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<b>Committees:</b> <b>Streets and Walkways Sub Committee</b>	<b>Dates:</b> 09 December 2025
<b>Subject:</b> Climate Action Strategy, Cool Streets and Greening Programme – Phase 3 City Greening and Biodiversity  Fann Street  <b>Unique Project Identifier:</b> PV Project ID – 12332	<b>Gateway 5:</b> <b>Authority to start work</b>
<b>Report of:</b> Executive Director Environment  <b>Report Author:</b> Ben Bishop, Environmental Resilience Officer	<b>For Decision</b>
<h1 style="margin: 0;">PUBLIC</h1>	

<b>1. Status Update</b>	<p><b>Project Description:</b> Cool Streets and Greening is a £7.8m Climate Action Strategy programme to trial climate resilient measures in streets and open spaces in the Square Mile. Programme funds are time-limited and need to be spent or committed by March 2027. This report seeks approval for authority to start work on Phase 3 (City Greening &amp; Biodiversity) project Fann Street.</p> <p><b>RAG Status:</b> Amber (Green at last report to Committee)</p> <p><b>Risk Status:</b> Low (Medium at last report to committee)</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £341,000</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b>          Increase of £110,000. The increase is primarily a result of adapted construction methods to ensure the protection of the tree roots, increased maintenance costs for the planting, as well as cost increases of materials due to inflation.</p> <p><b>Spend to Date:</b> £11,117, this does not include the remaining £19,883 in the existing budget which is required to complete the construction pack see appendix 4 for full details.</p> <p><b>Costed Risk Provision Utilised:</b> none</p>
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	<p><b>Slippage:</b> There has been a delay of four months to the project primarily due to further investigations required for arboricultural related issues. It is now expected that construction will commence in early 2026 subject to approval of this report.</p> <p>The Gateway 4 report for this project was approved by the Streets and Walkways Sub-committee in November 2024. This report included approval of the design (which has seen minimal changes), along with delegated approval of the costed risk provision to the Chief Officer if required at Gateway 5.</p>								
<p><b>2. Requested decisions</b></p>	<p><b>Next Gateway:</b> <i>Gateway 6: Outcome Report</i></p> <p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>A. Ongoing engagement with local community regarding the construction programme.</li> <li>B. Finalise construction package produced by the Highways team.</li> <li>C. Construction to start on site February 2026 utilising the highways term contractor.</li> <li>D. Completion estimated April 2026.</li> </ul> <p><b>Requested Decisions:</b></p> <ul style="list-style-type: none"> <li>1. That an additional budget of £310,000 is approved for the project to reach the next Gateway funded from Cool Streets and Greening Programme (OSPR) (£229,000), and the Site Specific Mitigation obligation connected to the 2 Fann Street development S106 (£81,000).</li> <li>2. That a Costed Risk Provision of £25,000 is approved (to be drawn down via delegation to Chief Officer); funded from Cool Streets and Greening Programme (OSPR).</li> <li>3. Provide authority to start works.</li> </ul>								
<p><b>3. Budget</b></p>	<p><b>Budget required to reach next Gateway</b></p> <table border="1" data-bbox="528 1630 1390 1910"> <thead> <tr> <th data-bbox="528 1630 762 1776">Item</th> <th data-bbox="762 1630 1038 1776">Reason</th> <th data-bbox="1038 1630 1209 1776">Source of Funding</th> <th data-bbox="1209 1630 1390 1776">Cost (£)</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 1776 762 1910">Env Servs Staff Costs</td> <td data-bbox="762 1776 1038 1910">Supervision of construction works</td> <td data-bbox="1038 1776 1209 1910">CSG (OSPR)/ S106</td> <td data-bbox="1209 1776 1390 1910">11,000</td> </tr> </tbody> </table>	Item	Reason	Source of Funding	Cost (£)	Env Servs Staff Costs	Supervision of construction works	CSG (OSPR)/ S106	11,000
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	Env Servs Works	Scheme implementation on site incl. materials	CSG (OSPR)/ S106	138,000
	Env Servs Maintenance	Maintenance uplift resin bound gravel	CSG (OSPR)/ S106	13,000
	Open spaces Staff Costs	Supervision of construction works and delivery of planting	CSG (OSPR)/ S106	4,000
	Open Spaces Works	Delivery of planting	CSG (OSPR)/ S106	26,000
	Open Spaces Maintenance	Maintenance costs incl. planting establishment and set maintenance period (20 years)	CSG (OSPR)/ S106	118,000
	<b>Total</b>			<b>310,000</b>
<p><b>Costed Risk Provision requested for this Gateway: £25,000</b> (as detailed in the Risk Register – Appendix 2)</p> <p><b>Funding Strategy</b></p> <p>The project funding strategy has been amended since the Gateway 4 report, which was approved in November 2024.</p> <p>The project costs have increased since the Gateway 4 report by approximately £110,000 Following Gateway 4 investigations were undertaken to finalise designs and determine construction impact mitigations. This has resulted in construction estimates being higher than anticipated.</p> <p>This is firstly due to the requirement for special construction methods to reduce impacts to nearby trees, extending the construction programme and the costs associated with the term contractor's day works. There have been increases in associated construction and material costs due to inflation as</p>				

