

## **PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE**

**Monday, 16 December 2019**

**Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held at the Guildhall EC2 at 11.00 am**

### **Present**

#### **Members:**

Deputy Keith Bottomley (Chairman)  
Deputy Jamie Ingham Clark (Deputy  
Chairman)  
Rehana Ameer  
Randall Anderson

Sheriff Christopher Hayward  
Andrew McMurtrie  
Deputy Catherine McGuinness  
James de Sausmarez

#### **Observing:**

Deputy Kevin Everett

#### **Officers:**

Peter Lisley	- Assistant Town Clerk & Director of Major Projects
Alistair MacLellan	- Town Clerk's Department
Rohit Paul	- Town Clerk's Department
Sarah Baker	- Town Clerk's Department
Caroline Al-Beyerty	- Deputy Chamberlain
Chris Bell	- Chamberlain's Department
Ola Obadara	- City Surveyor's Department
Chris Hartwell	- City Surveyor's Department
Leah Coburn	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Samantha Tharme	- Department of the Built Environment
Clarisse Tavin	- Department of the Built Environment
Sarah Jane Enson	- Department of the Built Environment
Kristian Turner	- Department of the Built Environment
Paul Murtagh	- Department of Community and Children's Services
Jason Hayes	- Department of Community and Children's Services
William Duffy	- City of London Police

### **1. APOLOGIES**

Apologies were received from Karina Dostalova, Deputy Edward Lord, Ben Murphy and Deputy Philip Woodhouse.

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

Sheriff Chris Hayward declared a non-pecuniary interest in Item 8 (Gateway 2 – Central Criminal Court – External and Internal Fabric Repairs) in his capacity as Sheriff of the City of London.

3. **GATEWAY APPROVAL PROCESS**

**RESOLVED**, that the Gateway Approval Process be received.

4. **MINUTES**

**RESOLVED**, that the public minutes and summary of the meeting held on 19 November 2019 be approved as a correct record.

5. **ACTIONS**

**RESOLVED**, that the report of the Town Clerk regarding Actions arising from previous meetings be received.

6. **GATEWAY 1/2/3/4 - BAYNARD HOUSE CAR PARK - VENTILATION & SMOKE CLEARANCE SYSTEM**

Members considered a joint Gateway 1/2/3/4 report of the Director of the Built Environment and the City Surveyor regarding Baynard House Care Park – Ventilation & Smoke Clearance System and the following points were made.

- The Chairman noted that the assessment of project risk was a key consideration and that he was concerned that there was no additional budget for risk. In his view, given that this was a Regular project that would be considered by Chief Officer at Gateway 5, it was crucial for Members to be comfortable that the project budget and its costed risk was fit for purpose at this Gateway 1/2/3/4 stage.
- The Deputy Chamberlain confirmed that the project sat outside the Fundamental Review and was subject to the annual financial bidding process. If additional monies were required later on in the project process, a further bid would be necessary which could, if required, be dealt with under urgency.
- Members were minded to approve the report's recommendations in part, namely the £37,000 to reach the next Project Gateway and the preferred Option 1A, but defer judgement on the total estimated cost of the project (including risk and a risk register) until a report be submitted to the Sub-Committee at Gateway 5 (out with the Regular project route).

**RESOLVED**, that Members

- Approve a budget of £37,000 for Baynard House Car Park Ventilation System to reach Gateway 5.
- Approve Option 1A (Install New Ventilation System).
- Request the Gateway 5 report for the Baynard House Car Park Ventilation Project be submitted to Members for approval.

7. **GATEWAY 1/2/3/4 - FIRE DOOR REPLACEMENT PROGRAMME**

Members considered a Gateway 1/2/3/4 report of the Director of Community and Children's Services regarding a Fire Door Replacement Programme and the following points were made.

