



Capital Buildings Committee

Date: TUESDAY, 1 MAY 2018
Time: 11.00 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Peter Bennett
Deputy Douglas Barrow
Deputy Keith Bottomley
Alderman Alison Gowman
Christopher Hayward
Deputy Jamie Ingham Clark
Deputy Edward Lord
Alderman Ian Luder
Jeremy Mayhew
Deputy Catherine McGuinness
Sir Michael Snyder
Deputy James Thomson
Alderman Sir David Wootton

Enquiries: Gregory Moore
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Lunch will be served in Guildhall Club following the meeting
NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **ORDER OF THE COURT OF COMMON COUNCIL**
To receive the Order of the Court of Common Council, dated 19 April 2018, appointing the Committee and setting its Terms of Reference.

For Information
(Pages 1 - 2)
4. **ELECTION OF CHAIRMAN**
To elect a Chairman in accordance with Standing Order No. 29.

For Decision
5. **ELECTION OF DEPUTY CHAIRMAN**
To elect a Deputy Chairman in accordance with Standing Order No. 30.

For Decision
6. **MINUTES**
To agree the public minutes and summary of the meeting held on 6 February 2018.

For Decision
(Pages 3 - 6)
7. **RESOLUTION OF THE MAGISTRACY AND LIVERY SUB-COMMITTEE**
To note a resolution of the Magistracy and Livery Sub-Committee, forwarded by the Policy and Resources Committee.

For Information
(Pages 7 - 8)
8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
10. **EXCLUSION OF THE PUBLIC**
MOTION – That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following items, on the grounds that they involve the likely disclosure of Exempt Information, as defined in Part 1 of Schedule 12A of the Local Government Act.

For Decision
11. **POLICE ACCOMMODATION STRATEGY: DECANT UPDATE**
Joint report of the Chamberlain, the Commissioner of Police, and the City Surveyor.

For Decision
(Pages 9 - 16)

12. **POLICE ACCOMMODATION STRATEGY: DECANT - COLP DECANT LOGISTICS / MOVE PARTNER**
Report of the Commissioner of Police.

For Decision
(Pages 17 - 26)
13. **WAIVER REPORT: FLEET STREET ESTATE FEASIBILITY STUDY - EXTENSION OF CONSULTANT CONTRACTS**
Joint report of the Town Clerk and City Surveyor.

For Decision
(Pages 27 - 34)
14. **FLEET STREET SITE OPTION PROPOSAL**
Report of the City Surveyor (TO FOLLOW).

For Decision
15. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
17. **NEXT MEETING DATES**
Wednesday 4 July 2018 @ 11.30 am
Thursday 4 October 2018 @ 9.30 am
Wednesday 9 January 2019 @ 11.00 am
Thursday 21 March 2019 @ 10.30 am
Tuesday 7 May 2019 @ 11.00 am
Wednesday 3 July 2019 @ 11.30 am
Tuesday 1 October 2019 @ 1.45 pm
Wednesday 4 December 2019 @ 1.45 pm

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BOWMAN, Mayor	RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 19th April 2018, doth hereby appoint the following Committee until the first meeting of the Court in April, 2019.
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CAPITAL BUILDINGS COMMITTEE

1. **Constitution**

A Non-Ward Committee consisting of,

- Five Members elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- Two Members appointed by the Policy & Resources Committee
- The Chairman and Deputy or a Vice Chairman of the Policy & Resources Committee (ex-officio)
- The Chairman and Deputy Chairman of the Finance Committee (ex-officio)
- The Chairmen and Deputy Chairmen of those service committees which will become responsible for completed capital building projects (ex-officio)*
- The Chairman of the General Purposes Committee of Aldermen (ex-officio)

** Such Chairmen and Deputy Chairmen to become ex-officio Members of the Committee upon the Court of Common Council giving its approval in principle for the project to proceed, with their membership to cease upon the new building being handed over to their Committee.*

Together with up to two non-City of London Corporation Members and a further two Court of Common Council Members with appropriate experience, skills or knowledge.

2. **Quorum**

The quorum consists of any five Members.

