

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Wednesday, 8 November 2017

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)
Nicholas Bensted-Smith
Sir Mark Boleat
Deputy Keith Bottomley

Christopher Hayward
Deputy Jamie Ingham Clark
James Tumbridge

Observing:

Susan Pearson

Officers:

Peter Lisley	-	Assistant Town Clerk & Cultural Hub Director
Alistair MacLellan	-	Town Clerk's Department
Rohit Paul	-	Town Clerk's Department
Sarah Baker	-	Town Clerk's Department
Caroline Al-Beyerty	-	Deputy Chamberlain
Christopher Bell	-	Chamberlain's Department
Sean Green	-	Chamberlain's Department
Philip Mirabelli	-	Comptroller & City Solicitor's Department
Mark Lowman	-	City Surveyor's Department
Richard Litherland	-	City Surveyor's Department
Simon Rilot	-	City Surveyor's Department
Simon Glynn	-	Department of the Built Environment
Steve Presland	-	Department of the Built Environment
Iain Simmons	-	Department of the Built Environment
Clarisse Tavin	-	Department of the Built Environment
Paul Murtagh	-	Community & Children's Services Department
Martin O'Regan	-	City of London Police
Dave McGinley	-	City of London Police
Pauline Weaver	-	City of London Police
Katrina Crookall	-	Barbican Centre
Darrell Lunt	-	Barbican Centre

1. APOLOGIES

Apologies were received from Hugh Morris, Karina Dostalova, Marianne Fredericks, Deputy Catherine McGuinness, and Deputy John Tomlinson.

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

Sir Michael Snyder declared a non-pecuniary interest in relation to item 7 (Gateway 3 Outline Options Appraisal – Greening Cheapside) by virtue of being a local ward Common Councilman for the area in question.

3. MINUTES

Members approved the minutes of the meeting held on 4 October 2017.

4. **GATEWAY APPROVAL PROCESS**

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

5. **CITY OF LONDON APPROACH TO PROJECT MANAGEMENT**

Members considered a report of the Town Clerk regarding the City of London Approach to Project Management and the following points were made.

- The review should include early engagement with Members and Members of the Projects Sub Committee in particular.
- A clear timeline, with measurable targets and outcomes, should be applied to the review.
- The review should include what level of capability was required from City staff involved in the project process – e.g. qualifications and Continuing Professional Development (CPD).

RESOLVED, that the report be noted.

6. **GATEWAY 1 & 2 PROJECT PROPOSAL - THAMES COURT FOOTBRIDGE**

Members considered a Gateway 1 & 2 Project Proposal report of the Director of the Built Environment regarding the Thames Court Footbridge and the following points were made.

- The Chairman expressed dissatisfaction with what he perceived to be the high cost of survey and inspection fees. He suggested that the level of fees quoted by the contractor be reviewed and challenged and reduced if possible. He suggested that authority be delegated to the Town Clerk in consultation with the Deputy Chairman and himself, to approve the report outside of the meeting subject to the survey and inspection fees being reviewed.
- A Member noted that, should the resulting survey reveal that the bridge was no longer fit for purpose, then resulting project costs had the potential to be very high.

RESOLVED, that authority be delegated to the Town Clerk under Standing Order 41 to review and approve the Gateway 1 & 2 Project Proposal report of the Director of the Built Environment regarding the Thames Court Footbridge, subject to the comments made by Members.

7. **GATEWAY 3 OUTLINE OPTIONS APPRAISAL - GREENING CHEAPSIDE: ST. PAUL'S TUBE STATION AREA AND ST. PETER WESTCHEAP CHURCHYARD IMPROVEMENTS**

Members considered a Gateway 3 Outline Options Appraisal report of the Director of the Built Environment regarding Greening Cheapside: St Paul's Tube Station Area and St Peter Westcheap Churchyard Improvements.

RESOLVED, that Members approve

- Progression of option 2 and 3 for St. Paul's tube station area to Gateway 4 and 5 (detailed design and implementation) under the 'regular' Gateway process.

- Progression of option 1 for St. Peter's Westcheap churchyard to Gateway 4 and 5 (detailed design and implementation) under the 'regular' Gateway process
- The funding to develop the preferred options for each site to Gateway 4 and 5, at a total cost of £109,000 to be fully funded by the Cheapside Business Allowance (£100,000), underspend from the project (£7,500) and s106 monies from 100 Cheapside (£1,500).

