

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Tuesday, 18 July 2017

Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held at the Guildhall EC2 at 9.30 am

Present

Members:

Sir Michael Snyder (Chairman)
Hugh Morris (Deputy Chairman)
Nicholas Bensted-Smith
Sir Mark Boleat
Deputy Keith Bottomley
Marianne Fredericks
Deputy Jamie Ingham Clark
Karina Dostalova

In Attendance:

Graham Packham
Tom Sleigh
Philip Woodhouse

Officers:

Peter Lisley	-	Town Clerk's Department
Craig Spencer	-	Town Clerk's Department
Caroline Al-Beyerty	-	Chamberlain's Department
Christopher Bell	-	Chamberlain's Department
Mark Lowman	-	City Surveyor's Department
Peter Young	-	City Surveyor's Department
Iain Simmons	-	Department of the Built Environment
Jim Turner	-	Barbican Centre

1. APOLOGIES

Apologies for absence were received from Christopher Hayward, Catherine McGuinness, John Tomlinson and James Tumbridge.

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

Hugh Morris declared an interest in matters affecting the City of London Freeman's School as a Governor on the School Board. Jamie Ingham Clark declared an interest in matters affecting the Police Accommodation Strategy as a veteran member of the Honourable Artillery Company. Nick Bensted-Smith declared an interest in item no. 31 as Deputy Chairman of the Board of Governors of the City of London Primary Academy Islington.

3. **MINUTES**

RESOLVED – That the public minutes and summary of the meeting held on 6 June 2017 were approved.

4. **GATEWAY APPROVAL PROCESS**

RESOLVED – That the Gateway Approval Process be noted.

5. **CROWN PLACE S278 - GATEWAY 1 AND 2**

The Sub-Committee considered a report of the Director of Built Environment proposing works to accommodate the building on the public highway network. It was envisaged that the works would, amongst other things, include widening the footways, street lighting, drainage, the relocation of street furniture and an upgrade of the footway materials.

RESOLVED – that the enabling works be approved and that project proceeds to the next Gateway on the light route.

6. **STAND-ALONE VISITOR CENTRE FOR THE MONUMENT - DEVELOPING THE HERITAGE AND RETAIL OFFER - GATEWAY 1 AND 2**

The Sub-Committee considered a report of the Director of Open Spaces concerning the construction of a two-level, stand-alone visitor centre, wrapped around the existing pavilion building in the Monument piazza and the development of the Monument's Heritage and Retail visitor offer.

RESOLVED – that the development of a stand-alone visitor centre be approved and that the project proceeds to the next Gateway on the regular route.

7. **EPPING FOREST WOOD-PASTURE RESTORATION UNDER ENVIRONMENTAL (HIGHER LEVEL) STEWARDSHIP AGREEMENT - GATEWAY 1 AND 2**

The Sub-Committee considered a report of the Director of Open Spaces proposing wood-pasture restoration works to be undertaken as part of ten year Environmental Stewardship agreement.

The Chairman advised that he had sought assurances that the annual sum of £46k to be met from the department's local risk budget was affordable.

RESOLVED – that wood-pasture restoration works be approved and that the project proceeds to the next Gateway on the light route.

8. **WILLIAM BLAKE AND DRON HOUSE DOOR ENTRY SYSTEMS - GATEWAY 1 AND 2**

The Sub-Committee considered a report of the Director of Community and Children's Services concerning works required to upgrade the door entry systems at Dron House and William Blake Estate.

RESOLVED – that the next step of the proposed upgrade works be approved and that the project proceeds to the next Gateway on the regular route.

9. **22 BISHOPSGATE - GATEWAY 3**

The Sub-Committee considered an outline options appraisal report of the Director of Built Environment concerning works to improve the public realm areas and security in and around the 22 Bishopsgate development (formerly known as 'The Pinnacle').

RESOLVED – that the objectives set out in appendix 2 (the schedule objectives) of the report be approved and that:-

1. a budget of £150k be approved to progress the project to Gateway 4; and
2. officers be authorised, in conjunction with the Comptroller and City Solicitor, to progress and sign the s278 agreement with the developer.

