

## Appendix 1 - Options appraisal table

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
<b>1. Brief description</b>	Do nothing	To carry out essential and basic repairs to the stone masonry via rope access techniques.	Same as option 2. <b>In addition</b> - full repairs and stone cleaning to the North elevation, including security glazing replacement, repair of railings and portico stairs.	Same as option 2. <b>In addition</b> – full repairs and stone repairs to all elevations, including security glazing replacement, repair of railings and portico stairs.	To carry out a new lighting scheme, using energy efficient equipment, i.e. LEDs
<b>2. Scope and exclusions</b>	<ul style="list-style-type: none"> <li>To not do any work at this stage but carry out essential repairs on an if and when basis.</li> </ul> <p><b>Exclusions</b></p> <ul style="list-style-type: none"> <li>All work identified by the condition survey</li> </ul>	<ul style="list-style-type: none"> <li>Repairs to roofs,</li> <li>Redecorate specific windows,</li> <li>Derust and repair iron gates to North elevation,</li> <li>Masonry repairs to parapet walls,</li> <li>Repair point cracks to elevations</li> <li>Redecorate external doors,</li> <li>Repair/ replace existing lighting</li> </ul> <p><b>Exclusions</b></p>	<ul style="list-style-type: none"> <li>Essential repairs as identified in option 2, including:</li> <li>Glass replacement where required,</li> <li>Full masonry repairs to the North elevation,</li> <li>Stone cleaning to the North elevation.</li> </ul> <p><b>Exclusions</b></p> <ul style="list-style-type: none"> <li>Stone cleaning and full masonry repairs to North</li> </ul>	<ul style="list-style-type: none"> <li>Essential repairs as identified in option 2, including:</li> <li>Glass replacement where required,</li> <li>Full masonry repairs to all elevations,</li> <li>Stone cleaning to all elevations.</li> </ul>	<ul style="list-style-type: none"> <li>Additional lighting to the North elevation, which includes fittings and lamps to the ground floor doorways, windows, portico columns, pilasters,</li> <li>Refurbishment of existing decorative lanterns</li> </ul>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
		<ul style="list-style-type: none"> <li>Purely repair work only and stone cleaning excluded</li> </ul>	elevation only, excludes South, West and East elevations		
<b>Project Planning</b>					
<b>3. Programme and key dates</b>	Not applicable	<p><b>Overall project:</b> envisage works to be carried out over a 6-month period, however this is subject to review by the Mansion House working party</p> <p><b>Key dates:</b> Due to required consultation on programme a full list of key dates will be submitted by April 2019 within a gateway 4 report</p> <p><b>Other works dates to coordinate:</b></p> <ul style="list-style-type: none"> <li>To coordinate work with Department of Built Environment due to Bank Junction Upgrade,</li> </ul>	<p><b>Overall project:</b> envisage works to be carried out over a 6 – 9-month period, however this is subject to review by the Mansion House working party</p> <p><b>Key dates:</b> Due to required consultation on programme a full list of key dates will be submitted by April 2019 within a gateway 4 report</p> <p><b>Other works dates to coordinate:</b></p> <p>To coordinate work with Department of Built Environment due to Bank Junction Upgrade,</p>	<p><b>Overall project:</b> envisage phasing of works over 2 years, however this is subject to review by the Mansion House working party</p> <p><b>Key dates:</b> Due to required consultation on programme a full list of key dates will be submitted by April 2019 within a gateway 4 report</p> <p><b>Other works dates to coordinate:</b></p> <ul style="list-style-type: none"> <li>To coordinate work with Department of Built Environment due to Bank Junction Upgrade,</li> </ul>	<p><b>Overall project:</b> envisage works to be carried out over a 6-month period, however this is subject to review by the Mansion House working party</p> <p><b>Key dates:</b> Due to required consultation on programme a full list of key dates will be submitted by April 2019 within a gateway 4 report</p> <p><b>Other works dates to coordinate:</b></p> <ul style="list-style-type: none"> <li>To coordinate work with Department of Built Environment due to Bank Junction Upgrade,</li> </ul>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