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	<p>well as additional costs for the maintenance of the planting that were not originally anticipated.</p> <p>The additional costs are proposed to be funded from the remaining S106 site specific mitigation obligation funds connected to the nearby development at 2 Fann Street. The deadline to use these funds is fast approaching, and this project meets the criteria for the use of the funds.</p> <p>As set out in the report approved at Planning and Transportation Committee in 2015 funds were agreed to be allocated to “<i>public realm improvements within the vicinity of the site</i>”</p> <p>This budget uplift will ensure the project is delivered within the construction and programme timeframe, and ensure the long-term maintenance of the site.</p>
<p><b>4. Design summary</b></p>	<p><b>Overview</b></p> <p>The designs for Phase 3 of the Climate Action Strategy’s Cool Streets and Greening programme continue to align with the strategic objectives of enhancing climate resilience and biodiversity across the Square Mile through the implementation of City Greening and Biodiversity projects.</p> <p>Since Gateway 4, there have been no significant design changes, and the detailed design development of this site remains consistent with the previously approved proposals. Some constraints have required revisions to the final soft landscaping outcomes, detailed below.</p> <p>The scheme will replace a number of standalone concrete planters and relandscape an area of public realm adjacent to the Golden Lane Estate. This will feature three low raised corten steel beds (300mm high), set in a permeable resin bound gravel to increase the resilience and sustainability of the soft landscaping. The layout is designed to accommodate pedestrian flow and retains the pavement widths to a minimum of 2m.</p> <p>The design maximises space for people walking and wheeling while providing greenery, sustainable drainage (SuDS) features, and retaining the existing seating provision.</p> <p>The series of raised beds will provide new soft landscaping, with flower rich perennial planting and shrubs to provide structure and biodiversity value. The sites constraints have been assessed and additional trees will no longer be included in the final landscape design. Whilst not specifically a rain garden, the beds are designed to access ground moisture</p>

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passively which is supported by the introduction of permeable resin bound gravel which will soak in rain water providing passive irrigation for the plants.

These measures will soften the urban environment and strengthen climate resilience, reflecting the City Corporation's commitment to embedding environmental resilience in public realm design. Collectively, these improvements contribute to a greener, more attractive, and climate-resilient space.

As part of the leisure centre refurbishment new signage and wayfinding improvements for the leisure centre will be identified and delivered as part of the refurbishment project.

### **Consultation June 2025**

As part of the on-going co-design process a detailed consultation was carried out over the summer. This continued engagement with local stakeholders, requesting their input into the final detailed planting design and providing information on key dates and timelines leading up to implementation.

The consultation followed the Healthy Neighbourhood Plan consultation approach to ensure consistency with previous local consultations.

Feedback was positive with 46/47 of respondents providing positive feedback.

The majority of respondents felt the top priority for Fann Street was to increase green space and a majority ranked resilience as one of their top two priorities for the planting design.

### **Healthy Neighbourhood Plan**

The Fann Street project aligns with proposal 5 of the Bunhill, Barbican and Golden Lane Healthy Neighbourhood Plan, which was adopted in July 2025,

This includes exploration of introducing SuDS, planting and trees. The project utilises both SuDS techniques and introduces three new areas of planting through connected raised beds.

The project also supports the establishment of a green walking route identified in the plan, running from Aldersgate Street, along Fann Street on to Fortune St, as indicated in Figure 3 of the plan.

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	<p><b>Test of Relevance (Equality Impact Analysis screening)</b></p> <p>As per the Public Sector Equality Duty a Test of Relevance (ToR) was undertaken. The ToR concluded that there were several positive benefits and no negative or adverse impacts expected as a result of the project. See Appendix 6 for further details.</p>
<p><b>5. Delivery team</b></p>	<p><b>Project Management:</b> City of London Environmental Resilience Team  <b>Principal Designer:</b> City of London Highways Team  <b>Construction Management:</b> City of London Highways Team  <b>Soft landscaping works:</b> City of London City Gardens  <b>Principal Contractor:</b> FM Conway (City of London Highways term contractor)</p>
<p><b>6. Programme and key dates</b></p>	<p><b>Construction start date:</b> February 2026</p> <p><b>Construction finish date:</b> May 2026</p> <p>Please refer to the high-level programme in the Appendix 3.</p> <p>The project engineer will produce a phasing plan for the works and this has been shared with local stakeholders and will be shared again ahead of the works starting.</p>
<p><b>7. Risks</b></p>	<p><b>Main risks:</b></p> <p>Risks to the project (see below) have reduced as the uncertainty on the specific impacts and events leading to risks have been identified and assessed. These are being mitigated by the measures discussed below.</p> <p><b>Extended excavation works to minimise tree root damage</b></p> <p>Response: To prevent the need for manual excavation the term contractor will apply the recommended use of machinery to remove hardstanding.</p> <p><i>1.5 tonne digger positioned facing the existing trees with the back towards the carriageway. Working backwards, using a 450mm smooth-edged bucket, pulling backwards away from the trees.</i></p> <p>These works will be supervised by an arborist who will ensure methods are followed and impacts to tree roots are minimised.</p> <p><b>Utility and utility survey issues lead to increased costs/ scope of works</b></p>

