

Project Coversheet

[1] Ownership & Status

UPI: 11552

Core Project Name: 10 Fenchurch Avenue S278

Programme Affiliation (if applicable): n/a

Project Manager: Daniel Laybourn

Definition of need: Meet the needs of the developer and enhance the City's public realm.

Key measures of success:

- Key highway improvements completed in time for opening of new development.
- Improved pedestrian experience in the area
- Improved pedestrian comfort levels

Expected timeframe for the project delivery: N/A. Construction complete.

Key Milestones: N/A. Construction complete.

Are we on track for completing the project against the expected timeframe for project delivery? N/A. Construction complete.

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 and 'Project Proposal' G2 reports (Approved by PSC May 2015):

- Total Estimated Cost: £250k-£600k.
- Costed Risk Against the Project: n/a. project predates CRP.
- Estimated Programme Dates: completion in time for the building's occupation, practical completion, in September '17.

Scope/Design Change and Impact: Report formalised the project and set up the budgets allowing officers to proceed with the design & evaluation process.

'Options Appraisal and Authority to Start Work' G3/4/5 reports (Approved by PSC July 2017):

- Total Estimated Cost (excluding risk): £541,308
- Costed Risk Against the Project: n/a at this stage
- Estimated Programme Dates: Completion by January 2018

Scope/Design Change and Impact: Approval was granted for construction of the agreed scope of work and budget revisions.

'Post Gateway 6' progress report – December 2020

- Total Estimated Cost: £621,267
- Costed Risk Against the Project: n/a. Project predates the requirement for CRP
- Estimated Programme Dates: Billiter Street works deferred until 2023/24.

Scope/Design Change and Impact: Following the G6 closure of the project following the completion of the substantive works, this report gave an update on the delayed parts of the project and when they might take place.

Gateway 3/4/5: Options Appraisal and Authority to Start Work (as approved by Opp Sub and S&W in January 2023):

- Total Estimated cost (excluding risk): £621,267. £184,405 of which was for deferred works and is encompassed in this report.
- Costed Risk Against the Project: None
- Estimated Programme Dates: Construction start in April 2023. Construction end in April 2024

Scope/Design Change and Impact: Report requested the following:

- Approve that the previously approved works which were deferred would be delivered using their existing funding alongside the improvements around 40 Leadenhall Street
- Approval for a budget adjustment
- Various project management delegations

Total anticipated on-going commitment post-delivery [£]: None

Programme Affiliation [£]: n/a