- The Director of Community and Children's Services highlighted that the Spitalfields element of the project (£146,000) fell outside of the Housing Revenue Account (HRA) and therefore would be dependent on funding via the City's Capital Bids process.
- In response to a question, the Director of Community and Children's Services noted that the works were being undertaken as, although the existing fire doors met building regulation standards, fire risk assessments had recommended their replacement.
- In response to a question, the Director of Community and Children's Services noted that officers had undertaken exhaustive surveys of fire doors across the City's housing portfolio and he was confident that any changes to project scope were unlikely.
- In response to a query, the Deputy Chamberlain agreed to circulate a note outside of the meeting outlining wider funding implications for the Housing Revenue Account (41/2019/P).

**RESOLVED**, that Members

- Approve a budget of £150,000 for internal staff costs and professional fees to reach Gateway 5.
- Note the project budget of £150,000 (excluding risk).
- Note the estimated total cost of the project at £9,100,000 (excluding risk).
- Approve Option 2 to procure contracts to replace fire doors on an estate-by-estate basis, with each procured contract to be authorised at Gateway 5 on the Regular project approval route.

**8. GATEWAY 2 - CENTRAL CRIMINAL COURT - EXTERNAL AND INTERNAL FABRIC REPAIRS**

Members considered a Gateway 2 report of the City Surveyor regarding the Central Criminal Court – External and Internal Fabric Repairs and the following points were made.

- A Member commented that in his view the project was overdue given the scale of repairs, redecoration and cleaning required to bring the fabric of the Central Criminal Court up to standard.
- The Chairman requested more detail on project scope and costed risk at Gateway 3/4.
- In response to a query, the Deputy Chamberlain agreed to circulate a note outside of the meeting regarding funding for works at the Central Criminal Court (42/2019/P).

**RESOLVED**, that Members

- Approve a budget of £75,000 to reach Gateway 3/4, for a condition survey and options appraisal.
- Note the total estimated cost of the project of £2.57m (excluding risk).

9. **GATEWAY 3/4/5 - CITY CLUSTER AND FENCHURCH STREET HEALTHY STREETS PLAN**

Members considered a Gateway 3/4/5 report of the Director of the Built Environment regarding the City Cluster and Fenchurch Street Healthy Streets Plan and the following points were made.

- In response to a concern from a Member regarding the reduction of the Healthy Streets Plan area boundary to the City Cluster only, the Director of the Built Environment reassured Members that the project in question formed part of a wider project approach to public realm outlined within the City's Transport Strategy.
- The Director of the Built Environment agreed to circulate the Transport Strategy outside of the meeting alongside a note outlining related projects to provide Members with a high-level overview (43/2019/P).

**RESOLVED**, that Members,

- Approve the total estimated cost of the project of £282,433 (excluding risk) and release the additional budget of £269,033 to prepare and complete the Healthy Streets Plan.
- Approve the change in scope to the Healthy Streets Plan area boundary to that of the City Cluster area only.
- Approve the project name change to 'City Cluster Healthy Streets Plan'.
- Grant delegated authority to the Director of the Built Environment to, in consultation with the Chamberlain, make any adjustments between elements of the project budget.
- Approve Option 1 (City Cluster area-only)
- Approve authority to start work on the preparation of the Healthy Streets Plan.

10. **GATEWAY 2 - TOWER BRIDGE SERVICE TRENCHES REFURBISHMENT**

Members considered a Gateway 2 report of the Director of the Built Environment regarding Tower Bridge Service Trenches Refurbishment.

**RESOLVED**, that Members

- Approve a budget of £10,000 for staff costs and investigations to reach the next Gateway.
- Note the total estimated cost of the project at between £300,000 and £500,000 (excluding risk).
- Note that no costed risk provision was requested, although £120,000 of costed risk against asbestos and contamination were identified in the project risk register – these risks would be reviewed at the next Gateway following further investigations.

**11. GATEWAY 5 PROGRESS - CULTURE MILE LOOK AND FEEL EXPERIMENTS PHASE 4**

Members considered a Gateway 5 Progress report of the Director of the Built Environment regarding Culture Mile Look and Feel Experiments Phase 4 and the following points were made.

