



## **Corporate Asset Sub (Finance) Committee**

### **Appendices to Reports**

**Date:** WEDNESDAY, 5 JUNE 2019  
**Time:** 1.45 pm  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

7. **CYCLICAL WORKS PROGRAMME 2018/19 QUARTER 4**  
Report of the City Surveyor.

**For Information**  
(Pages 1 - 2)

8. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME 2018/19 QUARTER 4**  
Report of the City Surveyor.

**For Decision**  
(Pages 3 - 4)

9. **CITY SURVEYOR'S BUSINESS PLAN 2018/19 QUARTER 4**  
Report of the City Surveyor.

**For Information**  
(Pages 5 - 12)

10. **CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER 2018/19 QUARTER 4**  
Report of the City Surveyor.

**For Information**  
(Pages 13 - 28)

11. **ANNUAL ENERGY PERFORMANCE REPORT 2018/19**  
Report of the City Surveyor.

**For Information**  
(Pages 29 - 32)

12. **HERITAGE AT RISK REGISTER ANNUAL REPORT**  
Report of the City Surveyor.
- For Information**  
(Pages 33 - 40)
18. **WALBROOK WHARF ELECTRICAL INFRASTRUCTURE UPGRADE**  
Report of the City Surveyor.
- For Decision**  
(Pages 41 - 52)
19. **APPENDIX 5 TO CITY SURVEYOR'S BUSINESS PLAN 2018/19 QUARTER 4 (SEE ITEM 9)**
- For Information**  
(Pages 53 - 58)
20. **POWER PURCHASE AGREEMENT FOR OFFSITE RENEWABLE ENERGY**  
Joint report of the City Surveyor and the Chamberlain.
- For Information**  
(Pages 59 - 66)
21. **LONDON GATEWAY ACCOMMODATION**  
Report of the Interim Director of Consumer Protection and Markets Operations.
- For Information**  
(Pages 67 - 68)

## **Appendix A to CSD 191/19 Cyclical Works Programme Progress Report**

### CYCLICAL WORKS PROGRAMME 2017/18

CITY'S CASH 2017/18	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievalty, The Monument	£31,000	£19,021	£0	£19,021	£11,979
Mansion House	£309,541	£256,869	£2,591	£259,460	£50,081
Magistrates Court	£360,900	£260,016	£3,000	£263,016	£97,884
London Central Markets	£648,000	£346,772	£48,866	£395,638	£252,362
Guildhall School	£1,926,025	£381,038	£62,398	£443,435	£1,482,590
Epping Forest & City Commons	£1,393,012	£795,681	£101,246	£896,927	£496,085
West Ham Park & Bunhill Fields	£208,280	£87,673	£0	£87,673	£120,607
Hampstead Heath, Highgate Wood & Queen's Park	£1,378,626	£892,050	£42,642	£934,692	£443,934
Keats House	£153,000	£30,406	£111,476	£141,882	£11,118
Savings	£84,316			£0	£84,316
<b>TOTAL</b>	<b>£6,492,700</b>	<b>£3,069,525</b>	<b>£372,219</b>	<b>£3,441,744</b>	<b>£3,050,956</b>
CITY FUND 2017/18	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£2,421,000	£1,550,751	£96,412	£1,647,163	£773,837
Central Criminal Court, Mayor's Court, Roman Bath House	£356,500	£251,007	£26,656	£277,663	£78,837
Culture Heritage & Libraries, City Info Centre	£274,200	£158,321	£550	£158,871	£115,329
Planning & Transportation	£754,073	£296,354	£4,240	£300,594	£453,479
Port Health	£213,572	£179,775	£8,172	£187,947	£25,625
Other Open Spaces	£51,000	£28,000	£7,000	£35,000	£16,000
Savings	£73,355	0	0	£0	£73,355
<b>TOTAL</b>	<b>£4,143,700</b>	<b>£2,464,209</b>	<b>£143,029</b>	<b>£2,607,238</b>	<b>£1,536,462</b>
GUILDHALL ADMIN 2017/18	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£1,298,000	£572,971	£139,484	£712,455	£585,545
Savings	£14,000				£14,000
<b>TOTAL</b>	<b>£1,312,000</b>	<b>£572,971</b>	<b>£139,484</b>	<b>£712,455</b>	<b>£599,545</b>