8. GATEWAY 3 OUTLINE OPTIONS APPRAISAL - WINDOWS REPLACEMENT & COMMON PARTS REDECORATIONS PROGRAMME - GOLDEN LANE

Members considered a Gateway 3 Outline Options Appraisal report of the Director of Community and Children's Services regarding the Windows Replacement & Common Parts Redecorations Programme – Golden Lane and the following points were made.

- In response to comments made by a Member observing the meeting, who addressed the meeting with the Chairman's permission, the Director of Community and Children's Services confirmed that a report outlining lessons learned from a similar project undertaken at Great Arthur House would be submitted to Members at a future meeting.
- The Chairman noted that fees on the project were high and that, whilst he was happy for the report to be approved by Members, officers should be mindful to hold contractors to account when delivering services to ensure that value for money was achieved on behalf of the City of London Corporation and its residents.

RESOLVED, that Members

- Note the estimated total programme costs, including various other Estates, of £16,905,452 of which total fees for the design team accounts for approximately £1,509,415 across the whole window programme to progress the proposals through to completion. The previously reported overall project cost was estimated at £12,610,000.
- Approve the procurement of a single design team to work across all window work packages (including those for the other HRA estates, which have been included on the Gateway 3/4 report and which will be progressing down the regular route).
- Approve allocation of budgets as set out in the Resource Requirements to reach the next Gateway: £1,087,967 (including staff costs) for the procurement of a single design team, of which Golden Lane accounts for £449,854 with the remaining £638,113 being allocated across the other Estates.
- Approve procurement of a single design team to work across all window work packages.
- Note that additional funding will be requested as the project proceeds through the various Gateway stages.

9. **GATEWAY 3/4 OPTIONS APPRAISAL - WINDOWS & COMMON PARTS REDECORATIONS PROGRAMME - HOLLOWAY, SOUTHWARK, DRON HOUSE, SYDENHAM HILL, WILLIAM BLAKE AND WINDSOR HOUSE**

Members considered a Gateway 3/4 Outline Options Appraisal report of the Director of Community and Children's Services regarding the Windows Replacement & Common Parts Redecorations Programme – Holloway, Southwark, Dron House, Sydenham Hill, William Blake and Windsor House and the following points were made.

- The Chairman requested that future procurement forms submitted alongside project reports should provide more high level detail on how City Procurement had arrived at its procurement recommendation.

RESOLVED, that Members

- Note the estimated total programme costs, including Golden Lane Estate, of £16,905,452 of which total fees for the design team accounts for approximately £1,509,415 across the whole window programme to progress the proposals through to completion. The previously reported overall project cost was estimated at £12,610,000.
- Approve procurement of a single design team to work across all window work packages (including Golden Lane Estate, which has been included on the Gateway 3 report and which will be progressing down the complex route).
- Approve allocation of budgets as set out in the Resource Requirements to reach next Gateway: £1,087,967 (including staff costs) for the procurement of a single design team, of which £638,113 is allocated across the Estates being progressed through the regular route and the remaining £449,854 being allocated to Golden Lane which is progressing down the complex route.
- Approve procurement of a single design team to work across all window work packages.
- Note that additional funding will be requested as the project proceeds through the various Gateway stages.
- Approve option 1 to fully replace windows as opposed to continued repair and maintenance.

10. **GATEWAY 5 AUTHORITY TO START WORK - SHOE LANE QUARTER PUBLIC REALM ENHANCEMENTS - PHASE 2**

Members considered a Gateway 5 Authority to Start Work report of the Director of the Built Environment regarding Shoe Lane Quarter Public Realm Enhancements – Phase 2 and the following point was made.

- The Chairman requested that before/after illustrations be prepared so that each image was consistent. For example, any illustration of new paving featuring an artist's impression of a new building should apply that image to each illustration so that Members could compare like with like.

RESOLVED, that Members

- Approve the implementation of the public realm, highway and security works with an estimated total cost of £7.6 million as shown in the report;
- Delegate authority to the Director of the Built Environment, in consultation with the Chamberlain to make any minor adjustments between elements of the £7.6 million budget.
- Approve the traffic management proposals on Shoe Lane (north) and proceed to advertising of the traffic orders.

11. GATEWAY 6 PROGRESS REPORT - LIME STREET AND CULLUM STREET AREA PROJECT

Members considered a Gateway 6 Progress report of the Director of the Built Environment regarding the Lime Street and Cullum Street Area Project.

