

## PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Tuesday, 16 June 2015

**Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held at the Guildhall EC2 at 10.00 am**

### **Present**

#### **Members:**

Sir Michael Snyder (Chairman)  
Nigel Challis  
Henry Colthurst  
Deputy Catherine McGuinness  
Graham Packham  
Deputy John Tomlinson

#### **In attendance:**

Marianne Fredericks

#### **Officers:**

|                      |  |
|----------------------|--|
| Peter Lisley         | Town Clerk's Department                      |
| Jacqui Daniels       | Town Clerk's Department                      |
| Arshi Zaman          | Town Clerk's Department                      |
| Peter Bennett        | City Surveyor                                |
| Huw Rhys Lewis       | City Surveyor's Department                   |
| Jim Turner           | Barbican Centre                              |
| Dianne Merrifield    | Chamberlain's Department                     |
| Chris Bell           | Chamberlain's Department - Procurement       |
| Toni Peters          | Chamberlain's Department – Procurement       |
| Gary Brailsford-Hart | City of London Police                        |
| Rhys Lovegrove       | City of London Police                        |
| Oliver Shaw          | City of London Police                        |
| Mike Kettle          | Community and Children's Services Department |
| Paul Monaghan        | Department of the Built Environment          |
| Gary Burks           | Open Spaces Department                       |
| Patrick Hegarty      | Open Spaces Department                       |

### **1. APOLOGIES**

Apologies were received from Mark Boleat, Roger Chadwick, Christopher Hayward and Hugh Morris.

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

There were no declarations.

### **3. MINUTES**

The public minutes and summary of the meeting held on 6 May 2015 were approved as a correct record.

4. **GATEWAY APPROVAL PROCESS**

The Sub-Committee noted the Gateway Approval Process which had been included in the pack for Members' information and reference.

5. **TOWER BRIDGE BASCULE RE-DECKING AND APPROACH VIADUCT RE-PROOFING - GATEWAY 3**

The Sub Committee considered a Gateway 3, outline options appraisal, report of the Director of the Built Environment concerning the Bascule re-decking of Tower Bridge and the waterproofing of the approach viaduct.

**RESOLVED** – That approval be given to:-

- 1) the Director of Built Environment progressing further investigations in order to provide a firm recommendation on the preferred construction option at Gateway 4, to reduce construction risks;
- 2) the Director of Built Environment instructing AECOM in a limited initial role, to investigate practical outline solutions to the works, assist in the brief/tender for a Design & Build (D&B) contractor, as well as specifying and supervising exploratory works to inform the GW4 recommendations, the subsequent design proposals and to reduce construction stage risks – working in conjunction with the design and build contractor when appointed. It being agreed that this be on hourly rates as “additional services” under their current term contract, capped at an estimated value of £62,000 to Gateway 4;
- 3) the Director of Built Environment tendering and appointing a Cost Consultant for the duration of the project (with estimated costs to GW4 as £39,000);
- 4) the Director of Built Environment tendering and appointing a Design and Build Contractor, with an initial appointment in an ECI role to GW4, estimated at £47,000;
- 5) the Director of Built Environment instructing intrusive investigation works, to be carried out to inform the design, estimated at £50,000 to GW4;
- 6) the Director of Built Environment allocating staff resources to an estimated value of £25,000, to progress the project to GW4; and
- 7) the allocation of resources to the value of £223,000 to GW4 in the financial year 2015/16 to this project, to cover the costs of consultant fees, investigations and staff costs (the breakdown for which as set out in an Appendix to the report). It was agreed that the cost of these resources be covered by re-allocating from the sum of £459,000 in the current plan for 2015/16 for re-tensioning the suspension cables to Millennium Bridge, which were not required the current financial year.

6. **EASTERN CITY CLUSTER PUBLIC ART YEARS 4 & 5 - GATEWAY 6 UPDATE REPORT**

Members considered a Gateway 6 update report of the Director of the Built Environment concerning Year 4 of the Sculpture in the City project, advising on preparations for Year 5 and seeking approval for funding for the delivery of Year 6 of the project for implementation in 2016/17.

It was noted that given the value of the project, a contract would be put in place to formalise the position with MTEC Warehousing.

**RESOLVED – That:-**

- 1) the contents of the update report be noted and the shortlist of artworks for Year 5, attached in Appendix D be agreed;
- 2) it be noted that a sum of £90,000 from s106 funds has already been approved in March 2014 as a contribution towards delivery of the Year 5 programme;
- 3) approval be given to a project budget of up to £370,000 for Year 5 ( 2015/16) of the project subject to securing all funding additional to ii) above from external partners;
- 4) approval be given to the appointment of the specialist consultants (Lacuna PR Ltd, A et Cetera, MTEC Warehousing, Open City Architecture, Brunswick Media and Sally Bowling) as described in the procurement section of the report;
- 5) approval be given to a contribution of £90k from the S106 obligation connected to the Pinnacle development, for the implementation of the project in Year 6 (2016/2017);
- 6) delegated authority be given to the Director of Transportation and Public Realm and Head of Finance to adjust the project budget between staff costs, fees and works providing the overall budget is not exceeded.