## **Appendix B to CSD 191/19 Cyclical Works Programme Progress Report**

### **CYCLICAL WORKS PROGRAMME 2018/19**

<b>CITY'S CASH 2018/19</b>	<b>Budget</b>	<b>Spent</b>	<b>Committed</b>	<b>Total</b>	<b>Left to spend</b>
Mayor & Shrievalty, The Monument	£98,500	£20,587	£1,000	£21,587	£76,913
Mansion House	£831,500	£149,616	£207,018	£356,634	£474,866
Magistrates Court	£55,000	£31,000	£2,500	£33,500	£21,500
London Central Markets	£297,500	£124,393	£786	£125,178	£172,322
Guildhall School	£35,000	£0	£0	£0	£35,000
Epping Forest & City Commons	£1,645,840	£473,326	£313,191	£786,516	£859,324
West Ham Park & Bunhill Fields	£597,700	£133,296	£6,786	£140,082	£457,618
Hampstead Heath, Highgate Wood & Queen's Park	£2,150,000	£467,676	£220,324	£688,000	£1,462,000
Keats House	£110,500	£9,235	£85,576	£94,811	£15,689
Savings	£11,100			£0	£11,100
<b>TOTAL</b>	<b>£5,832,640</b>	<b>£1,409,128</b>	<b>£837,179</b>	<b>£2,246,307</b>	<b>£3,586,333</b>
<b>CITY FUND 2018/19</b>	<b>Budget</b>	<b>Spent</b>	<b>Committed</b>	<b>Total</b>	<b>Left to spend</b>
Barbican Centre	£1,004,000	£20,349	£104,415	£124,763	£879,237
Central Criminal Court, Mayor's Court, Roman Bath House	£366,000	£149,847	£17,725	£167,571	£198,429
Culture Heritage & Libraries, City Info Centre	£152,000	£35,032	£0	£35,032	£116,968
Planning & Transportation	£1,365,500	£189,232	£115,367	£304,600	£1,060,900
Port Health	£1,098,000	£336,932	£100,803	£437,734	£660,266
Other Open Spaces	£15,000	£0	£0	£0	£15,000
Savings	£100,000	0	0	£0	£100,000
<b>TOTAL</b>	<b>£4,100,500</b>	<b>£731,392</b>	<b>£338,309</b>	<b>£1,069,701</b>	<b>£3,030,799</b>
<b>GUILDHALL ADMIN 2018/19</b>	<b>Budget</b>	<b>Spent</b>	<b>Committed</b>	<b>Total</b>	<b>Left to spend</b>
Guildhall Complex	£1,428,500	£212,822	£309,512	£522,334	£906,166
Savings	£0	0	0	£0	£0
<b>TOTAL</b>	<b>£1,428,500</b>	<b>£212,822</b>	<b>£309,512</b>	<b>£522,334</b>	<b>£906,166</b>

## APPENDIX

### ADDITIONAL WORK PROGRAMME 2016/17

CITY'S CASH 2016/17	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievalty, The Monument	£9,288	£7,430	£0	£7,430	£1,858
Mansion House	£529,140	£373,740	£15,000	£388,740	£140,400
Magistrates Court	£314,527	£183,426	£24,194	£207,620	£106,907
London Central Markets	£733,393	£349,506	£30,324	£379,830	£353,563
Epping Forest & City Commons	£332,171	£112,578	£82,788	£195,366	£136,805
West Ham Park & Bunhill Fields	£196,300	£125,369	£34,013	£159,382	£36,918
Hampstead Heath, Highgate Wood & Queen's Park	£672,585	£370,143	£155,434	£525,577	£147,008
Keats House	£41,000	£9,627	£0	£9,627	£31,373
Savings	£76,396			£0	£76,396
<b>TOTAL</b>	<b>£2,904,800</b>	<b>£1,531,819</b>	<b>£341,753</b>	<b>£1,873,572</b>	<b>£1,031,228</b>

CITY FUND 2016/17	Budget	Spent	Committed	Total	Left to spend
Central Criminal Court, Mayor's Court, Roman Bath House	£443,500	£354,098	£44,849	£398,947	£44,553
Culture Heritage & Libraries, City Info Centre	£99,765	£93,119	£0	£93,119	£6,646
Planning & Transportation	£458,804	£294,343	£14,416	£308,759	£150,045
Port Health	£451,773	£367,293	£65,869	£433,162	£18,611
Other Open Spaces	£70,000	£19,020	£4,297	£23,317	£46,683
Savings	£50,408			£0	£50,408
<b>TOTAL</b>	<b>£1,574,250</b>	<b>£1,127,873</b>	<b>£129,431</b>	<b>£1,257,304</b>	<b>£316,946</b>