3. **Membership 2018/19**

Elected by the Court of Common Council:-

- 1 (1) Sir Michael Snyder, Deputy
- 1 (1) Christopher Michael Hayward
- 1 (1) Charles Edward Lord, O.B.E., J.P., Deputy *for three years*
- 1 (1) Alison Jane Gowman, Alderman *for two years*
- 1 (1) Ian David Luder, J.P., Alderman *for one year*

Appointed by the Policy & Resources Committee:-

- 1 - Peter Gordon Bennett *for one year*
- 1 - Keith David Forbes Bottomley, Deputy *for one year*

together with the several appointed and ex-officio Members, the two non-City of London Corporation Members, and the two co-opted Members of Common Council as referred to in paragraph 1 above.

4. **Terms of Reference**

In respect of major capital building projects[†] which have been approved in principle by the Court of Common Council, to be responsible for (without recourse to any other Committee):-

- (a) overall direction and co-ordination;
- (b) financial control and variances within the overall approved budget for the project;
- (c) review of progress;
- (d) decisions on significant option development and key policy choices; and
- (e) decisions in relation to the acquisition and disposal of properties related to the project, including disposal or alternative use of current operational properties to be vacated on completion of the project. Such properties, upon the approval of the capital building project, shall sit outside of the normal Standing Orders (53-60) governing acquisitions and disposals.[‡]

[†] Defined as projects for new or substantially refurbished buildings with an estimated budget of £100 million or more, or which have been otherwise referred to the Committee.

[‡] Such transactions shall therefore not require the additional approvals of the Property Investment Board, Corporate Asset Sub-Committee, Finance Committee, and Court of Common Council. However, the Policy & Resources Committee shall reserve the right to retain ultimate decision-making powers in respect of properties where the disposal is considered to have significant strategic or policy implications.

Notes:

- (i) *Membership of this Committee shall not count towards the limit on the number of committees on which a Member may serve contained in Standing Order 22 and its Chairman shall be eligible to be Chairman of another Committee (Ward or non-Ward) at the same time, pursuant to the provisions of Standing Order 29 (3).*
- (ii) *The Chairman and Deputy/Vice-Chairmen of the Policy & Resources and Finance Committees shall have the power to vote in the election of Chairman and Deputy Chairman.*
- (iii) *Whilst the Committee will need to have dealings with external parties relevant to the buildings concerned in projects for which the Committee is responsible, ownership and custody of these relationships shall rest with the relevant service committee and the Capital Buildings Committee shall act in accordance with this.*

CAPITAL BUILDINGS COMMITTEE

Tuesday, 6 February 2018

Minutes of the meeting of the Capital Buildings Committee held at the Guildhall, EC2 at 10.00 am

Present

Members:

Peter Bennett	Deputy Edward Lord
Deputy Keith Bottomley	Alderman Ian Luder
Alderman Alison Gowman	Hugh Morris
Christopher Hayward	Sir Michael Snyder
Deputy Jamie Ingham Clark	Alderman Sir David Wootton

Officers:

Peter Kane	-	Chamberlain
Ian Dyson	-	Commissioner of the City of London Police
Paul Wilkinson	-	City Surveyor
Gregory Moore	-	Town Clerk's Department

1. APOLOGIES

Apologies were received from Deputy Doug Barrow, Jeremy Mayhew, Deputy Catherine McGuinness and Deputy James Thomson.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were none.

3. ORDER OF THE COURT OF COMMON COUNCIL

The Order of the Court of Common Council, appointing the Committee and setting its terms of reference, was received.

Members noted that the current terms of reference were somewhat ambiguous in certain areas, likely as a consequence of the need to establish the Committee quickly. Having had the benefit of further time for reflection, Members were able to make several observations and suggested amendments, agreeing that it would be prudent to revisit the terms of reference and submit revised proposals to the Policy and Resources Committee and the Court. The following amendments were suggested:

- That the terms of reference be widened to encompass all major capital building projects, not solely the Police Accommodation and Courts projects.
- That the membership of the Committee be expanded to include, as ex-officio Members, the Chairmen/Deputy Chairman of service committees with relevant projects that move to the remit of the Capital Buildings Committee.

