

# Project Briefing

Project identifier			
<b>[1a] Unique Project Identifier</b>	TBC	<b>[1b] Departmental Reference Number</b>	TBC
<b>[2] Core Project Name</b>	Southwark Estate Concrete Testing & Repair		
<b>[3] Programme Affiliation</b> <i>(if applicable)</i>	N/A		

Ownership	
<b>[4] Chief Officer has signed off on this document</b>	Andrew Carter
<b>[5] Senior Responsible Officer</b>	Paul Murtagh
<b>[6] Project Manager</b>	David Downing

Description and purpose	
<b>[7] Project Description</b>	
<p>This project proposes an initial comprehensive programme of intrusive concrete condition and structural surveys to inform a subsequent repair contract for the residential buildings that comprise the Southwark Housing Estate. Surveys will be commissioned post Gateway 2 with the outcomes of the testing process used to inform the procurement of a repair contract to be awarded post Gateway 5. This project follows on from similar schemes progressed and delivered successfully in this manner for the Golden Lane, Middlesex Street and Barbican Estates.</p>	
<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>	
<p>Of the seven residential blocks which comprise the Southwark Estate, three were constructed in the 1930s with the remaining four in the 1950s. The exposed concrete elements on these blocks are now showing visible signs of degradation which needs to be addressed. The City has legal responsibilities to undertake maintenance to protect the assets of the Southwark Estate from deterioration and to protect the public from an increasing risk of falling debris.</p> <p>Undertaking a programme of condition surveys and intrusive testing of the concrete elements followed by completing necessary repairs will decrease the risk of major repairs and cost implications in future. If this issue remains unaddressed, there is a risk that the concrete will degrade to the point where pieces of concrete fall from the buildings or water ingress is caused via breaches in the concrete.</p>	
<b>[9] What is the link to the City of London Corporate plan outcomes?</b>	
<p>[1] People are safe and feel safe.            [4] Communities are cohesive and have suitable housing and facilities.            [9] Our spaces are secure, resilient and well-maintained.</p>	
<b>[10] What is the link to the departmental business plan objectives?</b>	
<p>Tenants and leaseholders live in well maintained and managed homes and estates.</p>	

<b>[11] Note all which apply:</b>					
<b>Officer:</b> Project developed from Officer initiation	Y	<b>Member:</b> Project developed from Member initiation	N	<b>Corporate:</b> Project developed as a large scale Corporate initiative	N
<b>Mandatory:</b> Compliance with legislation, policy and audit	N	<b>Sustainability:</b> Essential for business continuity	N	<b>Improvement:</b> New opportunity/ idea that leads to improvement	N

<b>Project Benchmarking:</b>	
<b>[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?</b>	
1) The concrete elements of the structure are confirmed as safe and structurally sound.	
2) The concrete elements of the structure are confirmed as weatherproof and left in a good state of repair.	
3) Works are managed to minimise disruption to residents and impact on the general public and wider public realm.	
<b>[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.)</b>	
N/A	
<b>[14] What is the expected delivery cost of this project (range values)[£]?</b>	
Lower Range estimate: £500,000 Upper Range estimate: £1,500,000	
The estimated cost range at project initiation is necessarily broad as the full extent of the concrete repairs required will only be known on completion of the survey element of this proposed project.	
<b>[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:</b>	
N/A	
<b>[16] What are the expected sources of funding for this project?</b>	
HRA, approximately 36% of the cost is recoverable by way of service charges from long leaseholders.	
<b>[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?</b>	
Lower Range estimate: September 2019 – March 2021 (inc. testing and repair contracts) Upper Range estimate: September 2019 – September 2021 (inc. testing and repair contracts)	

<b>Project Impact:</b>	
<b>[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?</b>	
No.	
<b>[19] Who has been actively consulted to develop this project to this stage?</b>	
Project Board:	Housing Programme Board
Chamberlains: Finance	Officer Name: Mark Jarvis
Chamberlains: Procurement	Officer Name: Michael Harrington
IT	Officer Name: N/A

HR	Officer Name: N/A
Communications	Officer Name: N/A
Corporate Property	Officer Name: N/A
DCCS Property Services	Officer Name: Jason Hayes, Mike Saunders
Estate Management	Officer Name: Liam Gillespie, Wendy Giaccaglia
<p><b>[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so:</b></p> <p><b>Please note the Client supplier departments.</b></p> <p><b>Who will be the Officer responsible for the designing of the project?</b></p> <p><b>If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?</b></p>	
Client	Department: N/A
Supplier	Department: N/A
Supplier	Department: N/A
Project Design Manager	Department: N/A
Design/Delivery handover to Supplier	Gateway stage: N/A