GUILDHALL ADMIN 2016/17	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£832,695	£716,093	£104,637	£820,730	£11,965
Savings	£10,521			£0	£10,521
<b>TOTAL</b>	<b>£843,216</b>	<b>£716,093</b>	<b>£104,637</b>	<b>£820,730</b>	<b>£22,486</b>

This page is intentionally left blank

**Budget Monitoring Statement  
Quarter 4 2018/19**

<b>CITY SURVEYORS DEPARTMENT - LOCAL RISK OUTTURN STATEMENT 2018/19</b>				
	<b>Latest Approved Budget £000</b>	<b>Draft Outturn £000</b>	<b>(Under)/Over Spend £000</b>	<b>Note</b>
<b>LOCAL RISK BUDGET</b>				
<b>City Surveyor</b>				
<b>City Fund</b>				
City Fund Estate & Leadenhall	2,420	1470	(950)	1
CPAT & City Centre	557	519	(38)	
Walbrook Wharf	985	980	(5)	
Mayor's & City of London Court	23	45	22	
Recoverable Projects	0	0	0	
Lower Thames St Roman Bath	8	10	2	
R&M & MI Work for other departments	1,374	1,508	134	2
Corporate FM cleaning & security	108	104	(4)	
	<b>5,475</b>	<b>4,636</b>	<b>(839)</b>	
<b>City's Cash</b>				
City's Cash Estate	3,223	3,222	(1)	
Departmental	9,608	9,954	346	3
Mayoralty & Shrievalty-	92	88	(4)	
R&M & MI Work for other departments	2,203	2,248	45	4
Corporate FM cleaning & security	596	577	(19)	
	<b>15,722</b>	<b>16,089</b>	<b>367</b>	
<b>Bridge House Estates</b>				
Bridge House Estates	2,254	2,250	(4)	
Tower Bridge Corporate FM cleaning	196	202	6	
	<b>2,450</b>	<b>2,452</b>	<b>2</b>	
<b>Guildhall Administration</b>				
Guildhall Complex	7,552	8,523	971	5
	<b>7,552</b>	<b>8,523</b>	<b>971</b>	
<b>Total City Surveyor Local Risk</b>	<b>31,199</b>	<b>31,700</b>	<b>501</b>	

**Notes**

1. The underspend comprises of savings on three cyclical repairs and maintenance projects which were largely deferred. These comprised lift works at 31 Worship Street, and two projects at Leadenhall Market. Leadenhall Market, due to lower void levels, also experienced reduced expenditure on professional fees and savings on advertising. This was in part off-set by lower dilapidations income due to reduced voids.
2. Additional reactive repairs and maintenance works were undertaken, particularly at Spitalfields and at the off-street car parks.
3. The overspend mainly comprises of lower than anticipated external fees from major deals and an overspend on staffing budgets due to agency staff and recruitment costs.
4. Additional reactive repairs and maintenance work mainly at Smithfield Market
5. The overspend comprises of additional staffing costs, higher than anticipated spending on reactive repairs and maintenance works and an overspend on energy costs as a result of a 30% increase in market energy prices from October 2018 which were out of our control. The extra staffing costs mainly relate to security, where the team has filled vacant posts to

