

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Tuesday, 11 October 2016

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)	Marianne Fredericks
Hugh Morris (Deputy Chairman)	Deputy John Tomlinson
Keith Bottomley	James Tumbridge

In attendance:

Deputy Alastair Moss

Officers:

Peter Lisley	-	Town Clerk's Department
Christopher Braithwaite	-	Town Clerk's Department
Craig Spencer	-	Town Clerk's Department
Arshi Zaman	-	Town Clerk's Department
Caroline Al-Beyerty	-	Chamberlain's Department
Christopher Bell	-	Chamberlain's Department
Paul Wilkinson	-	City Surveyor
Mark Lowman	-	City Surveyor's Department
Peter Young	-	City Surveyor's Department
Simon Glynn	-	Department of the Built Environment
Ian Hughes	-	Department of the Built Environment
Steve Presland	-	Department of the Built Environment
Jim Turner	-	Barbican Centre
Mike Kettle	-	Community and Children's Services Department
Mike Saunders	-	Community and Children's Services Department
Martin O'Regan	-	City of London Police
Jonathan Frost	-	City of London Police
David Drane	-	City of London Police
Sue Williams	-	City of London Freemen's School

1. APOLOGIES

Apologies for absence were received from Mark Boleat, Deputy Roger Chadwick, Chris Hayward, Jeremy Mayhew, Deputy Catherine McGuinness and Graham Packham.

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

There were no declarations of interests.

3. **MINUTES**

RESOLVED – That the public minutes and summary of the meeting held on 7 September 2016 are approved as an accurate record.

4. **GATEWAY APPROVAL PROCESS**

RESOLVED – That the Sub-Committee notes the Gateway Approval Process.

5. **MIDDLESEX STREET AREA ENHANCEMENT - PHASE 2 - ISSUE REPORT (GATEWAY 2)**

The Sub-Committee considered a joint report of the Director of the Built Environment and the Director of Markets and Consumer Protection which sought additional funding to reach Gateway 3 of the Middlesex Area Enhancement – Phase 2 Project, funded from Section 106 contributions.

The Chairman commented that it was likely that the works would improve the area and therefore increase the value of the retail property in the vicinity. He commented that, on this basis, it would be appropriate to approach the owners of these properties to seek a contribution to the Scheme. Members agreed that this would be appropriate.

RESOLVED – That the Sub-Committee approves the funding required to reach Gateway 3 of £50,000, to be funded from Section 106 contributions relating to the 5 Broadgate development (Section 106 agreement dated 29th July 2011), subject to any contributions which can be received from owners of retail property in the vicinity of the works.

6. **BANK JUNCTION IMPROVEMENTS: EXPERIMENTAL SAFETY SCHEME - ISSUE REPORT (GATEWAY 3)**

The Sub-Committee considered a report of the Director of the Built Environment which requested additional funding of £87,100 to reach Gateway 4/5 for the Bank Junction Project due to additional requirements for the traffic modelling work.

The Director of the Built Environment advised the Sub-Committee that it was anticipated that the Gateway 4/5 report on this project would be submitted to the Sub-Committee in December 2016. The Chairman commented that it would be important that the upcoming report providing an overall assessment of traffic congestion within the City, and its causes, was considered by the Policy and Resources Committee in advance of approval being given to commence work on this specific project. The Director of the Built Environment advised that this report was expected to be submitted to the Policy and Resources Committee in November 2016.

The Deputy Chairman of the Planning and Transportation Committee commented that it was appropriate for the reports to be considered in that order, but cautioned that, in the event of the traffic congestion report being delayed, it would not be appropriate to delay a decision on the Bank Junction scheme, as the primary driver for this project was to mitigate the significant safety concerns regarding the junction. The Chairman commented that it was

important for the project to be viewed in the overall assessment of traffic in the City and commented that the order of the reports being considered by the Committees would enable that.

RESOLVED – That the Sub-Committee approves an increase in the fees and staff costs budget of £87,100, making a total budget of £387,100 now required to reach the next gateway.

7. STREET LIGHTING REPLACEMENT PROJECT - ISSUE REPORT (GATEWAY 3/4)

The Sub-Committee considered a report of the Director of the Built Environment regarding the Street Lighting Replacement Project, which advised that final costs for this project (including tenders where appropriate) be sought at Gateway 5, and the project be authorised to progress to this stage, with a report expected to be brought to the Sub-Committee in early 2017.