- Requisite amendments be made to terms of reference and Standing Orders to allow for the Chairmen/Deputy Chairmen of Policy and Resources and Finance to be able vote in the election of Chairman and Deputy Chairman.
- That it be made clear that the Capital Buildings Committee would own the designated projects in their entirety, so that the approvals of the Projects Sub Committee or service committees were no longer required. This would extend to matters such as property disposals.
- That co-option rights should be re-explored, to allow the Committee to co-opt from the Court as well as externally.

Authority was subsequently delegated to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to review and submit revised terms of reference.

RESOLVED: That authority be delegated to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to review and submit revised terms of reference.

4. **ELECTION OF CHAIRMAN**

In accordance with Standing Order No.29, the Committee proceeded to elect a Chairman for the year ensuing. The Town Clerk read a list of Members eligible to stand and Sir Michael Snyder, being the only Member expressing his willingness to serve, was duly elected as Chairman.

The Chairman thanked Members for their support.

5. **ELECTION OF DEPUTY CHAIRMAN**

In accordance with Standing Order No. 30, the Committee proceeded to elect a Deputy Chairman for the ensuing year. The Town Clerk read out a list of Members eligible to stand and both Deputy Edward Lord and Alderman Ian Luder indicated their willingness to serve.

A ballot was therefore conducted and the results were as follows:

	Votes
Deputy Edward Lord	5
Alderman Ian Luder	2

Deputy Edward Lord was duly elected as Deputy Chairman for the ensuing year.

6. **MEETING FREQUENCY AND METHOD OF WORKING**

Prior to consideration of this item, the Town Clerk relayed a request from Deputy Doug Barrow that the matter be deferred until the next meeting, given that neither he nor the Deputy Chairman of the Police Committee were able to be in attendance at today's meeting and in view of the significance of the Police Accommodation project to that Committee.

After discussion, the Committee was minded that the item should not be deferred, given the urgency of proceeding with business and given that it was not intended to definitively confirm any arrangements at this stage in any case.

It was agreed that an informal Briefing session should be held during March to afford all Committee Members the opportunity to be brought up to speed on the latest position in respect of both projects. Whilst site visits should also be offered in due course, the Chairman was minded that there was less benefit to be had at this early stage than there would be later in the process.

It was also asked that the Chamberlain prepare a financial briefing for the Committee, outlining expenditure to date and anticipated costings across the projects so that Members could get a sense of net commitments and incomings.

The Chairman suggested that the Committee should meet at least quarterly, but accepted that there may be a need to convene additionally on an *ad hoc* basis or more frequently as a matter of course, given the nature of the projects. Once reporting was underway and Members had been briefed, it would be possible to make an informed judgement as to future meeting frequency.

The Committee also observed that it was highly likely that the vast majority, if not all, of its business would need to be conducted in non-public session, given the likely commercial and security implications of the Police Accommodation and Courts projects. The Chairman asked that the Comptroller & City Solicitor be requested to provide formal guidance and clarification that this would be the case.

The City Surveyor took the opportunity to provide an update on the ongoing feasibility study concerning the Police Accommodation and new Courts project, which was expected to be complete by the end of February. He agreed to circulate a copy of a related update presentation to Members on the basis that this be treated confidentially.

The relationship with Her Majesty's Court Service and the court users was discussed. The Deputy Chairman of the Courts Sub-Committee made particular reference to ongoing high-level engagement taking place and emphasised the importance of including this Committee in this activity.

RECEIVED.

7. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

8. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent items.

The meeting closed at 10.55 am

Chairman

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Agenda Item 7

Agenda Item No. 4

TO: POLICY & RESOURCES COMMITTEE

Thursday 12 April 2018

FROM: MAGISTRACY AND LIVERY SUB-COMMITTEE

Thursday 1 March 2018

5. MINUTES – COURTS SUB-COMMITTEE

The Sub-Committee received the minutes of the Courts Sub-Committee meeting on 8th December 2017. The draft minutes of the recent meeting of the Courts Sub-Committee, held on 19th February 2018, were tabled and noted.

With reference to the Courts Sub-Committee's consideration of the new combined courts facility feasibility study, the Magistracy and Livery Sub-Committee felt strongly that the proposal for the allocation of four courts for Magistrates Cases was too few. The Sub-Committee felt that consideration should be given to how capacity could be increased, including the possibility of shared facilities. It was agreed that this sentiment should be sent as a formal resolution to the Policy and Resources Committee.

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