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Response: Investigations including radar surveys have been carried out. Trial holes are scheduled to be completed to address any changes required for structural elements of the design. There are no anticipated impacts to the planting design or soil volumes expected. Changes will be made where necessary as part of the fabrication process. No adjustments to utilities are expected.

#### **Delays due to procurement of materials**

Response: Discuss the procurement route with the Term Contractor and Highways team to ensure orders are placed on time and avoid unnecessary delays. Delays in procurement may expose the project to cost inflation, increasing material and labour costs, which impact the scope, budget and schedule.

#### **Planting window is missed**

The programme is scheduled to complete in April 2026, which is within a suitable window for planting. If the programme is not concluded within this window City Garden's will plant a temporary bedding scheme until Autumn 2026.

#### **Other programmes of works (Golden Lane Estate refurbishments)**

A range of major works are scheduled for the Golden Lane Estate. These include the refurbishment of the Golden Lane Leisure Centre (GLLC) which is currently being progressed to full design (RIBA 2-4). The leisure centre refurbishment will include full internal and external repair and improvement. The project will also require improvement to signage and wayfinding to improve legibility of access to the centre from Fann Street. There is internal coordination between the two project teams to ensure the overarching objectives align and that there is alignment between programmes of works.

#### **Objections from local occupiers**

Response: Extensive consultation has been undertaken with local stakeholders with positive responses and further engagement is planned as the designs are finalised and in advance of the start of construction. A detailed construction programme will be produced and appropriate details will be shared with stakeholders.

Costed Risk Provision Utilised at Last Gateway: **£0**  
Change in Costed Risk: **+£25,000**

Further information available in the Risk Register (Appendix 2).

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<p><b>8. Success criteria</b></p>	<ul style="list-style-type: none"> <li>. Climate Resilience and Biodiversity Enhancement <ul style="list-style-type: none"> <li>• Climate resilient planting palette, addressing environmental conditions and reducing future water usage.</li> <li>• Contribution to reduction in surface water runoff through permeable surfaces and greening.</li> <li>• Increased cooling due to presence of greening and mitigation of the Urban Heat Island.</li> <li>• Enhanced biodiversity value through the introduction of flower-rich, seasonal planting to support BAP target species and invertebrates (e.g., pollinators).</li> </ul> </li> </ul> <p>Public Realm and Urban Greening</p> <ul style="list-style-type: none"> <li>• Improvement in visual quality and usability of public spaces through added greenery and better design.</li> <li>• Enhanced pedestrian environment (e.g. reduced clutter).</li> <li>• Successful integration of greening into the existing public realm of Fann Street and the Golden Lane Estate.</li> </ul> <p>Environmental Impact</p> <ul style="list-style-type: none"> <li>• Establishment and healthy growth of raised beds within 1–2 years of implementation.</li> <li>• Sustainable planting design that supports target species (e.g. pollinator-friendly, low-maintenance).</li> <li>• Improved environmental quality as measured by local biodiversity assessments.</li> </ul> <p>Accessibility &amp; Inclusivity</p> <ul style="list-style-type: none"> <li>• Step-free, level access provided throughout.</li> <li>• Accessible seating with backs and armrests installed at appropriate intervals to support people who may need to pause when walking or wheeling.</li> </ul>
<p><b>9. Progress reporting</b></p>	<p>The project will follow the City Corporation’s standard channels including CORA and Gateway/Issues process as required.</p> <p>Stakeholders will receive regular updates through consultation portals, mailing lists, and, where appropriate, internal programme meetings. These channels will be used to share progress on design development, construction programmes, milestones, and communicate required approvals.</p> <p>The proposal falls within the limits delegated to the Executive Director Environment and will continue to be reported via this route unless there is a change of scope, or significant cost change or time delay that should be raised with Members via an issues report.</p>



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### **Appendices**

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	Risk Register
<b>Appendix 3</b>	General Arrangement
<b>Appendix 4</b>	Finance Tables
<b>Appendix 5</b>	EqIA (Test of Relevance)

### **Contact**

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