7. **2-6 CANNON STREET (OFF-SITE WORKS) GATEWAY 4 - DETAILED DESIGN**

The Sub Committee considered a Gateway 4 detailed design report of the Director of the Built Environment concerning the offsite landscape works associated with the development of 2-6 Cannon Street.

**RESOLVED – That:-**

- 1) approval be given to the proposals for Areas shown marked 9, 10, 11 and 12 as shown in Appendix 2 to the report and authorise the project to continue to Gateway 5; noting that progress would be subject to the receipt of additional funding from the developer, as set out in Table 1 in the report;
- 2) the Comptroller and City Solicitor be authorised to enter into appropriate agreements with the owners of land (and other stakeholders) as necessary to carry out the proposals in 1) above where the works are on or adjacent to their properties; and
- 3) exploration be endorsed in respect of a Public Space Protection Order for the highway area marked Area 8 in Appendix 2 to the report.

8. **ST MARY-AT-HILL CHURCHYARD ENVIRONMENTAL ENHANCEMENT SCHEME - GATEWAY 3**

Members considered a Gateway 3 outline options appraisal report of the Director of the Built Environment concerning the environmental enhancement scheme for St Mary at Hill Churchyard.

**RESOLVED – That:-**

- 1) approval be given to the scheme objectives as detailed in Appendix 1 of the report; and
- 2) the progression of the project and the release of funds be authorised, as set out in Section 16 of the report.

9. **EXTENDING BURIAL SPACE AT THE CITY OF LONDON CEMETERY (THE SHOOT)**

The Sub Committee considered an issue report of the Director of Open Spaces concerning the proposed extension of the burial space at the City of London Cemetery (The Shoot).

**RESOLVED** – That:-

- 1) the revised estimated cost of the preferred option for the project to extend burial space at the City of London Cemetery (The Shoot) of £586,226 be noted, an overall increase of £81,726 over the previous estimate; and
- 2) approval be given to the increase in the fees budget to reach Gateway 5 from £34,300 to £65,426, to be funded from the Cemetery and Crematorium local risk budget.

10. **LEADENHALL STREET PEDESTRIAN CROSSING IMPROVEMENTS - ISSUE REPORT - CHANGE TO PROGRAMME AND FUNDING**

Members considered an issue report of the Director of the Built Environment concerning pedestrian crossing improvements to Leadenhall Street, proposing a change to the programme and its funding.

**RESOLVED** – That:-

- 1) the reasons for the change in programme and funding for the project be noted;
- 2) the proposed way forward described in the report be approved; and
- 3) the support of WR Berkley for the scheme be acknowledged in addition to their contribution of £70,000 towards inflationary increases and new approvals required by the project resulting from the impact of the 52-54 Lime Street Development.

11. **SOUTHAMPTON BUILDINGS, 40/45 CHANCERY LANE - GATEWAY 5**

Members considered a Gateway 5, authority to start work report of the Director of the Built Environment concerning Southampton Buildings, 40-45 Chancery Lane.

**RESOLVED** – That approval given to:

- 1) a revised implementation budget of £221,305, as set out in section 5 of the report;
- 2) the use of £56,291 from the 40-45 Chancery Lane Section 106 Transport Improvements contribution, and £25,425 from the underspend of the Rolls Building S106 LCEIW contribution;
- 3) the detailed design as set out in section 1 and Appendix 3 of the report; and
- 4) the progression of the project to implementation, in line with the programme as set out in section 3 of the report.

12. **PROCUREMENT OPTIONS**

The Sub Committee considered a report of the Chamberlain proposing the production of a procurement options report from Gateway 3 onwards.

In answer to a Members' question the Chamberlain undertook to make some minor amendments to the proposed report template including a retitling of the

penultimate section of the form and an opportunity to specifically include information on radical routes or options which had been discarded.

**RESOLVED** – That approval be given to:-

- 1) the procurement option report template as set in Appendix 1 subject to minor amendments as referred to above; and
- 2) the procurement options report becomes a mandatory requirement of all papers coming to the Project Sub Committee from Gateway 3 stage onwards.

**13. REVIEW OF PROJECT TEMPLATE**

The Town Clerk referred to a review of the Project report template which was underway and he asked Members to provide him with any observations, suggestions or comments.

**14. ACTION TAKEN ON BEHALF OF THE SUB COMMITTEE**

The Town Clerk reported action taken under urgency procedures approving the entering into of a Permissive Path Agreement in connection with highway changes and public realm enhancement near to Aldgate House.