This page is intentionally left blank

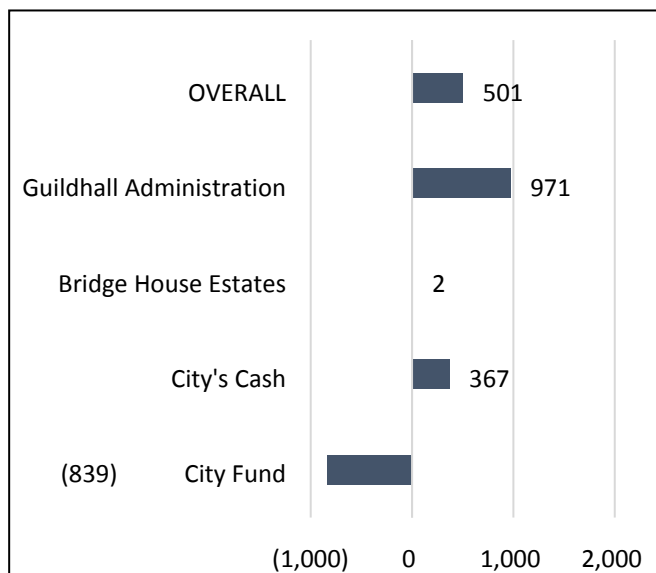
Key Performance Indicators												
Ref	Title	Target	Group	Committee	Q1		Q2		Q3		Q4	
					Actual	RAG	Actual	RAG	Actual	RAG	Actual	RAG
KPI. 1	Internal stakeholder satisfaction (AM Services)	Baseline	All	PIB; CASC	annual	n/a	annual	n/a	annual	n/a	complete	green
KPI. 2	Delivery of strategic asset plans - Corportate Property Group	100%	CPG	PIB; CASC	on target	green	off target	amber	off target	amber	quarterly	red
KPI. 3	Service Based Review Savings	£884k	OG	PIB; CASC	off target	amber	off target	amber	off target	amber	725k	red
KPI. 4	Asset realisation	£2.2m	OG	CASC	260k	green	260k	green	1,238k	green	3.35m	green
KPI. 5	Energy Consumption	Min 3.75%	OG	CASC	off target	amber	1.80%	green	1.30%	amber	2.50%	amber
KPI. 6	Space Utilisation	FTE - 7m <sup>2</sup>	CPG	CASC	on target	green	on target	green	7.8m <sup>2</sup>	amber	7.8m <sup>2</sup>	amber
KPI. 7	Property contract Performance Compliance	> 90%	OG	CASC	87.01%	amber	84.00%	amber	80.00%	amber	86.81%	red
KPI. 8	Reactive Maintenance	100%	OG	PIB; CASC	100%	green	100.0%	green	100.00%	green	100.00%	green
KPI. 9	Stakeholder Satisfaction	Baseline	All	PIB; CASC	annual	n/a	annual	n/a	annual	n/a	complete	green
KPI. 10	Adherence to Budgetary Spend Profiles	95% to 10%	All	PIB; CASC	14.00%	green	28.00%	amber	55.00%	green	84.15%	red
KPI. 11	Capital Project - Delivery - defects on completion	< 40%	PPG	PIB; CASC	annual	n/a	annual	n/a	annual	n/a	12.00%	green
KPI. 12	Capital Projects - Project Status	< 50%	PPG	PIB; CASC	bi annual	n/a	7.00%	green	n/a	n/a	15.00%	green
KPI. 13	Capital Projects - Health and Safety	50% - 80%	PPG	PIB; CASC	bi annual	n/a	80.00%	green	bi annual	n/a	80.00%	green
KPI. 14	Capital Projects - Gateway reports	>30%	PPG	PIB;CASC	new kpi	new kpi	83.00%	green	100%	green	75.00%	green
KPI. 15	Rental Forecasts	£124m	IPG	PIB	on target	green	£128m	green	£128m	green	136%	green
KPI. 16	Minimise Arrears	<2%	IPG	PIB	1.24%	green	1.24%	green	1.40%	green	1.58%	green
KPI. 17	Minimise voids	<5%	IPG	PIB	3.98%	green	bi annual	green	3.70%	green	3.70%	green
KPI. 18	Outperform MSCl	exceed be	IPG	PIB	annual	n/a	on target	n/a	annual	n/a	annual	tbc
KPI. 19	Delivery of Strategic utility infrastructure	On Sched	CPAT	PIB; CASC	on target	green	100.0%	green	100.0%	green	90.00%	green
KPI. 20	Promotion of the City	On Sched	CPAT	PIB; CASC	on target	green	100.0%	green	100.0%	green	100%	green
KPI. 21	Supporting the retention and inward investment of businesses	On Sched	CPAT	PIB; CASC	on target	green	100.0%	green	100.0%	green	100%	green