10. **MIDDLESEX STREET AREA ENHANCEMENT PHASE 2 - PETTICOAT LANE MARKET IMPROVEMENTS AND PUBLIC REALM - GATEWAY 3**

The Sub-Committee considered a joint outline options appraisal report of the Director of Built Environment and the Director of Markets and Consumer Protection concerning improvements to the operation of Petticoat Lane Market and realm enhancements to the central section of Middlesex Street between Sandys Row and St Botolph Street.

RESOLVED – that the objectives set out in appendix 1 (the schedule objectives) of the report be approved and that:-

1. a budget of £1100k be approved to progress the project to Gateway 4; and
2. officers be authorised to review the legal implications of the proposals, including examining any relevant bye, legislative requirements and highways and planning provisions.

11. **PIPE SUBWAYS OF HOLBORN VIADUCT AND SNOW HILL OVER THAMESLINK - GATEWAY 3**

The Sub-Committee considered an outline options appraisal report of the Director of Built Environment concerning the combination of two pipe subway projects in order to achieve value for money and the appointment of a Quantity Surveyor and contractor to progress the projects to Gateway 4a. The aim being to have a design in place to commence discussions with Network Rail and, if they become available, take advantage of the developer's possessions for the proposed redevelopment of Citicape House at 61-65 Holborn Viaduct situated between Holborn Viaduct and Snow Hill over Thameslink.

RESOLVED – that:-

1. the Director of the Built Environment be authorised to proceed to the next gateway by combining the Holborn Viaduct and Snow Hill over Thameslink projects and close them as two separate projects; and

2. approval be given to increasing the budget by £280,000 to allow a consultant to be appointed, undertake any further exploratory works and for staff costs funded from the On-Street Parking Reserve, bringing the project overall budget to £313,000 (i.e. £280k + £33k already approved).

12. NEW FULLY ACCESSIBLE EDUCATION AND COMMUNITY ENGAGEMENT CENTRE AT TOWER BRIDGE - GATEWAY 3 AND 4

The Sub-Committee considered an options appraisal report of the Director of Open Spaces concerning the creation of a fully accessible and functional education and community centre at Tower Bridge to include suitable office accommodation for the Exhibition Management team.

RESOLVED – That approval be given to the project's progression on the basis of Option 3: the creation of a new floor in the South Tower Level 3D to the provision of £47,800 to reach Gateway 5 (fees £32,800; staff costs £15,000).

13. 10 FENCHURCH AVENUE S278 HIGHWAY AND PUBLIC REALM IMPROVEMENTS - GATEWAY 3, 4 AND 5

The Sub-Committee considered a report of the Director of Built Environment concerning improvement works to the public highway around 10 Fenchurch Street following concerns expressed by officers about the depth of the footway and other matters.

RESOLVED – that approval be given to the following:-

1. the implementation of the Section 278 highway works with an estimated total cost of £541,308 as listed in the design summary in the main report and shown in the General Arrangement drawing (appendix 1);
2. the adoption of the new areas of public highway created as part of the development despite it not meeting the City standards;
3. the proposal for the developer's own contractors to construct the central passageway;
4. it be noted that the central passageway might need to be designated as a Street of Special Engineering Difficulty;
5. the Director of the Built Environment in conjunction with the Chamberlain's Head of Finance be authorised to approve any adjustments between elements of the approved budget, provided the total approved budget of £541,308 is not exceeded;
6. Officers be authorised to seek relevant regulatory and statutory consents, orders and approvals as might be required to progress and implement the scheme (e.g. traffic orders); and
7. the commencement of the Section 278 works be dependent upon full funding being first received from the developer.

14. STREET LIGHTING PROJECT - GATEWAY 5

The Sub-Committee considered a report of the Director of Built Environment seeking authority to start work on the project to upgrade the City's street lighting

The Chairman pointed out that control system for the project had been procured separately and advised that reports should contain the details of all the procurement associated with a project in future.

RESOLVED – That approval be given to the provision of £4.187m from the On-Street Parking Account to deliver the street lighting project.