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

There were no questions.

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

There were no public urgent items.

**17. 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 involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act as follows:-

| Item no. | Paragraph no. |
|----------|---------------|
| 18 - 35  | 3             |

**18. NON-PUBLIC MINUTES**

The non-public minutes of the meeting held 6 May 2015 were approved as a correct record.

**19. BARBICAN CONCERT HALL 2016 - GATEWAY 2**

The Sub Committee considered and approved a report of the Director of Operations and Buildings at the Barbican Centre concerning the Concert Hall. It was noted that the report had been slightly amended to provide more detailed information.

**20. MAJOR REFURBISHMENT OF THE LIBRARY AT THE CITY OF LONDON SCHOOL - GATEWAY 2**

The Sub Committee considered and approved a joint Gateway 2 report of the Head of the City of London School and the City Surveyor concerning the major refurbishment of the library at the City of London School.

21. **MINORITIES CAR PARK - BUILDING MONITORING PROJECT - GATEWAY 2**  
The Sub Committee considered and approved a joint Gateway 2 report of the City Surveyor and the Director of the Built Environment concerning the Minorities Car Park, building monitoring project.
22. **CITY OF LONDON POLICE CCCI INTEGRATED CRIME SYSTEM PROJECT - GATEWAY 3/4**  
Members considered and approved a Gateway 3/4, detailed options appraisal, report of the Commissioner of the City of London Police concerning the CCCI (Custody, Case File, Crime and Intelligence Project).
23. **CITY OF LONDON POLICE ACCOMMODATION PROGRAMME, DIGITISATION OF DOCUMENTS PROJECT, PHASE 1 - DOCUMENT SCANNING & MANAGEMENT SERVICES, PROOF OF CONCEPT - GATEWAY 5**  
Members considered and approved a Gateway 5, authority to start work, report of the Commissioner of the City of London Police concerning the Accommodation Programme, Digitisation of Documents Project Phase 1 – Document Scanning and Management Services, proof of concept.
24. **SIR JOHN CASS SCHOOL - EXPANSION - GATEWAY 4C**  
WITHDRAWN.
25. **MUSEUM OF LONDON - WATER PENETRATION WORKS TO THE MUSEUM OF LONDON BUILDING - GATEWAY 5**  
The Sub Committee considered and approved a Gateway 5, authority to start work, report of the City Surveyor concerning water penetration works at the Museum of London.
26. **THE LORD MAYOR'S STATE COACH: CONSERVATION AND REPAIR - GATEWAY 4 DETAILED OPTIONS APPRAISAL**  
The Sub Committee considered a Gateway 4, detailed options appraisal, report of the City Surveyor concerning the conservation and repair of the Lord Mayor's State Coach.
27. **DRON HOUSE - NEW FLAT GATEWAY 5 - AUTHORITY TO START WORK**  
The Sub Committee considered and approved a Gateway 5, authority to start work, report of the Director of Community and Children's Services concerning the creation of a new flat at Dron House.
28. **TOWER BRIDGE LIGHTING - ISSUES REPORT**  
The Sub Committee considered and approved an issues report of the City Surveyor concerning the relighting of Tower Bridge in 2012.
29. **181 QUEEN VICTORIA STREET - GATEWAY 5**  
The Sub Committee considered a Gateway 5, authority to start work, report of the City Surveyor concerning the refurbishment of Bridge House and the adjoining car park, 181 Queen Victoria Street.

30. **BARBICAN THEATRE - LIGHTING - GATEWAY 7**  
Members considered and approved a Gateway 7, outcome, report of the Director of Operations and Buildings at the Barbican Centre concerning the replacement of theatre lighting, tannoy, audio and visual communication systems at the Barbican Centre.
31. **JUBILEE POND - RELINING AND ENHANCEMENTS - GATEWAY 7**  
Members considered and approved a Gateway 7, outcome, report of the City Surveyor concerning the relining and enhancement of Jubilee Pond, Wanstead Flats.
32. **BUILDING PROGRAMME - RED , AMBER AND GREEN PROJECTS**  
The Sub Committee noted a joint update report of the City Surveyor and the Director of Community and Children's Services concerning their red amber and green building projects.
33. **ACTION TAKEN ON BEHALF OF THE SUB COMMITTEE**  
The Town Clerk reported action taken under urgency procedures approving:-  
a) authority to start work on the Barbican Art Gallery Roof; and  
b) Gateway 2 and 3/4 reports concerning security works at the City of London School.
34. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**  
There were no questions.
35. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
The Chairman agreed that one report may be considered as an urgent item and the Sub Committee agreed that it may be considered whilst the public were excluded.  
Members approved a report of the Director of the Built Environment concerning the London Bridge Staircase.

**The meeting closed at 11.15 am**

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Chairman

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