

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE
Tuesday, 12 February 2013

Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held
at Guildhall on Tuesday, 12 February 2013 at 3.00 pm

Present

Members:

Deputy Sir Michael Snyder (Chairman)
Mark Boleat (Deputy Chairman)
Alderman Sir Michael Bear
Deputy Ken Ayers (Chief Commoner)
Anthony Llewelyn-Davies
John Tomlinson

Officers:

Peter Lisley	- Assistant Town Clerk
Julie Mayer	- Town Clerk's
Rebecca Kearney	- Town Clerk's
Caroline Al-Beyerty	- Financial Services Director
Philip Everett	- Director of the Built Environment
Peter Bennett	- City Surveyor
Victor Callister	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Malcolm MacLeod	- Department of Markets and Consumer Protection
Peter Snowdon	- City Surveyor's Department
Eddie Stevens	- Community and Children's Services
Karen Tarbox	- Community and Children's Services
Hannah Bibbins	- Guildhall School of Music and Drama

1. **APOLOGIES**

Apologies were received from Stuart Fraser, Jeremy Mayhew and Hugh Morris.

2. **MEMBER DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA**

None.

3. **MINUTES**

The public minutes and summary of the Projects Sub Committee of 10th January 2013 were approved.

4. **AVONDALE SQUARE AND YORK WAY - CAVITY WALL INSULATION - PROJECT PROPOSAL (GATEWAY 2)**

Members received a report of the Acting Director of Community and Children's Services and noted that British Gas had contacted the Department to offer free insulation works, fully funded from the Energy Company Obligation.

RESOLVED, that:

The project progress to Gateway 5, as per the Project Procedure, with authority delegated to the Director of Community and Children's Services.

5. 24-26 MINORIES ENVIRONMENTAL ENHANCEMENTS - PROJECT PROPOSAL (GATEWAY 2) -

Members received a report of the Director of the Built Environment, proposing the planting of three trees within the area, to replace the two existing trees that would be lost as part of the development; together with York stone paving around the development.

RESOLVED, that:

The project progress to Gateway 5, as per the Project Procedure, with authority delegated to the Director of the Built Environment.

6. ALDGATE HIGHWAY CHANGES AND PUBLIC REALM IMPROVEMENTS - OUTLINE OPTIONS APPRAISAL (GATEWAY 3)

Members received a report of the Director of the Built Environment and noted that the aim of the project would be to achieve transformational change; removing barriers to movement and providing public realm amenity. The Chairman sought assurance that the scheme would improve traffic flow in the area. Members noted that this report had a non-public appendix at item 18 on the agenda.

RESOLVED, That:

- 1. All options continue to be developed to G4, to ensure that the optimum highway layout is presented;**
- 2. Authority be delegated to the Director of the Built Environment and Head of Finance to adjust the project budget between staff costs and fees, if above the recommended variance, providing the overall budget is not exceeded;**
- 3. TfL funding of £429k be included in the project budget;**
- 4. The underspend from the delivery of the project to G3 be used to deliver G4 (approximately £44k at the time of writing);**
- 5. The St Botolph House S106 contribution for the "New Public Square" development be used, if required, to reach G4. *(It is anticipated that this is likely to be between £2k and £20k.)***
- 6. WS Atkins be appointed for a sum in the region of £100k (see Appendix 8 of the report) to develop the urban design for the scheme (included within the £475k estimate of expenditure).**

7. AVONDALE SQUARE ESTATE, GEORGE ELLISTON AND ERIC WILKINS HOUSE - ROOFS AND WINDOWS - DETAILED OPTIONS APPRAISAL (GATEWAY 4)

Members received a report of the Director of Community and Children's Services which proposed nine new roof flats, plus new double glazed windows and associated external fabric repairs and redecoration to the existing 5-storey blocks. Members noted that, by using Section 106 finance from the Affordable Housing Fund, the City's housing asset would be enhanced by nine additional flats.

RESOLVED, that:

- 1. Option 3 be approved for the provision of roof flats, new double glazed windows and associated fabric repairs and redecoration at George Elliston House and Eric Wilkins House.**
- 2. A budget of £1,856,000 - £1,203,000 from the Section 106 Affordable Housing Budget be approved and £653,000 from the Housing Revenue Account; with £149,000 from Long Leaseholders' contributions.**
- 3. Fee proposals be invited from suitable firms of Architects/ Surveyors to undertake the full design, costings, planning application, preparation of tenders/tender process, contract administration and health and safety (CDM) of the project, up to a budget of £160,000 (with a tolerance of +10% or £16,000).**
- 4. The tolerance figure of + 5% of the value of the works be approved; i.e. £83,000.**

8. HERON TOWER HIGHWAY WORKS (S.278(1)) - OUTCOME REPORT (GATEWAY 7)

Members received a report of the Director of the Built Environment in respect of configuring the carriageway layout to facilitate the construction of Heron Tower.

RESOLVED, that:

- 1. The Project be closed.**
- 2. Alternative uses for the unspent funds be investigated.**

9. HERON TOWER HIGHWAY IMPROVEMENT WORKS (S.278(2)) - OUTCOME REPORT (GATEWAY 7)

Members received a report of the Director of the Built Environment in respect of the highway improvement scheme for enhancement works, predominantly on the footways around the Heron Tower Development.

RESOLVED, that:

1. The project be closed.
2. The Chamberlain's Department be instructed to return unspent funds to the Developer, including any interest accrued, as is required under the conditions of the S278(No.2) and related variation agreement.
3. As a result of the S.278(No.2) Variation Agreement, it be noted that £395,983 (for the diminution in benefits for the implemented scheme) be available for other improvement works; the scope of which to be determined.