15. **ALDGATE (PORTSOKEN) PAVILION - GATEWAY 5 AND ISSUE REPORT**

The Sub-Committee considered a report of the Director of Community and Children's Services highlighting a number of issues relating to the Aldgate Pavilion works.

RESOLVED – approval be given to the following

1. an increase of £318,926 in the Aldgate Pavilion project sum, comprising £267,702 for the Kier contract and £51,224 in fees and staff costs, making a revised total of £4,337,188. The additional cost to be met by savings in the Aldgate Highway Changes and Public Realm Enhancement Project;
2. an increase in the Kier contract sum of £410,487 for construction issues and mitigation measures, of which £267,702 was included within the above increase to the Pavilion budget and the remaining £142,785 contained within the existing budget for the main AHCPRE project;
3. note the new key programme milestones; Pavilion opening in December 2017 with the remaining Aldgate Square (part of the Aldgate Highway Changes & Public Realm Enhancement project) completing in March 2018; and
4. the realignment of works and fees budget to capture project costs accurately be noted.

16. **ALDGATE HIGHWAY CHANGES AND PUBLIC REALM ENHANCEMENT - GATEWAY 6**

The Sub-Committee considered a progress report of the Director of Built Environment concerning Aldgate Highway Changes & Public Realm Enhancement project.

The Sub-Committee noted that sufficient S106 resources for the project had yet to be identified and that, in the interim, costs were being underwritten from the On Street Parking Reserve. Reference was made to the difficulties in reallocating S106 contributions and it was suggested that the Chairman and Deputy Chairman be provided with details of the legal position.

RESOLVED – that the report be noted and that the Chairman and Deputy Chairman be provided with details of the legal position in relation to the funding of the project.

17. ISSUE REPORT – LEADENHALL STREET PEDESTRIAN CROSSING IMPROVEMENTS, 52-54 LIME STREET (SCALPEL) S278 HIGHWAY CHANGES

The Sub-Committee considered an issue report of the Director of Built Environment concerning the provision of a pedestrian crossing in Leadenhall Street and the Lime Street (Scalpel) development.

RESOLVED – that approval be given to:-

1. combining the Leadenhall Street Pedestrian Improvement Project and the 52-54 Lime Street Section 278 Highway Works to enable them to be progressed to Gateway4/5 as a single coherent package, with a revised total estimated cost of £218,108;
2. the progression of the combined project on the light track approval route with Gateway 5 sign-off delegated to the chief officer subject to no changes to the total cost, specification or programme; and
3. the approval of any changes to the total cost or specification being delegated to the Town Clerk in consultation with the Chairmen and Deputy Chairmen of the Projects and Streets & Walkways Sub-Committees.

18. CROSSRAIL WORKS APPROVAL (ISSUES REPORT)

The Sub-Committee considered an issue report of the Director of Built Environment concerning the Crossrail works at Farringdon East, Moorgate /Moorfields and Liverpool Street.

RESOLVED – That:-

1. approval be given in principle to the City delivering the urban realm works at Farringdon and Liverpool St stations on behalf of Crossrail;
2. the approval of Gateway 3-5 i.e. to commence works in relation to Farringdon East be delegated to the Town Clerk, in consultation with the Director of the Built Environment and the Chairmen and Deputy Chairmen of the relevant committees;
3. the Comptroller and City solicitor be authorised to conclude the legal agreement between the City Corporation and Crossrail; and
4. subsequent Gateway 5 reports in relation to Liverpool Street station be submitted to the relevant committees in due course.

19. SHOE LANE QUARTER PHASE 2 – PUBLIC REALM ENHANCEMENTS (LONDON DEVELOPMENT S278) - ISSUES REPORT

The Sub-Committee considered an issue report of the Director of Built Environment concerning the detailed design works for the public realm enhancements on Farringdon Street, Stone Cutter Street, Shoe Lane and Plumtree Court, as part of Phase 2 of the Shoe Lane Quarter project.

RESOLVED – That approval be given to an increase in the Section 278 works budget of £280k to allow the placing of the order for security bollards and the commencement of enabling works for the steps and retaining wall on Stonecutter Street.

20. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

21. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

22. 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.
23 - 48g

Paragraph No
3

23. NON-PUBLIC MINUTES

The non-public minutes of the meeting held on 6th June 2017 were approved.

24. CITY FUND – REFURBISHMENT & EXTENSION OF NEW LIVERPOOL HOUSE, 15-17 ELDON STREET - GATEWAY 1 AND 2

The Sub-Committee considered and agreed a report of the City Surveyor concerning the proposed extension / refurbishment of 15/17 Eldon Street.

25. CITY'S CASH - RELOCATION OF CITY'S SALT STORE FROM SMITHFIELD GENERAL MARKET - GATEWAY 2 UPDATE

The Sub-Committee considered and agreed a report of the City Surveyor concerning the relocation of the City's salt store from Smithfield General Market.

26. PHASE I, CONVERSION OF UP TO NINE PODIUM-LEVEL SHOP UNITS FOR RESIDENTIAL USE ON THE MIDDLESEX STREET ESTATE - GATEWAY 3

The Sub-Committee considered and agreed a report of the Director of Community and Children's Services concerning the conversion of up to nine podium level shop units to residential use on the Middlesex Street Estate.

27. **GUILDHALL WEST WING – PROVISION OF UPGRADED LAVATORIES AND CLOAKROOM FACILITIES FOR MEMBERS AND GUILDHALL GUESTS - GATEWAY 3 AND 4**

The Sub-Committee considered and approved a report of the City Surveyor concerning the provision of lavatories and cloakroom facilities for Members and guests in Guildhall.

28. **ESMCP - INTEGRATED COMMAND AND CONTROL SYSTEM UPGRADE TO ESN-READINESS (ESN-R) - GATEWAY 3, 4 AND 5**

The Sub-Committee considered and approved a report of the Commissioner of the City of London Police concerning the Emergency Services Mobile Communication Programme.

29. **CITY OF LONDON FREEMEN'S SCHOOL MAIN HOUSE (PHASE 2) - GATEWAY 4**

The Sub-Committee deferred consideration of a joint report of the City Surveyor and the Headmaster of the City of London Freeman's School concerning works to the Main House at the School.

30. **CITY OF LONDON FREEMEN'S SCHOOL – 2016 MASTERPLAN OUTLINE PLANNING - GATEWAY 2**

The Sub-Committee considered and agreed a joint report of the City Surveyor and the Headmaster of the City of London Freeman's School concerning works to the Main House at the School.

31. **PROVISION OF ADDITIONAL PRIMARY SCHOOL PLACES AND SOCIAL HOUSING ON THE FORMER RICHARD CLOUDESLEY SCHOOL SITE, GOLDEN LANE, EC1 - GATEWAY 4C**

The Sub-Committee considered and agreed a joint Gateway 4C report of Director of Community and Children's Services and the City Surveyor concerning the project to provide additional primary school places and a number of residential units on the former Richard Cloudesley School site at Golden Lane.

32. **GOLDEN LANE COMMUNITY CENTRE - GATEWAY 5**

The Sub-Committee considered and agreed a report of Director of Community and Children's Services concerning the refurbishment of the Community Centre on the Golden Lane Estate.

33. **POLICE ACCOMMODATION STRATEGY - P3G MOUNTED UNIT GATEWAY- GATEWAY 1 AND 2**

The Sub-Committee considered and approved a report of the Commissioner of the City of London Police concerning the mounted police unit.

34. **POLICE ACCOMMODATION STRATEGY - DECANT, COLP DIRECT FIT OUT - GATEWAY 5**

The Sub-Committee considered and approved a report of the Commissioner of the City of London Police concerning the Police Accommodation Strategy's fitting out arrangements.