This page is intentionally left blank

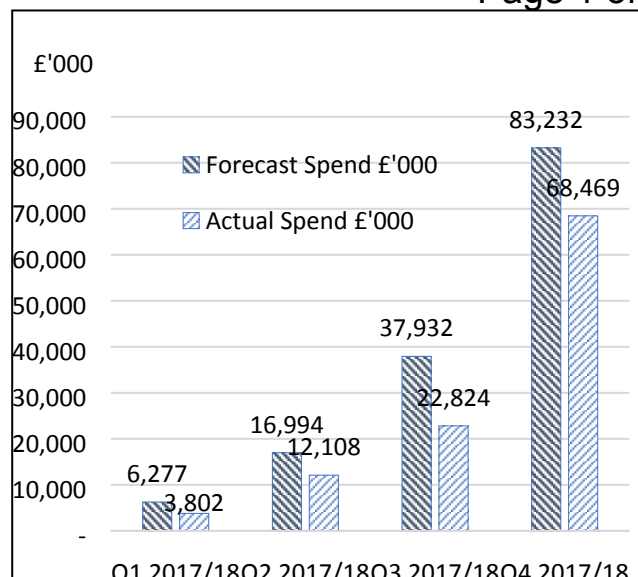
## Headline Performance Charts

## Appendix C

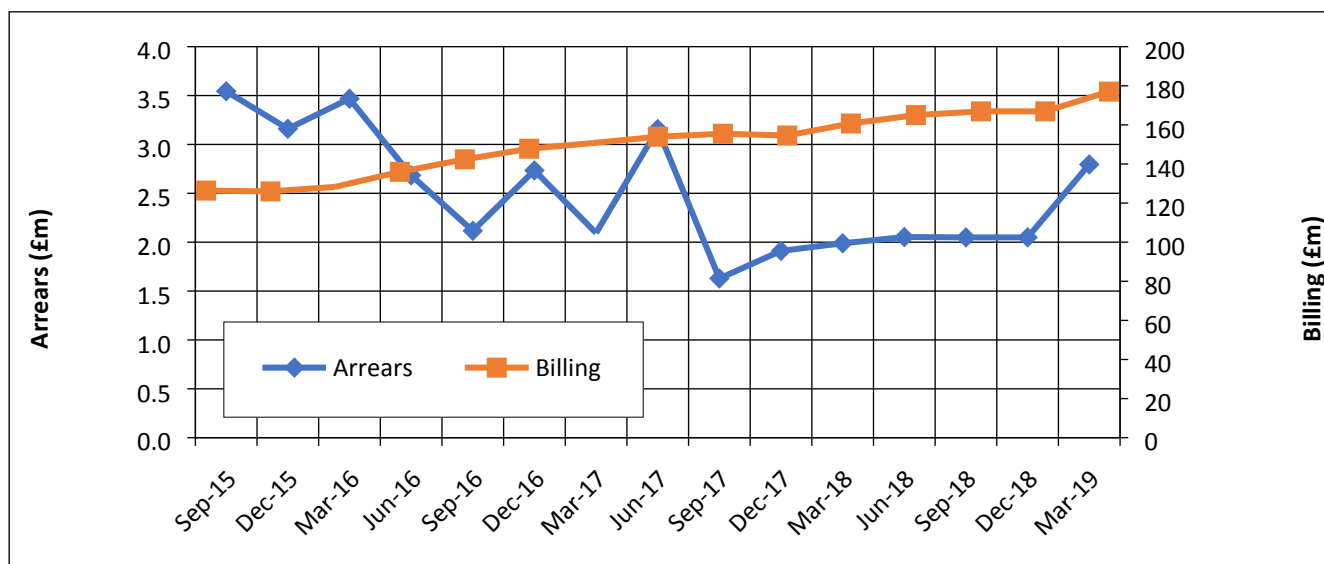
Page 1 of 1



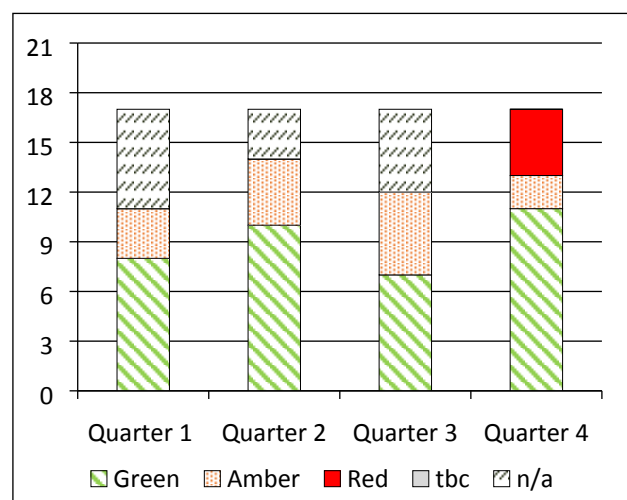
**Figure 1** Outturn variance against latest approved local risk budget – over and (under) spend



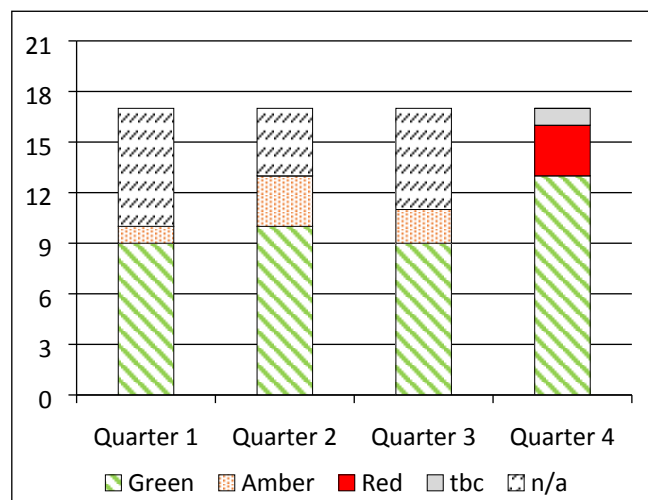
**Figure 2** All Capital Project Spend v Forecast