RESOLVED, that Members

- Approve the revised design for Lime Street;
- Approve authority to start work following completion of construction information at a total project cost of £526, 331;
- Approve the revised total project sum of £824,929 (inclusive of Lime Street Area Project, Lime Street Traffic Management Experiment and Cullum Street);
- Approve the additional funding required of £248,323 and that it be met from the underspend of the completed Cullum Street (£63, 929) and Lime Street Traffic Experiment (£3,532) and £180,865 from s106 monies from 20 Fenchurch Street (specific in purpose and geography).

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

Members considered a Gateway 7 City Public Realm Projects Consolidated Outcome report of the Director of the Built Environment.

RESOLVED, that Members note the lessons learned and approve that the following projects be closed.

- Silk Street
- Southampton Buildings (40-45 Chancery Lane)
- Ludgate Hill crossing (30 Old Bailey)
- John Carpenter Street Improvements S278
- 20 Fenchurch Street Security S278
- Plough Place enhancements S106 and S278
- 71 Queen Victoria Street S278

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

There were no questions.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

15. **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 Act.
16. **NON-PUBLIC MINUTES**
Members approved the non-public minutes of the meeting held on 4 October 2017.
17. **ANNUAL WAIVERS REPORT 2016/17**
Members considered an annual report of the Chamberlain regarding waivers granted during 2016/17.
18. **REVIEW OF COMPLETED INVEST TO SAVE/INCOME GENERATING PROJECTS**
Members considered a joint report of the Town Clerk and Chamberlain regarding a review of completed invest to save/income generating projects.
19. **GATEWAY 1 & 2 PROJECT PROPOSAL - CURVE REFURBISHMENT PHASE 2**
Members considered a Gateway 1 & 2 Project Proposal report of the Director of Operations and Buildings (Barbican Centre) regarding the Curve Refurbishment Phase 2.
20. **GATEWAY 3 OUTLINE OPTIONS APPRAISAL - ISLINGTON ARTS FACTORY**
Members considered a Gateway 3 Outline Options Appraisal report of the Director of Community and Children's Services regarding the Islington Arts Factory.
21. **GATEWAY 3/4 ISSUE REPORT - ST LAWRENCE JEWRY CHURCH**
The Town Clerk noted that this report had been withdrawn.
22. **GATEWAY 5 ISSUE REPORT - CCCI NICHE PROJECT-LEGACY DATA AND MOPI COMPLIANCE**
Members considered a Gateway 5 issue report of the Commissioner of City Police regarding the CCCI Niche Project – Legacy Data and MOPI Compliance.
23. **GATEWAY 5 AUTHORITY TO START WORK - IT TRANSFORMATION PROGRAMME LOCAL AREA NETWORK REFRESH**
Members considered a Gateway 5 Authority to Start Work report of the Chamberlain regarding the IT Transformation Programme Local Area Network Refresh.
24. **GATEWAY 5 AUTHORITY TO START WORK - POLICE ACCOMMODATION STRATEGY: PHASE 3A BISHOPSGATE POLICE STATION REMAINING AREAS (TRANCHE 2) AND UPDATE ON TRANCHE 1 PROGRESS**
Members considered a joint Gateway 5 Authority to Start Work report of the City Surveyor, Chamberlain and Commissioner of City Police regarding the Police Accommodation Strategy: Phase 3A Bishopsgate Police Station Remaining Areas (Tranche 2) and Update on Tranche 1 Progress.
25. **REVIEW OF DELIVERY OF ADDITIONAL WORKS PROGRAMME PROJECTS**
Members considered a report of the City Surveyor regarding a review of Additional Works Programme Projects.
26. **HIGHWAYS - RED, AMBER AND GREEN PROJECTS UPDATE REPORT**
Members considered a Highways – Red, Amber, Green Projects Update report of the Director of the Built Environment.

27. **OPEN SPACES - RED, AMBER AND GREEN PROJECTS UPDATE REPORT**
Members considered an Open Spaces – Red, Amber, Green Projects Update report of the Director of Open Spaces.
28. **TOWN CLERK'S DEPARTMENT - RED, AMBER AND GREEN PROJECTS UPDATE REPORT**
Members considered a Town Clerk's Department – Red, Amber, Green Projects Update report of the Town Clerk.
29. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
Members considered a report of the Town Clerk regarding action taken since the last meeting.
30. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions.
31. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were no items of urgent business.

The meeting closed at 11.35 am

Chairman

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