- 35. POLICE ACCOMMODATION STRATEGY - RELOCATION OF FORCE CONTROL ROOM - GATEWAY 5**
The Sub-Committee considered and approved a report of the Commissioner of the City of London Police concerning the project to relocate the Force Control Room.
- 36. POLICE ACCOMMODATION STRATEGY - DELEGATED AUTHORITY REQUEST**
The Sub-Committee considered and approved a joint report the City Surveyor, Commissioner of the City of London Police and the Chamberlain concerning the approval of a number of projects in connection with the Police Accommodation Strategy under delegated authority.
- 37. RING OF STEEL STABILISATION AND COMPLIANCE PROJECT - ISSUE REPORT**
The Sub-Committee considered a report of the Commissioner of the City of London Police concerning the Ring of Steel Stabilisation and Compliance project. Approval was delegated pending the provision of further information.
- 38. LONDON BRIDGE STAIRCASE - ISSUE REPORT**
The Sub-Committee considered an issue report of the Director of Built Environment concerning the London Bridge Staircase project.
- 39. 123-124 NEW BOND STREET- REDEVELOPMENT BEHIND A RETAINED FAÇADE (CITY'S ESTATE) - ISSUE REPORT**
The Sub-Committee considered and agreed a report of the City Surveyor concerning the 123-124 New Bond Street Development.
- 40. LONDON WALL PLACE S278 – ADDITIONAL SECURITY MEASURES - ISSUES REPORT**
The Sub-Committee considered and agreed an issue report of the Director of Built Environment concerning the provision of additional security measures at the London Wall Place.
- 41. POULTRY MARKET, MAJOR REPAIRS - ISSUE REPORT**
The Sub-Committee considered and agreed an issue report of the City Surveyor concerning the repairs project for the Poultry Market.
- 42. PROJECT MANAGEMENT EVENT; KEY THEMES FOR ORGANISATIONAL ACTION**
The Sub-Committee considered and agreed a report of the Town Clerk concerning the arrangements for project management.
- 43. CUSTOMER RELATIONSHIP MANAGEMENT**
The Sub-Committee considered and agreed a report of the Chamberlain concerning the Customer Relationship Management project.
- 44. BUILDINGS PROGRAMME (INCLUDING HOUSING PROJECTS) – RED, AMBER AND GREEN**

The Sub-Committee considered and noted a report of the City Surveyor concerning the Buildings Programme.

45. BARBICAN CAMPUS PROGRAMME AMBER AND RED PROJECTS

The Sub-Committee considered and noted a report of the Managing Director of the Barbican Centre concerning the Barbican Campus Programme.

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

The Sub-Committee noted a report of the Town Clerk on the action taken under delegated authority or urgency procedures in relation to the renewal of the fire alarm system at the Guildhall School, refurbishment works at the Central Criminal Court and Bishopsgate Police Station.

47. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

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

The following items of urgent business were considered:-

48a. Lord Mayor's State Coach - Gold Finishes Issue Report

The Sub-Committee considered and agreed a report of the City Surveyor concerning the refurbishment of the Lord Mayor's State Coach.

48b. Dron House Community Centre Conversion - Gateway 7

The Sub-Committee considered and agreed a report of the Director of Community and Children's Service concerning the outcome of the Dron House Community Centre Conversion project.

48c. Curve Refurbishment Phase 1 - Gateway 7

The Sub-Committee considered and agreed a report of the Managing Director of the Barbican Centre concerning the outcome of the Curve refurbishment project.

48d. Fire Alarm Refurbishment - Gateway 7

The Sub-Committee considered and agreed a report of the Managing Director of the Barbican Centre concerning the outcome of the fire alarm refurbishment project.

48e. Art Gallery Roof - Gateway 7

The Sub-Committee considered and agreed a report of the Managing Director of the Barbican Centre concerning the outcome of the Art Gallery Roof project.

48f. Barbican Centre - Foyer Furniture - Progress Report

The Sub-Committee noted a report of the Managing Director of the Barbican Centre concerning the maintenance and replacement of foyer furniture.

48g. ACTION AND KNOW FRAUD CENTRE CONTRACT

The Sub-Committee delegated the approval of matters relating to the Action and Know Fraud Centre contract to the Town Clerk in consultation with the Chairman and Deputy Chairman.

The meeting closed at 10.30am

Chairman

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