		<ul style="list-style-type: none"> <li>To coordinate works with Remembrancer and Department of Built Environment due to Lord Mayors Show</li> </ul>	<ul style="list-style-type: none"> <li>To coordinate works with Remembrancer and Department of Built Environment due to Lord Mayors Show</li> </ul>	<ul style="list-style-type: none"> <li>To coordinate works with Remembrancer and Department of Built Environment due to Lord Mayors Show</li> </ul>	<ul style="list-style-type: none"> <li>To coordinate works with Remembrancer and Department of Built Environment due to Lord Mayors Show</li> </ul>
<b>4. Risk implications</b>	<ul style="list-style-type: none"> <li>Continued deterioration of the appearance of the building will continue.</li> <li>Continued minimal lighting to the North elevation of Mansion House.</li> <li>Work will be carried out on an ad-hoc basis and put pressure on local revenue budgets to carry out the work</li> </ul>	<p><b>Overall project risk:</b> Green</p> <p>Risks will be provided by the working party and presented within a risk register which will form part of the gateway 4 report</p>	<p><b>Overall project risk:</b> Green</p> <p>Risks will be provided by the working party and presented within a risk register which will form part of the gateway 4 report</p>	<p><b>Overall project risk:</b> Green</p> <p>Risks will be provided by the working party and presented within a risk register which will form part of the gateway 4 report</p>	<p><b>Overall project risk:</b> Green</p> <p>Risks will be provided by the working party and presented within a risk register which will form part of the gateway 4 report</p>
<b>5. Benefits and disbenefits</b>	<b>Benefits</b>	<b>Benefits</b>	<b>Benefits</b>	<p><b>Benefits</b></p> <ul style="list-style-type: none"> <li>Improvement of the current</li> </ul>	<b>Benefits</b>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
	<ul style="list-style-type: none"> <li>No further immediate costs at this stage</li> </ul> <p><b>Disbenefits</b></p> <ul style="list-style-type: none"> <li>Ad-hoc remedial work is likely to be costly for any future essential work required as lime mortar continues to fail</li> <li>Prolonging disturbance to the house for any future repairs</li> <li>No visual change to the building and decreases in confidence in the building</li> </ul>	<ul style="list-style-type: none"> <li>Maintains the building to current condition</li> <li>Initial capital cost will be minimal</li> <li>Avoids scaffolding</li> </ul> <p><b>Disbenefits</b></p> <ul style="list-style-type: none"> <li>No visual change to the building as no stone cleaning will be carried out</li> </ul>	<ul style="list-style-type: none"> <li>Partial improvement to the main elevation</li> <li>Avoids minimal impact from scaffolding as will concentrate on the North elevation</li> </ul> <p><b>Disbenefits</b></p> <ul style="list-style-type: none"> <li>No visual change to the other three elevations, including the main entrance at Walbrook</li> </ul>	<p>condition of the building</p> <ul style="list-style-type: none"> <li>Ensures that the appearance to all the building is greatly lifted and improved.</li> <li>Demonstrates the City's commitment to its historical portfolio</li> </ul> <p><b>Disbenefits</b></p> <ul style="list-style-type: none"> <li>Scaffolding to all elevations/ two elevations to carry out the work</li> </ul>	<ul style="list-style-type: none"> <li>Improvement of the current condition of the building</li> <li>Ensures that the appearance to all the building is greatly lifted and improved.</li> <li>Greater confidence in condition of building.</li> <li>Energy efficient equipment used so ongoing energy and maintenance costs are reasonable</li> <li>Demonstrates the City's commitment to its historical portfolio</li> </ul>
<b>6. Stakeholders and consultees</b>	<ul style="list-style-type: none"> <li>Mansion House senior management</li> </ul>	<ul style="list-style-type: none"> <li>Mansion House senior management</li> <li>Built environment Department</li> </ul>	<ul style="list-style-type: none"> <li>Mansion House senior management</li> <li>Built environment Department</li> </ul>	<ul style="list-style-type: none"> <li>Mansion House senior management</li> <li>Built environment Department</li> </ul>	<ul style="list-style-type: none"> <li>Mansion House senior management</li> <li>Built environment Department</li> </ul>