A Member asked for an update to the degree to which this project had been developed in conjunction with the Smart City project, which sought to integrate infrastructure into street lighting. The Director of the Built Environment explained that the proposed solution would allow low-frequency communications, such as air quality monitoring, to be integrated to the street lighting. However, he explained that at present, the technology to integrate high-frequency communications, such as 4G mobile connections, was widely developed to be accommodated within the proposed street lighting infrastructure. The Member advised the Director of a solution of which he was aware, Blue Pillar, which may be suitable.

RESOLVED – That the Sub-Committee approves the approach whereby the project is approved to proceed to Gateway 5, with final costs for the project be brought forward in the Gateway 5 report in January 2017.

8. PAY & DISPLAY UPGRADE - GATEWAY 3/4/5 DETAILED OPTIONS APPRAISAL AND AUTHORITY TO START WORK

The Sub-Committee considered a report of the Director of the Built Environment which advised Members of progress with the Pay & Display Upgrade Project. The report advised Members that an assessment had been undertaken as to whether it was possible to remove machines and move to a 'phone payment only' option and recommended replacement of those machines in high cash usage areas and a six-month cashless trial in those areas currently with low cash usage.

Members agreed that the direction of travel should be towards reducing the number of cash payments made and suggested that contactless credit card payments could be explored as an alternative, or in addition, to mobile payments. Officers commented that contactless payment solutions required a greater amount of electricity than mobile payment, but Member suggested that such payment stations could be located at sites with existing power supplies. The Director of the Built Environment agreed that this would be explored as part of the six-month cashless trial.

RESOLVED – That the Sub-Committee agrees:

- a) to upgrade those machines where cash usage remains high in order to address the underlying maintenance issue of aging machines in those areas;
- b) to run a six month cashless trial in areas with very low cash usage, including contactless credit card payment solutions, in order to gauge the impact and public reaction;
- c) that a report will be submitted to Members advising on the results of that trial before deciding to continue with further upgrades or a wider removal of cash payment, albeit should there be immediate adverse consequences of introducing the trial, officers would report this back to Members more quickly.

9. **LONDON WALL PLACE SECTION 278 WORKS - GATEWAY 5 AUTHORITY TO START WORK**

The Sub-Committee considered a report of the Director of the Built Environment which sought authority to start work on the London Wall Place Public Realm Improvements.

RESOLVED – That the Sub-Committee:

- a) Approves the implementation of the highway works with an estimated total cost of £3.6 million as shown in Table 1;
- b) Delegates authority for any adjustments between elements of the £3.6 million budget to the Director of the Built Environment in conjunction with the Chamberlain's Head of Finance provided the total approved budget of £3.6 million is not exceeded;
- c) Authorises Officers to seek relevant regulatory and statutory consents, orders and approvals as may be required to progress and implement the scheme (e.g. traffic orders); and
- d) Notes that the St. Alphage Gardens scheme (Section 106 funded) will be progressed independently of the (Section 278 funded) highway works and a separate Gateway 5 report will be submitted to the Open Spaces and City Gardens Committee and Projects Sub Committee in February 2017.

10. **ST MARY-AT-HILL CHURCHYARD - GATEWAY 5 AUTHORITY TO START WORK**

The Sub-Committee considered a report of the Director of the Built Environment which sought authority to start work on enhancements to St Mary-at-Hill Churchyard to improve accessibility and improve drainage. The report also sought approval for an increased budget for the project.

A Member commented that the budget increase which was sought was significant in the scale of the project and asked whether this may have an impact on the amount of funding which was available for other works at similar churchyards. The Member asked whether a wider programme of works for

churchyards had been developed. The Director of the Built Environment explained that such a programme was currently being developed.

The Chairman commented that there may be similar small areas which may require similar attention to churchyards. The Director of the Built Environment explained that these were typically included within the Area Enhancement Strategy, which was considered by the Planning and Transportation Committee. He explained that the Place Steering Group was also considering this Strategy, which was expected to be available in January 2017. The Chairman requested that this Sub-Committee be provided with a summary version of this, so that the Sub-Committee could be aware of the overall position and the potential draw on funding.

