

Project Coversheet

[1] Ownership

Unique Project Identifier: 11762 **Report Date:** 11 December 2018
Core Project Name: Crescent House/Cullum Welch House Heating Replacement
Programme Affiliation (if applicable):
Project Manager: Jason Crawford
Next Gateway to be passed: 3/4

[2] Project Brief

Project Mission statement: Replacement of individual boilers to tenanted properties at Crescent & Cullum Welch House with a solution that meets planning and legislative requirements around ventilation and fluing.

Definition of need: To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.

Key measures of success:

- 1) To provide modern compliant heating and hot water to tenanted homes.
- 2) To provide a system that is energy efficient and can reduce carbon footprint.
- 3) To meet legislative requirements in regard to fluing & ventilation.

[3] Highlights

Finance:

Total anticipated cost to deliver [£]: 3,150,000

Total potential project liability (cost) [£]: £215,000 (costed risk)

Total anticipated on-going commitment post-delivery [£]: Ongoing future maintenance costs

Programme Affiliation [£]: 3,150,000

Do not use ranges in this table. Either Highest range value or best estimate at this time.

[A] Budget Approved to Date*	[B] New Financial Requests	[C] New Budget Total (Post approval)
£534,281	£132,000	£3,146,321
[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)
£534,281	£150,2017 (Spend to Date + Resources required to reach next Gateway)	£2,612,040
[G] Spend to Date	[H] Anticipated future budget requests	
£18,207	£0	

Headline Financial changes:

Since 'Project Proposal' (G2) report:

▲◀▶▼ At G2 the budget that was approved was £26,260 for the purposes of undertaking a feasibility study.

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

▲ ◀ ▶ ▼ G3/4 (agreed at Project Sub 21 July 2015) the approved budget for all blocks was £1,279,688. Issues report (approved 11 October 2016) separated Cres/Cullum Welch and apportioned £534,281 from the total £1,279,688. At the time the issues report was submitted we were still working on the original assumption that we could do like for like replacement at all blocks, but this is no longer deemed feasible for Crescent/Cullum Welch so we are now recommending Communal Heating for all tenanted properties (not just those where individual boilers are nearing the end of their useable life).

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

▲ ◀ ▶ ▼ N/A

Project Status:

Overall RAG rating: Green

Previous RAG rating: Green

[4] Member Decisions and Delegated Authority

N/A

[5] Narrative and change

Date and type of last report:

Issues report agreed at project Sub 11 Oct 2016

Key headline updates and change since last report.

Having explored like-for-like replacements, mixed approach (gas/electric), use of renewable technologies as well as communal venting it is apparent that communal heating is the only viable option that will allow us to meet legal requirements whilst at the same time as meeting planning requirements relating to the listed building status.

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

Since 'Project Proposal' (G2) report:

The Gateway 2 report mentioned a number of separate workstreams which have been addressed as separate stand-alone projects.

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

At Gateway 3/4 approval was agreed for a like-for-like approach to replacement of boilers that were nearing the end of their usable lifecycle. Due to the difficulties of meeting planning as well as legal requirements an issues report was submitted so that the programme could proceed across the estate while different options were explored for Crescent House & Cullum Welch House.

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

N/A

Timetable and Milestones:

Expected timeframe for the project delivery: if the current recommendation are approved we expect to commence works July 2019. Works are estimated to take approximately 12 months

Milestones: <Top 3 delivery and planning milestones (upcoming) >

1) Gateway 3/4 approval January 2018

2) Gateway 5 May 2019

3) Contract Award June 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:** <things that have not come to pass>

<i>Risk description</i>	<i>Delay to works completion leads to project overrunning</i>
<i>Risk description</i>	<i>Works fail to deliver necessary improvements.</i>
<i>Risk description</i>	<i>Recommendations not approved</i>

See 'risk register template' for full explanation.

Top 3 issues realised <risks which have come to pass:>

<i>Issue Description</i>	<i>Impact and action taken</i>	<i>Realised Cost</i>
Unable to meet planning/legal requirements around fluing & ventilation	Cannot proceed on a like for like individual replacement of gas boilers – new G3/4 submitted recommending Communal Heating	£3,150,000

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

Not that I am aware of.