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		<ul style="list-style-type: none"> <li>Bank Junction Upgrade Project Board</li> </ul>	<ul style="list-style-type: none"> <li>Bank Junction Upgrade Project Board</li> <li>Planning</li> <li>Historic England</li> <li>The Georgian Group</li> </ul>	<ul style="list-style-type: none"> <li>Bank Junction Upgrade Project Board</li> <li>Planning</li> <li>Historic England</li> <li>The Georgian Group</li> </ul>	<ul style="list-style-type: none"> <li>Bank Junction Upgrade Project Board</li> <li>Planning</li> <li>Historic England</li> <li>The Georgian Group</li> <li>City of London Police and the City Security Advisory Board</li> </ul>
<b>Resource Implications</b>					
<b>7. Total Estimated cost</b>	£0	£457,000	£872,000	£1,395,000	£60,000
<b>8. Funding strategy</b>	Not applicable	Initial costs and staff cost to reach gateway 4 will be funded from existing local risk repairs and maintenance budgets. However, there is no existing financial provision to meet the cost of delivering these works and therefore approval to the	Initial costs and staff cost to reach gateway 4 will be funded from existing local risk repairs and maintenance budgets. However, there is no existing financial provision to meet the cost of delivering these works and	Initial costs and staff cost to reach gateway 4 will be funded from existing local risk repairs and maintenance budgets. However, there is no existing financial provision to meet the cost of delivering these works and	Initial costs and staff cost to reach gateway 4 will be funded from existing local risk repairs and maintenance budgets. However, there is no existing financial provision to meet the cost of delivering these works and therefore approval to the