**Figure 3** (Investment Properties) Commercial tenants' arrears compared to annual rolling billing run.



**Figure 4** Performance of KPIs linked to Corporate Property (Corporate Asset Sub Committee)



**Figure 5** Performance of KPIs linked to Investment Property (Property Investment Board)

This page is intentionally left blank

1. The political stalemate continues over Brexit, and with the withdrawal date now extended to 31 October 2019. This could leave us with a Summer in limbo as the uncertainty remains. The economy is growing and, despite the cautious forecasting, economic progress is being made. The Government expects growth of 1.2% for 2019 and 1.4% for 2020 with the possibility of a slight bounce if a consensus is reached and a Brexit deal is finally done.
2. With regards to the Central London property markets, take-up fell by 34% in the first three months of calendar 2019 to 2.7m sq ft. Availability reached its lowest level since Jul-Sep 2016, falling by 4% during the quarter to 13.6m sq ft. The Central London vacancy rate fell to 4.3% from 4.5%. There was 3.7m sq ft under offer at the end of the quarter. The largest transaction of the quarter was at Building S1, Handyside Street in Kings Cross, where Sony Music pre-let 124,600 sq ft.
3. A total of 647,600 sq ft of development and refurbishment space completed in between January and March out of an anticipated full-year total of 6.5m sq ft. At the end of the quarter, there was 14.2m sq ft under construction, 56% of which had already been let or was under offer. Prime rents increased in the City by £1.50psf to £71.00psf and in the West End by £2.50psf to £107.50psf. Prime rents remained unchanged in all other Central London markets.
4. Central London investment volumes decreased by 53% compared with the previous quarter to £2.4bn. Capital transactions in the Central London office market fell by 53% to £2.4bn. This the lowest quarterly total since Jul-Sep 2016 and is 14% below the corresponding 2018 figure of £2.8bn. The decline was driven largely by a lack of large deals, which included Henderson Park and Dukelease Properties' £121m purchase of Ibex House and Brockton Capital's £100m acquisition of 169 Union Street. Overseas buyers represented the largest proportion of total investment at 69%. Prime yields remained unchanged in the City at 4% and in the West End at 3.75%.

This page is intentionally left blank

# Sur Detailed risk register

Report Author: Faith Bowman

Generated on: 20 May 2019



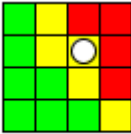
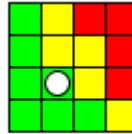

Rows are sorted by Risk Score

Code & Title: SUR City Surveyor's Department Risk Register (inc group risk) 1 SUR SMT SENIOR MANAGEMENT TEAM - (High Level) DEPARTMENT RISKS 5

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>SUR SMT 001</b> <b>Call in property performance</b>  03-Mar-2015	<p><b>Cause:</b> Unexpected change or unknown impact of macro-economic policy (global and local political and economic decisions, change in interest rate, exchange rate, taxation, etc.)</p> <p><b>Event:</b> Business sentiment changes and U.K. / London becomes less attractive to investors / tenants.</p> <p><b>Impact:</b> Business Plan objectives are not achieved with resultant negative impact on income, yields, voids and arrears.</p>	<div> <div>Likelihood</div> <div>Impact</div> </div>	12	<p>The strategy is to maintain a diverse portfolio that reduces the impact of this risk. This includes:</p> <ol style="list-style-type: none"> <li>1. Use (office, retail, industrial)</li> <li>2. Location (City, Southwark, West End etc.)</li> <li>3. Tenancies (Long term Headlease geared, FRI, directly managed)</li> <li>4. Covenants (multinationals, SME)</li> <li>5. Asset management (lease renewals, voids, arrears, etc)</li> <li>6. Monitoring retail habits in change of building use</li> </ol> <p>This risk links to CR26 Brexit - particularly on the "impact of Brexit on City Corporation income streams" action, owned by the Chamberlain.</p>	<div> <div>Likelihood</div> <div>Impact</div> </div>	4	31-Mar-2020	<div> </div> Constant

Nicholas Gill							
---------------	--	--	--	--	--	--	--

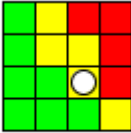
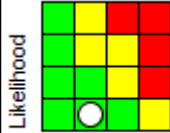

