

<b>Committees:</b> 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>	<b>Dates:</b> 04 February 2020 23 March 2020 06 March 2020 24 February 2020
<b>Subject:</b> Middlesex Street Social Housing and Library <b>Unique Project Identifier: 10750</b>	<b>Gateway 6:</b> <b>Consolidated Outcome Report</b> Light
<b>Report of:</b> City Surveyor <b>Report Author:</b> Mark Lowman	<b>Public</b>  <b>For Decision</b>
<h1>PUBLIC</h1>	

## Summary

<b>1. Status Update</b>	<b>Project Description:</b>  Conversion of vacant podium shop units, community centre and void spaces into 24 No 1 and 2 bedroom social rented flats and studio apartments.  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  <b>RAG Status:</b> Green  <b>Risk Status:</b> low  <b>Final Outturn Cost:</b> £3,807,763  <b>Slippage:</b> 0 months  <b>Works completed are:</b> <ul style="list-style-type: none"> <li>• 10 studio flats (converted community centre)</li> <li>• 4 one bedroom flats (converted vacant shop units)</li> <li>• 8 one and two bedroom flats (infilling void at base of Petticoat Tower)</li> <li>• 2 one-bedroom flats (infilling void over existing staircase)</li> <li>• New build Community Centre, Estate office, Creche and library</li> </ul>
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<b>2. Next steps and Requested decisions</b>	<b>Requested Decisions:</b> That the project is closed.
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3. Budget

The approved G5 budget[s] for the works comprised:

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

Estimated Total Project Cost G5

£4,002,583

	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
<b>Sub Total</b>	<b>£3,490,000</b>	<b>£3,384,207</b>
Highways works (2.)	£104,000	£92,352
Highways works fees and staff cost (2.)	£11,000	£9,089
<b>Sub total</b>	<b>£115,000</b>	<b>£101,441</b>
Library fitting out and equipment (3.)	£371,583	£281,331
Library fitting out fees and staff cost(3.)	£26,000	£25,782
<b>Sub Total</b>	<b>£397,583</b>	<b>£307,113</b>

	Pre- evaluation fees	£24,000	£15,000
	<b>Grand Total</b>	<b>£4,026,583</b>	<b>£3,807,763</b>
<p>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.</p> <p>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</p>			

4. Programme	<table><tr><th>Activity</th><th>Authority to Start work (G5) Programme</th><th>Final (G6) Programme</th></tr><tr><td>Start on site</td><td>February 2012</td><td>February 2012</td></tr><tr><td>Completion</td><td>July 2013</td><td>July 2013.</td></tr><tr><td></td><td></td><td></td></tr></table>	Activity	Authority to Start work (G5) Programme	Final (G6) Programme	Start on site	February 2012	February 2012	Completion	July 2013	July 2013.			
	Activity	Authority to Start work (G5) Programme	Final (G6) Programme										
	Start on site	February 2012	February 2012										
	Completion	July 2013	July 2013.										
<p>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.</p>													
5. Key Conclusions													
	<ul style="list-style-type: none"><li>• The project was delivered within the approved G5 budget[s].</li><li>• The project was deemed a success by making excellent use of previously unusable void and redundant space to provide 24 valuable social housing units.</li></ul>												

### Contact

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