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
		<p>allocation of additional resources by the Resource Allocation Sub and Policy and Resources Committee will be required at Gateway 4(a). Funding options will include:</p> <ul style="list-style-type: none"> <li>• City's Cash provision for new schemes (availability will depend on relative priority against other bids)</li> <li>• Allocation of proceeds from the disposal of surplus City's Cash operational properties</li> <li>• Additional call on City's Cash general reserves (also subject to approval of Court of Common Council)</li> </ul>	<p>therefore approval to the allocation of additional resources by the Resource Allocation Sub and Policy and Resources Committee will be required at Gateway 4(a). Funding options will include:</p> <ul style="list-style-type: none"> <li>• City's Cash provision for new schemes (availability will depend on relative priority against other bids)</li> <li>• Allocation of proceeds from the disposal of surplus City's Cash operational properties</li> <li>• Additional call on City's Cash general reserves (also</li> </ul>	<p>therefore approval to the allocation of additional resources by the Resource Allocation Sub and Policy and Resources Committee will be required at Gateway 4(a). Funding options will include:</p> <ul style="list-style-type: none"> <li>• City's Cash provision for new schemes (availability will depend on relative priority against other bids)</li> <li>• Allocation of proceeds from the disposal of surplus City's Cash operational properties</li> <li>• Additional call on City's Cash general reserves (also</li> </ul>	<p>allocation of additional resources by the Resource Allocation Sub and Policy and Resources Committee will be required at Gateway 4(a). Funding options will include:</p> <ul style="list-style-type: none"> <li>• City's Cash provision for new schemes (availability will depend on relative priority against other bids)</li> <li>• Allocation of proceeds from the disposal of surplus City's Cash operational properties</li> <li>• Additional call on City's Cash general reserves (also subject to approval of</li> </ul>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
			subject to approval of Court of Common Council)	subject to approval of Court of Common Council)	Court of Common Council)
<b>9. Estimated capital value/return</b>	Not applicable	Not applicable	Not applicable	Not applicable	No applicable
<b>10. Ongoing revenue implications</b>	This option would increase the cost of repairs as will be dealt with on an ad-hoc requests. Impact on the revenue local risk budget	This option would address high priority repairs, however does not cease from the future requirement to carry out other extensive repairs and stone cleaning	This option would address high priority repairs, however does not cease from the future requirement to carry out other extensive repairs and stone cleaning to most of the external elevations	This option has the largest upfront cost, however would mean that revenue costs would be reduced to cover routine maintenance from the local risk budget held by the City Surveyors Department	Minimal additional cost as LEDs will be used which are energy efficient and easier to maintain, rather than non-efficient lamps used with shorter lifespans
<b>11. Investment appraisal</b>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>12. Affordability</b>	<ul style="list-style-type: none"> <li>Increases future reactive works</li> <li>The House will still be subject to</li> </ul>	<ul style="list-style-type: none"> <li>Does not reduce reactive works in future</li> </ul>	<ul style="list-style-type: none"> <li>Potentially reduces reactive costs</li> </ul>	<ul style="list-style-type: none"> <li>Reduces reactive costs</li> <li>Phasing of works will be required by</li> </ul>	<ul style="list-style-type: none"> <li>Reasonable reactive costs in future</li> </ul>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
	further deterioration in appearance	<ul style="list-style-type: none"> <li>The House will still be subject to further deterioration in appearance</li> </ul>	<ul style="list-style-type: none"> <li>Predictable budget for medium term</li> <li>The House will still be subject to further deterioration in appearance</li> </ul>	the House, which will increase costs	
<b>13. Procurement strategy/Route to Market</b>	Not applicable.	Consultants, further surveys and works will be procured in accordance with the purchasing arrangements details in the City of London Procurement Code. Procurement strategy will be provided within gateway 4 report.	Consultants, further surveys and works will be procured in accordance with the purchasing arrangements details in the City of London Procurement Code. Procurement strategy will be provided within gateway 4 report.	Consultants, further surveys and works will be procured in accordance with the purchasing arrangements details in the City of London Procurement Code. Procurement strategy will be provided within gateway 4 report.	Consultants, further surveys and works will be procured in accordance with the purchasing arrangements details in the City of London Procurement Code. Procurement strategy will be provided within gateway 4 report.
<b>14. Legal implications</b>	None	None	Listed building consent	Listed building consent	Listed building consent
<b>15. Corporate property implications</b>	16. Operational assets do not remain in a good, safe and	<ul style="list-style-type: none"> <li>Operational assets remain in a good, safe and statutory compliant condition.</li> </ul>	<ul style="list-style-type: none"> <li>Operational assets remain in a good, safe and statutory</li> </ul>	<ul style="list-style-type: none"> <li>Operational assets remain in a good, safe and statutory</li> </ul>	<ul style="list-style-type: none"> <li>Operational assets remain in a good, safe and statutory</li> </ul>