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
SUR SMT 001c Global and local economic and political decisions	Global and local economic and political decisions	SMT continues to closely monitor the position quarterly, including analysis of market reaction. This information is reported through to Property Investment Board regularly.	Nicholas Gill	30-Apr- 2019	31-Mar- 2020
SUR SMT 001d Maintain a diverse portfolio	Maintain a diverse mix of space, locations, and tenants to ensure the business has wide market appeal and is not reliant on particular business sector	IPG Management Team monitors development of property portfolio and tenant mix.	Nicholas Gill	30-Apr- 2019	31-Mar- 2020

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>SUR SMT 002</b> <b>Not maximising operational property performance at Walbrook Wharf and Guildhall</b> 10-Feb-2015 Peter Young	<b>Cause</b> Insufficient budget to meet user demand  <b>Event:</b> Ineffective asset management  <b>Impact:</b> Inability to maximise operational property / building performance	 Likelihood Impact	12	The principal mitigation actions are related to forecasting and monitoring the allocation of financial and human resources.  Guildhall Masterplan has been approved by Corporate Asset Sub Committee but is subject to availability of funding.  <b>30 Apr 2019</b>	 Likelihood Impact	4	31-Mar-2020	  Constant

Action no, Title,	Action description	Latest Note			Action owner	Latest Note Date	Due Date
SUR SMT 002b Guildhall Capital Projects Programme Delivery	Guildhall Capital Projects Programme Delivery	Individual projects have been identified, but these have been paused pending the outcome of the Fundamental Review.			Peter Young	30-Apr-2019	31-Mar-2020
SUR SMT 002c Prioritisation	Prioritisation	Prioritisation Report on hold pending outcome of Fundamental Review			Peter Young	30-Apr-2019	30-Sep-2019
SUR SMT 002d Asset Information	Asset Information	Lack of structured information on buildings can lead to delays and additional professional fees. Initial exploration into opportunities into how this data could be brought into a single solution.			Ola Obadara	30-Apr-2019	31-Mar-2020

4

SUR SMT 005b Staff Survey	Staff Survey	Over the autumn a staff survey was run Corporately. Results have been disseminated and the department is developing an action plan. This will initially involve a sequence of 'town halls' with up to 25 members of staff and the Senior Management Team (June and July). This will further investigate responses from the survey, improve visibility of departmental leaders, and ensure that our departmental vision is disseminated. Corporately, the organisation is looking to run a 'pulse' survey in autumn 2019 to track changes.	Paul Wilkinson	30-Apr- 2019	31-Mar- 2020
------------------------------	--------------	---	-------------------	-----------------	-----------------

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>SUR SMT 010</b> <b>Unable to meet the Carbon Decent Plan for 2026.</b>  13-Dec-2018 Peter Collinson	<b>Cause:</b> Lack of resources – people and funds across organisation to deliver energy efficiency projects <b>Event:</b> Failure to reach Carbon Decent Plan Targets (40% reduction in 2008 emissions by 2026) <b>Effect:</b> Environmental damage, Failure to reduce expenditure, Reputational damage, Failure to achieve vision of the department, unable to meet ambition of the Corporate Plan.	 Likelihood Impact	8	Have 29% of target left . Vacant position for 1. Programme manager 2. BMS engineer 3. Energy Engineer 4. Energy PM <b>30 Apr 2019</b>	 Likelihood Impact	2	31-Mar-2026	  Constant

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
SUR SMT 010a Recruitment of posts above 1-2	Recruitment of posts above 1-3	Recruit roles 1-2. Following interviews, we are awaiting finalised terms with the Programme Manager. Interviews have been undertaken for the BMS engineer.	Peter Collinson	30-Apr-2019	31-May-2019
SUR SMT 010b Recruitment of post 3-4	Recruit role 3-4	Recruitment of roles 3 and 4 will await the commencement of the new Programme Manager	Peter Collinson	30-Apr-2019	31-Mar-2020
SUR SMT 010c Agreement of funding source and route for capital programme	Funding source and route for capital programme	Agreed delivery model and costs. Gateway report is currently being developed with the view that it will be presented to Committee in the next few months.	Peter Collinson	30-Apr-2019	31-Mar-2020
SUR SMT 010d Measurement	Measurement	Efficiency measurements were investigated, but whilst appropriate on a site-by-site basis, not feasible as an over-arching single measure for CoL estate. Site-by-site information is predicated on accurate information (sub metering) which is not currently in place.	Peter Collinson	30-Apr-2019	31-Mar-2020

