

Committee(s):	Date(s):
Open Spaces and City Gardens	10 October 2016
Subject: Senator House Garden, EC4 – Delegated Authority Request	Public
Report of: Director of Open Spaces	For Decision

Summary

The City has been approached by Legal & General (L&G), the owner of Senator House (a City freehold property), who wish to use the adjoining Senator House Garden as a temporary works area during refurbishment works of its property. Your Committee has previously agreed to a similar request by the former owner of Senator House which included the requirement that the developer was to undertake improvement works following its use for site logistics.

In this instance, it is proposed as part of the reinstatement of Senator House Garden, that L&G additionally undertake improvement works to the hard landscaping within the adjoining Cleary Garden according to design details that are currently being developed to make the design between both gardens more cohesive.

The City holds the garden on a 148 year lease from London Underground, and which is maintained by the Open Spaces Department as a private open space that is accessible to the public. The garden was laid out in the 1980s, but its design and planting deters public use and gives the impression that it is a private garden belonging to Senator House.

There are no financial implications at this stage as discussions with L&G are ongoing. L&G is seeking permission to use Senator House Garden, but thus far has not agreed full reinstatement proposals outlined above, therefore I am unwilling to recommend that use of Senator House Garden be granted in isolation.

However L&G wants to start works to its building during October and would like City Corporation assistance as soon as possible assuming that you are minded to approve the proposals. In the circumstances Delegated Authority is sought for the Town Clerk in consultation with the Chairman and Deputy Chairman to approve transaction terms and suitable reinstatement proposals once they can be presented.

Recommendation

Members are asked to;

- Authorise the grant of delegated authority to the Town Clerk in consultation with the Chairman and the Deputy Chairman to approve the

use of Senator House Garden by Legal & General Assurance (Pensions Management) Limited or such other designated subsidiary as a temporary works area in conjunction with refurbishment of the adjoining Senator House and the subsequent reinstatement of Senator House Garden to include landscaping improvements to Cleary Garden according to a design to the satisfaction of the Superintendent and all upon such terms to be negotiated and without cost to the City Corporation.

Appendices

- Appendix 1 – Location plan

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Appendix 1 – Location plan