	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
	<p>statutory compliant condition.</p> <p>17. Operational assets are not fit for purpose and meet service delivery needs.</p> <p>18. Property is not managed in line with Corporate Property Asset Management Strategy</p>		<p>compliant condition.</p> <ul style="list-style-type: none"> <li>Operational assets are fit for purpose and meet service delivery needs.</li> <li>Property is managed in line with Corporate Property Asset Management Strategy</li> </ul>	<p>compliant condition.</p> <ul style="list-style-type: none"> <li>Operational assets are fit for purpose and meet service delivery needs.</li> <li>Property is managed in line with Corporate Property Asset Management Strategy</li> </ul>	<p>compliant condition.</p> <ul style="list-style-type: none"> <li>Operational assets are fit for purpose and meet service delivery needs.</li> <li>Property is managed in line with Corporate Property Asset Management Strategy</li> </ul>
<b>19. Traffic implications</b>	<ul style="list-style-type: none"> <li>None, however ad-hoc requests for licences for any future work</li> </ul>	<ul style="list-style-type: none"> <li>Discussion with DBE on impact to Bank Junction</li> <li>Licence for temporary road closure/ cordoned areas</li> </ul>	<ul style="list-style-type: none"> <li>Discussion with DBE on impact to Bank Junction</li> <li>Scaffolding licence required</li> </ul>	<ul style="list-style-type: none"> <li>Discussion with DBE on impact to Bank Junction</li> <li>Scaffolding licence required</li> </ul>	<ul style="list-style-type: none"> <li>Discussion with DBE on impact to Bank Junction</li> <li>Licence for temporary road closure/ cordoned areas</li> </ul>
<b>20. Sustainability and energy implications</b>	Not applicable	Not applicable	<ul style="list-style-type: none"> <li>Potential reduction in heating loss due to repairs to windows</li> </ul>	<ul style="list-style-type: none"> <li>Potential reduction in heating loss due to repairs to windows</li> </ul>	<ul style="list-style-type: none"> <li>Energy efficient lighting used</li> </ul>

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>								
<b>21. IS implications</b>	None	None	None	None	None								
<b>22. Equality Impact Assessment</b>	<ul style="list-style-type: none"> <li>An equality impact assessment will not be undertaken</li> </ul>	<ul style="list-style-type: none"> <li>An equality impact assessment will not be undertaken</li> </ul>	<ul style="list-style-type: none"> <li>An equality impact assessment will not be undertaken</li> </ul>	<ul style="list-style-type: none"> <li>An equality impact assessment will not be undertaken</li> </ul>	<ul style="list-style-type: none"> <li>An equality impact assessment will not be undertaken</li> </ul>								
<b>23. Data Protection Impact Assessment</b>	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable								
<b>24. Recommendation</b>	Not recommended	Not recommended	Not recommended	Recommended	Recommended								
<b>25. Next Gateway</b>	None	Gateway 4	Gateway 4	Gateway 4	Gateway 4								
<b>26. Resource requirements to reach next Gateway</b>	<table border="1"> <thead> <tr> <th>Item</th> <th>Reason</th> <th>Funds/ Source of Funding</th> <th>Cost (£) rounded to '000</th> </tr> </thead> <tbody> <tr> <td>To instruct a consultant to provide a programme and update the cost schedule</td> <td>To present more detail as to logistics and costs attached to the agreed option at Gateway 4</td> <td>Cyclical Works Programme (approved)</td> <td>£7,500</td> </tr> </tbody> </table>					Item	Reason	Funds/ Source of Funding	Cost (£) rounded to '000	To instruct a consultant to provide a programme and update the cost schedule	To present more detail as to logistics and costs attached to the agreed option at Gateway 4	Cyclical Works Programme (approved)	£7,500
Item	Reason	Funds/ Source of Funding	Cost (£) rounded to '000										
To instruct a consultant to provide a programme and update the cost schedule	To present more detail as to logistics and costs attached to the agreed option at Gateway 4	Cyclical Works Programme (approved)	£7,500										

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>	<i>Option 4</i>	<i>Option 5</i>
		To instruct a consultant to develop an external lighting design	To present a detailed design for tender	Cyclical Works Programme (approved)	£7,500
		Staff costs	Project management	CSD local risk	£3,000
		<b>Total</b>			£18,000

## Appendix 2 – Project Briefing

Project identifier			
<b>[1a] Unique Project Identifier</b>	12029	<b>[1b] Departmental Reference Number</b>	CS/436-18
<b>[2] Core Project Name</b>	Mansion House – External Cleaning and Lighting		
<b>[3] Programme Affiliation</b> <i>(if applicable)</i>	Reviewed combining project with St Lawrence Jewry stone cleaning project. The risk identified would be delaying the St Lawrence Jewry project which is an advance stage. Also, concern as nature of work is specialist conservation which is less likely to yield economies-of-scale savings.		