- The Chairman noted that the Policy and Resources Committee had approved Culture Mile in principle but had limited its funding to one year pending a further funding approval due to be made at the January 2020 meeting of the Resource Allocation (Policy and Resources) Committee. He invited Members to consider the report's recommendations in light of this.
- In response to concerns expressed by a Member, the Town Clerk agreed that it was appropriate to review how capital monies were utilised on Culture Mile, particularly in light of the fact many initiatives, to date, had been short term.
- In response to a question, the Director of the Built Environment confirmed that this project would be implemented prior to projects scheduled for Moor Lane.
- The Director of the Built Environment confirmed that a watching brief on elements of the project such as phone charging points would be maintained to ensure they remained relevant.
- The Director of the Built Environment agreed to provide more detail on wider project dependencies as part of the Gateway 6 report (44/2019/P).

**RESOLVED**, that subject to a decision to be made by the Resource Allocation Sub (Policy and Resources) Committee, Members

- Approve the Look and Feel Experiments Phase 4 Programme for a total cost of £685, 000 subject to the balance of delivery being more biased to permanent rather the temporary installations, funded from the £5m budget previously approved by the Policy and Resources Committee.
- Approve the revised budget for Phases 1-3 set out in Table 3, Appendix 4 of the report.

12. **GATEWAY 6 - GUILDHALL ART GALLERY AND HERITAGE GALLERY WORKS**

Members considered a Gateway 6 report of the City Surveyor regarding the Guildhall Art Gallery and Guildhall Heritage Gallery, noting that the final outturn cost was £541,821 as per the first page of the report (not £539,556 as per the last page).

**RESOLVED**, that the lessons learned be noted and the project closed.

13. **GATEWAY 5 PROGRESS - CITY WAYFINDING - INTRODUCTION OF LEGIBLE LONDON**

Members considered a Gateway 5 Progress report of the Director of the Built Environment regarding City Wayfinding – Introduction of Legible London.

**RESOLVED**, that the report be received.

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were two items of other business.

15.1 **Gateway 3/4/5 - Walbrook Wharf Replacement Roof**

Members considered a Gateway 3/4/5 report of the City Surveyor regarding Walbrook Wharf Replacement Roof.

**RESOLVED**, that Members,

- Approve additional resources to reach Gateway 6 of £1,356,500 for works, fees and costed risk provision, giving a total project budget of £1,412,000.
- Approve the appointment of Neilcott Construction in the total sum of £994,915.
- In respect of costed risk provision, approve a total sum of £292,705 to be drawn down by delegation to Chief Officer in consultation with the Chamberlain, should the risk be identified on the risk register.
- In respect of fees and staff costs, approve a total sum of £68,800.
- Note the revised completion date of August 2020 as opposed to original completion date of December 2020.

## 15.2 Gateway 3/4/5 - Beech Street Transport and Public Realm Improvements

Members considered a Gateway 3/4/5 report of the Director of the Built Environment regarding Beech Street Transport and Public Realm Improvements and the following points were made.

- The Director of the Built Environment noted that Members of other Committees had approved Option 2 (Time/Distance Enforcement Approach).

**RESOLVED**, that subject to the scheme receiving TMAN approval from TfL and the Director of the Built Environment, in consultation with the Chairman of Streets and Walkways Sub (Planning and Transportation) Committee, deciding to proceed with the making of the ETO, Members,

- Approve a sum of £1,119,183 as the implementation budget for the interim scheme, funded from within the existing budget of £1,745,362.
- Delegate authority to the Director of the Built Environment in consultation with the Chamberlain to make any adjustments between elements of the approved budget provided the total approved budget of £1,745,362 is not exceeded.
- Agree to provide funding to Islington Council at an estimated cost of £80,000 funded from within the existing budget.
- Delegate authority to the Director of the Built Environment in consultation with the Chamberlain to vary the cost of the Islington contribution, provided the total approved budget of £1,745,362 is not exceeded.
- Note Greater London Authority funding of £90,000 has been secured for the project.
- Note the works and finding to date as detailed in Appendix 4 of the report.

