

# Project Coversheet

## [1] Ownership & Status

**UPI:11535**

**Core Project Name:** York Way Estate Communal Heating Replacement

**Programme Affiliation** (if applicable): N/A

**Project Manager:** Lochlan MacDonald

**Definition of need:** The current heating and hot water system has exceeded its life expectancy and requires replacement.

**Key measures of success:**

1. That a new compliant heating and hot water system is installed.
2. That residents have more control over their own usage of heating and hot water.
3. The costs of repairs and maintenance are reduced
4. That fuel costs for heating and hot water are reduced due to more efficient plant, better use of services by residents and effective metering of fuel used.

**Expected timeframe for the project delivery:**

Gateway 5 - September 2019 – September 2021

**Key Milestones:**

- Gateway 5 Approval – September 2019
- Contractor Appointment – October 2019
- Practical Completion – September 2021

**Are we on track for completing the project against the expected timeframe for project delivery?** No, this has slipped since gateway 1 due to complexity of the work and resource planning. Since additional resource has been available, the work has progressed as expected.

There were further delays between gateway 3 /4 and gateway 5 due to the original consultant's report being insufficient and further advice on options had to be sought.

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

No, not applicable.

## [2] Finance and Costed Risk

**Headline Financial, Scope and Design Changes:**

- This was originally included with Middlesex Street Estate as one project but was subsequently split into two projects due to complexities of projects.
- Actual Project cost has increased since G1 by £337,990.
- Scope has changed from specified replacement to design and build.

**'Project Briefing' G1 report (as approved by Corporate Projects Board February 2015):**

- Total Estimated Cost (excluding risk): Between £2.5m - £2.75M
- Costed Risk Against the Project: £0
- Estimated Programme Dates: No estimated dates given for works as the timetable only outlined to options appraisal.

*Scope/Design Change and Impact: No change*

**'Project Proposal' G2 report (as approved by PSC, February 2015)**

- Total Estimated Cost (excluding risk): Between £2.5m - £2.75M.

- Resources to reach next Gateway (excluding risk): £17,500
- Spend to date: £0
- Costed Risk Against the Project: £0
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates: No estimated dates given for works to start or finish.

*Scope/Design Change and Impact: No change*

**‘Options Appraisal and Design’ G3-4 report (as approved by PSC 18 July 2018, as advised, the project was split so Court of Common Council, which conferred 4b and 4c approval):**

- Total Estimated Cost (excluding risk): £2,925,000
- Resources to reach next Gateway (excluding risk): £21,500 (staff costs and fees)
- Spend to date: £14,550 (not accounted for in project total at this stage).
- Costed Risk Against the Project: £0
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates: July 2018 – September 2020

*Scope/Design Change and Impact:*

Originally, this project was combined with Middlesex Street communal heating replacement, however the Court of Common Council agreed that these should be separated into two separate projects. This was due to the expected scope of the works at both estates (both have over 200 residential units run from their respective communal systems) and their non-proximity to each other.

**‘Authority to start Work’ G5 report (Approved by PSC 20 September 2019):**

- Total Estimated Cost (excluding risk): £3,087,990
- Resources to reach next Gateway (excluding risk): £3,087,990
- Spend to date: £23,550
- Costed Risk Against the Project: £0
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates: September 2019 – September 2021

*Scope/Design Change and Impact: No change*

**Issues Report - April 2020**

- Total Estimated Cost (excluding risk): £3,150,490
- Resources to reach next Gateway (excluding risk): £3,150,490
- Spend to date: £23,550 (no change from G5)
- Costed Risk Against the Project: £0
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates: September 2019 – September 2021 (no change from G5)

*Scope/Design Change and Impact:*

Flats at Kinefold house that have heating provided by individual gas boilers now need to be added to the communal system, as the supply company are

disconnecting these supplies. Extra funding required for temporary heating and connection to communal system. Unforeseen works were noted on risk register , but no CRP was requested.

**Total anticipated on-going commitment post-delivery:** Unquantifiable  
maintenance and repairs