RESOLVED – that the Sub-Committee:

- a) approves the implementation budget of £425,200 to be funded from the 20 Fenchurch Section 106 Agreement, as set out in section 5 of this report;
- b) approves the detailed design as set out in section 1 and Appendices 2, 3 and 4 of this report;
- c) approves the authority to start works, subject to obtaining Faculty and Planning permissions and sign off of associated legal agreements; and
- d) requests that it be provided with a summary of the Area Enhancement Strategy in January 2017, to allow the Sub-Committee to be advised of the likely draw on resources in this area.

11. ALDGATE HIGHWAY CHANGES AND PUBLIC REALM ENHANCEMENT - GATEWAY 6 PROGRESS REPORT

The Sub-Committee considered a report of the Director of the Built Environment which provided an update on the Aldgate Gyrotory Project, specifically advising on the current programme for the project, confirming the current position with regards to budgets and funding and advising on the current governance structure for the project.

The Town Clerk advised the Sub-Committee that the approved budget for the Project was now £23.4m, rather than £23.2m as advised within the report.

RESOLVED – That the Sub-Committee notes the report.

12. LUDGATE HILL CROSSING (30 OLD BAILEY) - GATEWAY 6 PROGRESS REPORT

The Sub-Committee considered a report of the Director of the Built Environment which provided an update on the project to implement a trial of a signalised pedestrian crossing in place of the existing zebra crossing at Ludgate Hill (30 Old Bailey) and to introduce permanent changes to the footways adjacent to the crossing.

The Chairman commented that the project had been successful in improving traffic flow in the area and suggested that a similar project should be instigated at the zebra crossing on Chiswell Road.

A Member noted that the report proposed to make use of the underspend of the project to install anti-skid surfacing of the carriageway in the vicinity of the crossing and queried whether this work would have been undertaken in the underspend hadn't been achieved. The Member noted that this area was subject to the 20mph speed limit and commented that therefore there should not be a serious risk of skidding. The Director of the Built Environment explained that these works had been recommended from a safety audit and would therefore have been recommended regardless of whether the underspend had been achieved.

RESOLVED – That the Sub-Committee:

- a) Approves the retention of the signalised crossing;
- b) Authorises the utilisation of the remaining Works and Contingency budget of £34,340 to contribute towards the cost resurfacing of the carriageway in the vicinity of the crossing, as recommended by the Stage 3 Road Safety Audit.

13. CITY PUBLIC REALM PROJECTS CONSOLIDATED OUTCOME REPORT - GATEWAY 7 OUTCOME REPORT

The Sub-Committee considered a report of the Director of the Built Environment which provided outcome reports in relation to City Public Realm projects regarding Mariner House street scene enhancements, Austin Friars environmental enhancements and Shoe Lane street enhancement scheme.

The Chairman queried whether it was possible to amend the funding used for the projects such that more funding was used from S106 funding and less from the on-street parking display. The Director of the Built Environment explained that the S106 funding had been matched funding from the developer and therefore it was thought that the maximum amount of S106 funding had been used. However, he undertook to confirm whether this was the case and vary the funding streams used if possible.

RESOLVED – That the Sub-Committee:

- a) Notes the report; and
- b) Approves the recommendations from the reports in relation to the individual projects.

14. HEATING AND HOT WATER EQUIPMENT REPLACEMENT - GOLDEN LANE ESTATE - ISSUE REPORT (GATEWAY 3/4)

The Sub-Committee considered a report of the Director of Community and Children's Services which sought approval to separate the projects in relation to the replacement of heating and hot water equipment at the Golden Lane Estate into separate projects. Due to the listed status of Crescent House and Cullum Welch House, it was recommended that the projects in relation to those properties be progressed separately to ensure that work on the remaining properties could be progressed.

RESOLVED – That the Sub-Committee:

- a) approves the separation of Crescent House and Cullum Welch House into a separate project, for which a separate Gateway 5 report will be submitted at a future date.
- b) notes that the tendering and specification process for the remaining properties will proceed as planned and that a separate Gateway 5 report will be submitted accordingly.
- c) approves the splitting of the approved Resources Required to Reach Next Gateway accordingly, as per the apportioned costs above (namely that £15,448 will be apportioned to Crescent House and Cullum Welch House and that £21,552 will be apportioned to the remaining blocks).

