

# Project Coversheet

## [1] Ownership

**Unique Project Identifier:** 11759      **Report Date:** 21/11/2018  
**Core Project Name:** Middlesex Street Estate Lift Refurbishment  
**Programme Affiliation** (if applicable): N/A  
**Project Manager:** David Downing, DCCS Property Services  
**Next Gateway to be passed:** Gateway 5

## [2] Project Brief

**Project Mission statement:** Full refurbishment and modernisation of the six residential lifts on the Middlesex Street Estate. The project will also create step free access to 3<sup>rd</sup> Floor of Petticoat Tower and to flats 301 and 501 Petticoat Square by installing new lift stops.

**Definition of need:** The six residential lifts have reached the end of their operational life with a number of key integral parts now obsolete.

### Key measures of success:

- 1) All six residential lifts to be fully modernised.
- 2) Improved service for residents via increased capacity and travel speed where possible.
- 3) An additional six properties on the estate to be step-free accessible.

## [3] Highlights

### Finance:

**Total anticipated cost to deliver [£]:** £1,555,000.00

**Total potential project liability (cost) [£]:**

**Total anticipated on-going commitment post-delivery [£]:**

**Programme Affiliation [£]:** N/A

[A] Budget Approved to Date*	[B] New Financial Requests	[C] New Budget Total (Post approval)
£16,000.00	£0.00	£16,000.00
[D] Previous Total Estimated Cost of Project	[E] New Total Estimated Cost of Project	[F] Variance in Total Estimated Cost of Project (since last report)
£1,032,500.00	£1,555,000.00	£522,500.00
[G] Spend to Date	[H] Anticipated future budget requests	
£14,600.00	£1,539,000.00	

### Headline Financial changes:

Since 'Project Proposal' (G2) report:

◀▶ £1,012,500

Since 'Options Appraisal and Design' (G3-4) report:

▲ £1,012,500 at G3-4. Budget increased to £1,032,500 following approval of Issues Report at add new 3<sup>rd</sup> floor stops in Petticoat Tower

**Since 'Authority to start Work' (G5) report:**

▲ ◀ ▶ ▼ N/A. Gateway not yet reached

**Project Status:**

**Overall RAG rating:** Red

**Previous RAG rating:** Green

**[4] Member Decisions and Delegated Authority**

None.

**[5] Narrative and change**

**Date and type of last report:**

Post Gateway 3/4 Issues Report (HMA Sub 16/01/2017, Projects Sub 31/01/2017)

**Key headline updates and change since last report.**

Following the procurement process the total estimated project budget for the lift refurbishment project encompassing the winning tender and associated staff costs & fees, exceeds the estimated budget range approved by post Gateway 3/4 Issues Report by £522,500.00.

**Headline Scope/Design changes, reasons why, impact of change:**

**Since 'Project Proposal' (G2) report:**

Scope modified to include for installation of new lift stops to serve the 3<sup>rd</sup> floor of Petticoat Tower.

**Since 'Options Appraisal and Design' (G3-4 report):**

No change to scope following approval of previous Issues Report.

**Since 'Authority to Start Work' (G5) report:**

N/A. Gateway not yet reached

**Timetable and Milestones:**

**Expected timeframe for the project delivery:** Summer 2020

**Milestones:**

1) Post Tender Section 20 consultation ends – November 2018

2) Gateway 5 – December 2018

3) Contractor appointed - December 2018/January 2019

**Are we on track for this stage of the project against the plan/major milestones?** Y

**Are we on track for completing the project against the expected timeframe for project delivery?** Y

**Risks and Issues**

**Top 3 risks:**

<i>Risk description</i>	Leaseholder challenge to S20 consultation
<i>Risk description</i>	Restricted access to site due to number of other construction projects underway at Middlesex Street Estate
<i>Risk description</i>	Costs may increase and programme may be further delayed if budget uplift not approved.

See 'risk register template' for full explanation.

**Top 3 issues realised**

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>

**Has this project generated public or media impact and response which the City of London has needed to manage or is managing?**

No