

Committees: Corporate Projects Board <i>[for information]</i> Culture Heritage Libraries <i>[for decision]</i> Community and Children's Services <i>[for decision]</i> Projects Sub <i>[for decision]</i>		Dates: 04 February 2020 23 March 2020 06 March 2020 24 February 2020
Subject: Gateway 6 Middlesex Street Social Housing and Library Unique Project Identifier: 10750	Gateway 6: Consolidated Outcome Report Light	
Report of: City Surveyor Report Author: Mark Lowman		For Decision CS 481/19
PUBLIC		

Summary

1. Status Update	Project Description: <p>Conversion of vacant podium shop units, community centre and void spaces into 24 No 1 and 2 bedroom social rented flats and studio apartments.</p> <p>The construction of a new two storey building within redundant space in the car park providing a Library, a Community Centre an Estate Office, a Creche and multi-use sports/ fitness rooms</p> <p>RAG Status: Green</p> <p>Risk Status: low</p> <p>Final Outturn Cost: £3,807,763</p> <p>Slippage: 0 months</p> <p>Works completed are:</p> <ul style="list-style-type: none"> • 10 studio flats (converted community centre) • 4 one bedroom flats (converted vacant shop units) • 8 one and two bedroom flats (infilling void at base of Petticoat Tower) • 2 one-bedroom flats (infilling void over existing staircase) • New build Community Centre, Estate office, Creche and library
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2. Next steps and Requested decisions	Requested Decisions: That the project is closed.
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3. Budget	<p>The approved G5 budget[s] for the works comprised:</p> <ol style="list-style-type: none"> 1. Affordable Housing and Library works was carried out by the City Surveyor (main contractor - United House) and totalled £3,490,000 2. Highway Works was carried out by Department of Built Environment and totalled £115,000 3. Library fitting out and equipment which was carried out by Culture heritage and Libraries and totalled £397,583 																												
	<i>Estimated Project Cost G5</i>	£4,002,583																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%;">At Authority to Start work (G5)</th> <th style="width: 20%;">Final Outturn Cost (G6)</th> </tr> </thead> <tbody> <tr> <td>Affordable Housing and Library Works (1.)</td> <td style="text-align: right;">£3,182,786</td> <td style="text-align: right;">£3,132,099</td> </tr> <tr> <td>Fees and staff cost (1.)</td> <td style="text-align: right;">£307,214</td> <td style="text-align: right;">252,108</td> </tr> <tr> <td>Sub Total</td> <td style="text-align: right;">£3,490,000</td> <td style="text-align: right;">£3,384,207</td> </tr> <tr> <td>Highways works (2.)</td> <td style="text-align: right;">£104,000</td> <td style="text-align: right;">£92,352</td> </tr> <tr> <td>Highways works fees and staff cost (2.)</td> <td style="text-align: right;">£11,000</td> <td style="text-align: right;">£9,089</td> </tr> <tr> <td>Sub total</td> <td style="text-align: right;">£115,000</td> <td style="text-align: right;">£101,441</td> </tr> <tr> <td>Library fitting out and equipment (3.)</td> <td style="text-align: right;">£371,583</td> <td style="text-align: right;">£281,331</td> </tr> <tr> <td>Library fitting out fees and staff cost(3.)</td> <td style="text-align: right;">£26,000</td> <td style="text-align: right;">£25,782</td> </tr> </tbody> </table>			At Authority to Start work (G5)	Final Outturn Cost (G6)	Affordable Housing and Library Works (1.)	£3,182,786	£3,132,099	Fees and staff cost (1.)	£307,214	252,108	Sub Total	£3,490,000	£3,384,207	Highways works (2.)	£104,000	£92,352	Highways works fees and staff cost (2.)	£11,000	£9,089	Sub total	£115,000	£101,441	Library fitting out and equipment (3.)	£371,583	£281,331	Library fitting out fees and staff cost(3.)	£26,000	£25,782
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	Sub Total	£397,583	£307,113
	Pre- evaluation fees	£24,000	£15,000
	Grand Total	£4,026,583	£3,807,763

The project was completed under budget due principally to a reduction in fees across all three works packages, a small underspend on the highways works and a significant reduction in the Library fitting out and equipment budget. This resulted in a total project underspend of £218,820.

The Final Account for this project has been verified and paid to the main contractor, United House in the total sum of £3,132,099

4. Programme	Activity	Authority to Start work (G5) Programme	Final (G6) Programme
	Start on site	February 2012	February 2012
	Completion	July 2013	July 2013.

The project programme was phased over 7No separate start / completion dates taking account of the need to complete some phases to enable other phases to start. The overall approved project duration from commencement of enabling works (ground floor car park) to completion of the 10 studio flats was 75 weeks.

5. Key Conclusions

- The project was delivered within the approved G5 budget[s].
- The project was deemed a success by making excellent use of previously unusable void and redundant space to provide 24 valuable social housing units.

Contact

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