15. **MIDDLESEX STREET ESTATE, PETTICOAT TOWER, REPLACEMENT OF WINDOWS AND BALCONY DOORS - GATEWAY 3/4 OPTIONS APPRAISAL**
The Town Clerk advised the Sub-Committee that this item had been withdrawn.

16. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions.

17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.

18. **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 item(s) 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.

Item No.	Paragraph No
19-33	3

19. **NON-PUBLIC MINUTES**
The Sub-Committee approved the non-public minutes of the meeting held on 7 September 2016 as an accurate record.

20. **POLICE ACCOMMODATION PROGRAMME - FULL PROGRAMME UPDATE**
The Sub-Committee considered and approved report which provided a general update on the interlinked programmes within the Police Accommodation Strategy, sought authority for further resource to continue workstreams and advised of the latest heads of terms for a proposed joint development Collaboration Agreement.

21. **CITY OF LONDON FREEMEN'S SCHOOL MAIN HOUSE PROGRESS (2008 MASTERPLAN PHASE 2) - GATEWAY 3 ISSUES REPORT**
The Sub-Committee considered a joint report of the City Surveyor and the Headmaster of the City of London Freeman's School which sought authority to undertake refurbishment and renovation works at the Main House of the City of London Freeman's School.

22. **MANSION HOUSE SECURITY ENHANCEMENTS: BOMB BLAST WINDOW FILM - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a report of the Private Secretary which set out a proposal for a project for the installation at Mansion House of bomb blast window film to ensure the minimising of debris in the event that the glass is shattered by the shock wave of an explosion.

23. **MANSION HOUSE SECURITY ENHANCEMENTS: CCTV - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a report of the Private Secretary, Mansion House, which advised of a proposal for a project to upgrade CCTV provision at Mansion House.

24. **CENTRAL CRIMINAL COURT SECURITY ENHANCEMENTS: BOMB BLAST WINDOW FILM - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a report of the Secondary of London and Under Sheriff which proposed a project for the replacement and/or installation of new Anti-Shatter film and Bomb Blast Curtains throughout the Central Criminal Court to provide the required protection from flying glass in the event of an explosion and thus greatly reduce the chances of injury.

25. **CENTRAL CRIMINAL COURT SECURITY ENHANCEMENTS: CCTV - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a report of the Secondary of London and Under Sheriff which proposed a project to upgrade the CCTV provision at the Central Criminal Court.

26. **MIDDLESEX STREET ESTATE - CONVERSION OF UP TO NINE PODIUM LEVEL SHOP UNITS FOR RESIDENTIAL USE - GATEWAY 2 PROJECT PROPOSAL**

The Sub-Committee considered and approved a report of the Director of Community and Children's Services which advised of a project to convert for residential use the podium-level accommodation of the remaining nine shop units at Middlesex Street Estate.

27. **ST LAWRENCE JEWRY CHURCH - ISSUE REPORT (GATEWAY 2)**

The Sub-Committee noted a report of the City Surveyor which provided an update in relation to the project for repairs of St Lawrence Jewry Guild Church.

28. **WATER PENETRATION WORKS TO THE MUSEUM OF LONDON BUILDING - GATEWAY 7 OUTCOME REPORT**

The Sub-Committee considered and approved a report of the City Surveyor which advised Members of the project undertaken to repair water penetration issues at the Museum of London Building.

29. **BARBICAN CAMPUS PROGRAMME**

The Sub-Committee noted a report of the Managing Director of the Barbican Centre which summarised current building related works and projects across the Barbican and Guildhall School.

30. **TRANSPORTATION AND PUBLIC REALM PROGRAMME: AMBER AND RED PROJECTS**

The Sub-Committee noted a report of the Director of the Built Environment which provided an update on projects rated as amber or red within the Transportation and Public Realm Programme.

31. **ACTION TAKEN BY THE TOWN CLERK UNDER DELEGATED AUTHORITY OR URGENCY PROCEDURES**

The Sub-Committee noted a report of the Town Clerk which provided information of action taken under delegated authority or urgency procedures since the last meeting.

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

There was one question, regarding lessons learnt from projects.

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

There was one item of urgent business.

The meeting closed at 11.30 am

Chairman

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