Ownership	
<b>[4] Chief Officer has signed off on this document</b>	Paul Wilkinson, City Surveyor
<b>[5] Senior Responsible Officer</b>	Vic Annells, Executive Director, Mansion House
<b>[6] Project Manager</b>	Jessica Lees, Property Facilities Manager. From gateway 5 the Project Manager will be Sunil Singh

Description and purpose					
<b>[7] Project Mission statement / Elevator pitch</b>					
To improve Members confidence in the appearance of Mansion House by identifying options on improving its condition and appearance					
<b>[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?</b>					
Enhancement of an important Grade I listed building within the Bank Conservation Area					
<b>[9] What is the link to the City of London Corporate plan outcomes?</b>					
[12] Our spaces are secure, resilient and well-maintained. [10] Our spaces inspire excellence, enterprise, creativity and collaboration.					
<b>[10] What is the link to the departmental business plan objectives?</b>					
<i>Property asset and facilities management: key stakeholder satisfaction, capital project delivery</i> <i>Strategic asset management: internal stakeholder satisfaction, energy efficiency</i>					
<b>[11] Note all which apply:</b>					
<b>Officer:</b> Project developed from Officer initiation	N	<b>Member:</b> Project developed from Member initiation	Y	<b>Corporate:</b> Project developed as a large scale Corporate initiative	N
<b>Mandatory:</b>	Y	<b>Sustainability:</b> Essential for business continuity	N	<b>Improvement:</b>	N

Compliance with legislation, policy and audit				New opportunity/idea that leads to improvement	
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### Project Benchmarking:

**[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?**

- 1) Builds members and general public/ visitors confidence in the City
- 2) Improves the condition and appearance of the building
- 3) Improves the ongoing revenue costs as will be more manageable

**[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)**

Reduces reactive costs on the stone masonry  
 Provides reasonable maintenance costs for the upgrade in lighting – compare lighting costs  
 Greater confidence in the building from members, specialists and the public – survey, advertising (i.e. Historic England, The Georgian Group)

**[14] What is the expected delivery cost of this project (range values)[£]?**

Lower Range estimate: £1,395,000  
 Upper Range estimate: £1,455,000

**[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:**

Upon recommended options being approved the forward maintenance plan will be reviewed to reflect this

**[16] What are the expected sources of funding for this project?**

Funding to reach gateway 4 can be met from existing local risk repairs and maintenance budgets. However, there is no existing financial provision to meet the cost of delivering these works and therefore approval to the allocation of additional resources by the Resource Allocation Sub and Policy and Resources Committee will be required at Gateway 4(a). Funding options will include:

- City's Cash provision for new schemes (availability will depend on relative priority against other bids)
- Allocation of proceeds from the disposal of surplus City's Cash operational properties
- Additional call on City's Cash general reserves (also subject to approval of Court of Common Council)

**[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?**

Lower Range estimate: start – 6 months  
 Upper Range estimate: start – 2 years  
 The above is upon approval of gateway 5 and dependent as to which option Members approve

### Project Impact:

**[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?**

Possible media coverage as iconic building  
 Could be used by the City as promotional advertising

**[19] Who has been actively consulted to develop this project to this stage?**

Chamberlains: Finance	Officer Name: John James
Chamberlains: Procurement	Officer Name: Adrian Moody
IT	Officer Name: Not applicable
HR	Officer Name: Not applicable
Communications	Officer Name: Not applicable
Corporate Property	Officer Name: Paul Friend
Other internal	Department of Built Environment – Gillian Howard

**[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so:  
 Please note the Client supplier departments.  
 Who will be the Officer responsible for the designing of the project?  
 If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?**

Client	Department: Mansion House
Supplier	Department: City Surveyor's
Project Design Manager	Department: City Surveyor's
Design/Delivery handover to Supplier	Gateway stage: <Before Project Proposal>, <Post Project Proposal>, <Post Options Appraisal>, <Post Detailed design>, <Post Authority to start work>