10. **REQUESTS FOR DELEGATED AUTHORITY**

Members noted that a number of projects would be reaching key decision points between now and the end of April 2013; i.e. while the Corporation is in recess for Common Council Elections and the Easter break. The Town Clerk advised that the majority of the projects would also require the approval of the Spending Committee, which would be sought via delegated or urgency procedures. Members agreed to add an extra meeting during March, should the volume of business warrant it.

RESOLVED, that:

Authority be delegated to the Town Clerk, in conjunction with the Chairman and Deputy Chairman of the Projects Sub-Committee to consider the following projects in advance of the April Projects Sub-Committee meeting, unless the matters can be considered at a further meeting of the Projects Sub-Committee:

1. **Post Milton Court Decoration and Associated Works – Detailed Options Appraisal (Gateway 4)**
2. **Renewal of Small Power & Lighting Phase 2 – Options Appraisal (Gateway 3/4)**
3. **Waterproofing Sundial Basement – Options Appraisal (Gateway 3/4)**
4. **Music Hall Improvements: Remainder of Panelling – Options Appraisal (Gateway 3/4)**
5. **123/124 New Bond Street – Project Proposal (Gateway 2 – conditional upon Gateway 1 being approved by the officer-level Corporate Projects Board first)**
6. **181 Queen Victoria Street – Outline Options Appraisal (Gateway 3)**
7. **Alfred Place – Options Appraisal and Detailed Design (Gateways 3, 4 & 4c)**
8. **Glen House, 2nd and 3rd Floors – Detailed Options Appraisal and Detailed Design (Gateways 4 & 4c)**

9. **Great Gregories Farm – Outline Options Appraisal, Gateway 3 (subject to approval of Project Proposal (Gateway 2) under existing delegated authority arrangements)**
10. **Beech Gardens Waterproofing – Authority to Start Work (Gateway 5)**
11. **Avondale Square Redevelopment of the Community Centre – Detailed Options Appraisal (Gateway 4)**
12. **72 Fore Street, Section 106 – Outline Options Appraisal, Gateway 3**
11. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions
12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.
13. **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 items on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3, Part 1 of Schedule 12A of the Local Government Act.
14. **NON-PUBLIC MINUTES**
The non-public minutes of the Projects Sub Committee of 10 January were approved.
15. **FLEET BUILDINGS SECURITY AND PUBLIC REALM - PROJECT PROPOSAL (GATEWAY 2)**
Members received a report of the Director of the Built Environment .
16. **INSTALLATION OF BAGGAGE STORES AND RELOCATION OF STAFF - PROJECT PROPOSAL (GATEWAY 2)**
Members received a report of the Acting Director of Community and Children's Services.
17. **FLEET HOUSE - 8-12 NEW BRIDGE STREET, EC4 - OUTLINE OPTIONS APPRAISAL (GATEWAY 3)**
Members received a report of the City Surveyor.
18. **ALDGATE HIGHWAY CHANGES AND PUBLIC REALM IMPROVEMENTS - OUTLINE OPTIONS APPRAISAL (GATEWAY 3)**
Members noted a non-public appendix in respect of agenda item 6.

19. **1-5 LONDON WALL BUILDINGS - DETAILED OPTIONS APPRAISAL (GATEWAY 4)**
Members received a report of the City Surveyor.
20. **REFURBISHMENT AND MODIFICATION OF ACCOMMODATION IN SILK STREET BUILDING - DETAILED OPTIONS APPRAISAL (GATEWAY 4)**
Members received a report of the Principal of the Guildhall School of Music and Drama.
21. **PROVISION OF ADDITIONAL FISH HANDLING FACILITIES AT BILLINGSGATE MARKET - ISSUE REPORT**

Members received a joint report of the Director of Markets and Consumer Protection and the City Surveyor.
22. **INFILL DEVELOPMENT - CHISWICK GAP, NEW SPITALFIELDS MARKET - PROGRESS REPORT**

Members received a report of the City Surveyor.
23. **BEECH GARDENS WATERPROOFING - PROGRESS REPORT**
Members received a report of the Acting Director of Community and Children's Services.
24. **CITY OF LONDON CEMETERY AND CREMATORIUM: ESSENTIAL REPAIRS TO LISTED BUILDINGS, PHASES 2 AND 3 - OUTCOME REPORT (GATEWAY 7)**
Members received a report of the City Surveyor.
25. **THE MONUMENT MAJOR REPAIR - OUTCOME REPORT (GATEWAY 7)**
Members received a report of the City Surveyor.
26. **HIGHWAYS PROGRAMME REPORT**
Members received a joint report of the Town Clerk and the Director of the Built Environment.
27. **BARBICAN CAMPUS PROGRAMME REPORT**
Members received a joint report of the Town Clerk and Barbican Campus.
28. **DECISIONS TAKEN UNDER URGENCY/DELEGATED AUTHORITY**
Members noted a report of the Town Clerk setting out urgent and delegated decisions taken by the Town Clerk in consultation with the Chairman and Deputy Chairman, since the last meeting of the Committee, in accordance with Standing Order Nos 39 and 41 (a) and 41 (b).
 - Guildhall House Refurbishment and 35-37 Alfred Place Refurbishment
 - Road Danger Reduction in the Shoe Lane Area – Stonecutter Street and Little New Street
 - Farringdon Street Bridge Issue report
 - Fenchurch Place – authority to start works

- Barbican Centre (Capital Cap 3 Programme)
- 15-17 Eldon Street: Alternative Procurement Method
- Members Accommodation Project – Procurement

29. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were none

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

As this would be Peter Snowdon last meeting, the Chairman thanked him for many years of service and his professionalism in dealing with the City Surveyor's projects.

The meeting ended at 3.50 pm

Chairman

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