve the quality of the streets and spaces for all.

Climate implications

20. The Programme supports the aims for the Climate Action Strategy and helps to deliver projects set out in the Cool Streets & Greening programme. The programme delivers on two of the aims of the Climate Action Strategy:

Aim two	To build climate resilience: 1) Make the Square Mile public realm more climate change ready through adding in more green spaces, urban greening, flood resistant road surfaces, adaptable planting regimes and heat-resistant materials 2) Reduce the risk of flooding through developing sustainable rain and surface water management policies, resulting in a connected system of water recycling, sustainable urban draining and rainwater management measures
Aim three	To champion sustainable growth: 1) Enhance greening and biodiversity across our public realm and open spaces. 2) Reduce pollution and increase the resilience of the Square Mile

Security implications

21. An area wide security project has been developed as a separate workstream and is funded by specific S106 contributions. Reporting on the progress of the project is undertaken via the City's Security Board.

Conclusion

22. The City Cluster programme is delivering a welcoming and attractive street environment to support the City Cluster. The programme will ensure the streets and spaces are high-quality, safe, and inclusive. The ability to place the City Cluster as a destination beyond the working hours, welcoming visitors and workers alike remains a key aim of the programme.

Appendices

- Appendix 1: Programme update (Programme Board presentation)
- Appendix 2: Funding tables

Background Papers

City Cluster Area – programme update Streets and Walkways Sub Committee	26 September 2023
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Environment Department – Transport and Public Realm projects.

Appendix 2. Funding tables.

Table 1: Spend to Date - 16800412: City Cluster Vision - Phase 1 (programme development and management)			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
P&T Staff Costs	119,000	116,539	2,461
Env Servs Staff Costs	3,922	3,921	1
P&T Fees	71,078	67,507	3,571
TOTAL	194,000	187,967	6,033

Table 2: Resources Required to reach the next Gateway - City Cluster Vision - Phase 1 (programme development and management)			
Description	Approved Budget (£)	Additional Resources Required (£)	Revised Budget (£)
P&T Staff Costs	119,000	45,000	164,000
Env Servs Staff Costs	3,922	-	3,922
P&T Fees	71,078	-	71,078
TOTAL	194,000	45,000	239,000

Table 3: Revised Funding Allocation - City Cluster Vision - Phase 1 (programme development and management)			
Funding Source	Current Funding Allocation (£)	Funding Adjustments (£)	Revised Funding Allocation (£)

S106 - Pinnacle - LCEIW - 06/01123/FULEIA	82,000	-	82,000
S106 - 6 Bevis Marks - LCEIW - 09/00450/FULMAJ	50,000	-	50,000
S106 - 40 Leadenhall Street - LCEIW - 13/01004/FULEIA	62,000	45,000	107,000
TOTAL	194,000	45,000	239,000

Table 4: Resources Required - City Views Project

Description	Resources Required (£)
P&T Fees	20,000
Works	20,000
TOTAL	40,000

Table 5: Funding Allocation - City Views Project

Description	Funding Adjustments (£)
S106 - 40 Leadenhall Street - LCEIW - 13/01004/FULEIA	40,000
TOTAL	40,000