

Project Coversheet

[1] Ownership & Status

UPI: 9441

Core Project Name: Moor Lane Environmental Enhancements

Programme Affiliation (if applicable): Bunhill, Barbican & Golden Lane Healthy Neighbourhood

Project Manager: Andrea Moravicova

Definition of need:

Moor Lane has been earmarked as an area for improvement for several years. 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 complete.

A revised design for the scheme was approved at Gateway 5 in May 2023, however local stakeholders subsequently objected to the approved design, whilst still supporting the overall ambition to enhance the street.

In January 2024 an Issue report for the project was approved. This gave authority for the project to revert to Gateway 3/4 (Options Appraisal), allowing for a review of the objectives of the project and a revised set of design options to be produced.

In January 2025 an approved Issue report authorised officers to work with the project's Working group on procuring a consultant to develop a design for Moor Lane based on a closure to through movement of motor vehicles.

Key measures of success:

- To improve the experience, accessibility and safety of walking, wheeling, and cycling in the area by aligning the public realm in Moor Lane with the City Public Realm Supplementary Planning document and Transport Strategy.
- Introduce greening and where appropriate sustainable urban drainage on Moor Lane in line with the objectives of the Climate action Strategy.
- To create a public realm that is attractive, inclusive, and resilient.

Expected timeframe for the project delivery:

Implementation of Area A (eastern footway and carriageway) was completed in early 2024. Implementation of Area B is now expected in 2026.

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

The project is currently on track against the 'reset' programme, as endorsed in the January 2024 report.

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 – Detailed Design & Authority to Start Work Area A (as approved by Streets and Walkways sub-committee on 5 July 2022 and Operational Property and Projects sub-committee in August 2022)

Total Estimated Cost (excluding risk):

- Total Estimated Cost (excluding risk): £2,958,680
- Resources to reach next Gateway (excluding risk): £1,448,680 (to implement S278 works)
- Spend to date: £364,588
- Costed Risk Against the Project: £50,000
- Estimated Programme Dates:
 - Sign S278 Agreement and receipt of funds: July 2022
 - Procurement of materials following sign-off of the construction package: July 2022*
 - Submit traffic management plan / permits: July 2022
 - Construction package for Area A: August 2022
 - Phased implementation (minimum 6 months): October 2022**
 - Gateway 5 report related to Area B:
 - Snagging in Area A: June / July 2023
 - Gateway 6 outcome report for both phases (Area A & Area B): December 2023

**Subject to signing the Section 278 Agreement and receipt of funds from Developer. The lead in times for procuring materials are 12-16 weeks.*

***Subject to changes to the Developer's programme and site release.*

Scope/Design Change and Impact:

Some changes to design were made to incorporate greenery to the east footway design without compromising the security requirements of the development.

Gateway 4-5 – Detailed Design & Authority to Start Work 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):

- Total Estimated Cost (excluding risk): £2,958,680
- Spend to date: £ £350,000 (Area B)
- Costed Risk Against the Project:
- Estimated Programme Dates:

- Finalise construction package for Area B: June 2023
- Procurement of materials following sign-off of the construction package: June 2023
- Submit traffic management plan / permits: August 2023
- Phased implementation: September 2023 – April 2024
- Snagging in Area B: May 2024
- Gateway 6 outcome report for both phases (Area A & Area B): September 2024

Scope/Design Change and Impact:

Delays in the development programme delayed the start of implementation of the S278 works (Area A) by approximately ten months.

Gateway 5 Progress report (as approved by Streets and Walkways sub-committee 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 Issue report (as approved by Streets & Walkways sub-committee on 30 January 2024)

Reporting period: September 2023 – January 2024

- Approved incorporation of Area B of the Moor Lane Environmental Enhancement project within the Barbican, Bunhill and Golden Lane (BBGL) Healthy Neighbourhood Plan programme.
- Agreed to revert the project to Gateway 3/4 Options Appraisal stage to review the scheme's objectives and revise the designs in collaboration with local stakeholders through the Working Party.
- Endorsed consideration of traffic management to Moor Lane that could provide opportunities for further greening of the street through the BBGL Healthy Neighbourhood Plan.
- Resources required to reach the next Gateway (excluding risk): £85,000 (met from within the existing project budget).

Gateway 3 / 4 Issue report (as approved by Streets and Walkways sub-committee on 4 February 2025)

Reporting period: January 2024 – January 2025

- Authorise officers to work with the project Working Group to procure consultants to develop a design for Moor Lane based on a closure to through movement of motor vehicles.

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

Details of maintenance costs will be set out as part of the next Gateway report.