## 16. EXCLUSION OF THE PUBLIC

**RESOLVED**, that under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

## 17. NON-PUBLIC MINUTES

**RESOLVED**, that the non-public minutes of the meeting held on 19 November 2019 be approved as a correct record, subject to an amendment to Item 4 (Gateway 1/2/3/4 – Airwave Refresh Project).

18. **NON-PUBLIC ACTIONS**

Members considered a report of the Town Clerk regarding non-public actions.

19. **GATEWAY 3/4 ISSUE - ISLEDEN HOUSE INFILL**

Members considered a Gateway 3/4 Issue report of the Director of Community and Children's Services regarding the Isleden House Infill Project.

20. **GATEWAY 6 - JOINT CONTACT AND CONTROL ROOM (JCCR):  
TRANSFER OF CORPORATION CONTACT CENTRE**

Members considered a Gateway 6 report of the Commissioner of Police regarding the Joint Contact and Control Room (JCCR) Transfer of Corporation Contact Centre.

21. **REQUEST FOR DELEGATED AUTHORITY - ACTION/KNOW FRAUD  
PROGRAMME**

Members considered a Request for Delegated Authority from the Commissioner regarding the Action/Know Fraud Programme.

22. **GATEWAY 5 ISSUE - TENANTED PROPERTIES ELECTRICAL TESTING  
AND SMOKE DETECTOR INSTALLATION - PHASE 3**

Members considered a Gateway 5 Issue report of the Director of Community and Children's Services regarding Tenanted Properties Electrical Testing and Smoke Detector Installation – Phase 3.

23. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - REVENUE  
WORKS PROGRAMME - PROGRESS REPORT**

Members considered a report of the City Surveyor regarding City Fund, City's Estate and Bridge House Estates – Revenue Works Programme – Progress.

24. **GATEWAY 6 - CITY OF LONDON SCHOOL FOR GIRLS GYMNASIUM  
ACCOMMODATION**

Members considered a Gateway 6 report of the City Surveyor regarding the City of London School for Girls Gymnasium Accommodation.

25. **GATEWAY 6 - GUILDHALL REPLACEMENT OF LIGHTING AND  
CONTROLS / DIMMING SYSTEM IN THE GUILDHALL ART GALLERY**

Members considered a Gateway 6 report of the City Surveyor regarding Guildhall Replacement of Lighting and Controls/Dimming System in the Guildhall Art Gallery.

26. **GATEWAY 6 - 1-5 LONDON WALL (BRIDGE HOUSE ESTATES); GLEN  
HOUSE (CITY'S ESTATE); AND 15-17 ELDON STREET (CITY FUND)**

Members considered a Consolidated Gateway 6 report of the City Surveyor regarding 1-5 London Wall (Bridge House Estates) Glen House (City's Estate) and 15-17 Eldon Street (City Fund).

27. **GATEWAY 6 - CITY OF LONDON SCHOOL SUMMER WORKS 2016**

Members considered a Gateway 6 report of the City Surveyor regarding City of London School Summer Works 2016.



28. **ARCHITECT CONSULTANTS (FOR CONSTRUCTION) FRAMEWORK PROCUREMENT STAGE 1 STRATEGY REPORT**

Members considered a report of the Chamberlain regarding Architect Consultants (for construction) Framework Procurement Stage 1 Strategy.

29. **TRANSPORTATION AND PUBLIC REALM CONSULTANCY FRAMEWORK**

Members considered a report of the Director of the Built Environment regarding the Transportation and Public Realm Consultancy Framework.

30. **PORTFOLIO OVERVIEW**

Members considered a Portfolio Overview report of the Town Clerk.

31. **REPORT OF ACTION TAKEN**

Members considered a report of the Town Clerk regarding Action Taken in between meetings.

32. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

33. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was no other business.

**The meeting closed at 12.20 pm**

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Chairman

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