09-May-2019

Action no, Title,	Action description	Latest Note	Action owner	Latest Note Date	Due Date
SUR SMT 012a Regular meetings	Regular meetings	Reports to be delivered and reviewed at Quarterly Structures meetings. This has not been happening previously.	Nicholas Gill; Peter Young	09-May-2019	30-Apr-2020
SUR SMT 012b Service Agreement	Service Agreement	Service Agreement drafted by CSD and provided to DBE for comment.	Nicholas Gill; Peter Young	09-May-2019	30-Jun-2020



# SUR City Bridges - detailed report EXCLUDING COMPLETED ACTIONS

Report Author: Faith Bowman

Generated on: 14 May 2019



Rows are sorted by Risk Score

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>R CB 003</b> <b>City Bridges - Substantial vessel strikes</b>  01-Nov-2018 Paul Wilkinson	<b>Cause:</b> Substantial Vessel strike  <b>Event:</b> Structural damage to bridge  <b>Impact:</b> Instability in bridge structure leading to possible collapse. Death / injury, disruption of traffic, reputational damage, additional costs to repair / replace	 Likelihood Impact	16	City Bridge Trust and Bridge House Estates are undertaking a governance review through an officer Task and Finish Group. The aspect of where risk ownership sits will be considered by this group in 2019. In the interim further discussions have taken place to put in place a Service Agreement between DBE and CSD to better manage responsibilities and information flow.  <b>14 May 2019</b>	 Likelihood Impact	16	31-Mar-2020	  Constant

Action no	Action description	Latest Note			Action owner	Latest Note Date	Due Date
SUR CB 003a	Navigation controls	Navigation is controlled by the Port of London Authority and navigation lights fixed to bridges. Paul Monaghan is an on-going member of the River Crossings Liaison Group and is			Nicholas Gill; Peter	01-Mar-2019	31-Mar-2020

		currently pursuing them for further meeting dates following their change in Chair. Paul Monaghan updates CSD at the quarterly meetings as to any actions, activities, or change in the risk status of this item.	Young		
--	--	--	-------	--	--

Risk no, title, creation date, owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
<b>SUR CB 006</b> <b>City Bridges: -</b> <b>Wanton</b> <b>Damage /</b> <b>Terrorism</b>  <div>Page 23</div> 01-Nov-2018 Paul Wilkinson	<b>Cause:</b> Wanton Damage / Terrorism <b>Event:</b> Structural damage to bridge/s <b>Impact:</b> Instability in bridge structure , reputational damage, disruption to traffic, additional costs to repair / replace	<div> <div>Likelihood</div> <div>Impact</div> </div>	16	<p>The Comptroller and City Solicitor has registered the City of London as an interested party for the inquiry into the London Bridge incident. The organisation has been supporting this by providing correspondence as required.</p> <p>City Bridge Trust and Bridge House Estates are undertaking a governance review through an officer Task and Finish Group. The aspect of where risk ownership sits will be considered by this group in 2019.</p> <p>In the interim further discussions have taken place to put in place a Service Agreement between DBE and CSD to better manage responsibilities and information flow.</p> <p><b>14 May 2019</b></p>	<div> <div>Likelihood</div> <div>Impact</div> </div>	12	31-Mar-2020	<div> <div>Constant</div> </div>

**Commented [GJ1]:** I think our proposed activity should influence the impact of the risk rather than the likelihood (ie improved bridge security would lessen casualties of an event, rather than reduce possibility of the event)

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
SUR CB 006a	Counter Terrorism	Sequence of joint workshops were hosted by TFL over July. This involved TFL, the City Police, the MET Police and DBE. This investigated the risks associated with key bridges, with a different assessment made depending on the bridge. MET Police have yet to provide paperwork and are awaiting clearance to do so – will be assessed once received.. Temporary mitigation by the Metropolitan Police remains in place, but this is not full Hostile Vehicle Mitigation.	Nicholas Gill; Paul Monaghan; Peter Young	01-Mar-2019	31-Mar-2020
SUR CB 006b	Policing	The Bridge House Estate pay additional precept to the City of London Police to provide policing to the bridges.	Nicholas Gill; Paul	01-Mar-2019	31-Mar-2020

			Monaghan; Peter Young		
--	--	--	-----------------------------	--	--

Action no	Action description	Latest Note	Action owner	Latest Note Date	Due Date
SUR CB 007d	Tideway Tunnelling	The City's Engineer, Paul Monaghan is working with the Comptroller and City Solicitor through the Development Consent Order and negotiated protection for the river crossings and, in the case of Tower Bridge, reduced face loss. He and the engineering team are working with the planning lead, Ted Rayment, to ensure that these requirements are being met. Regular weekly, monthly and quarterly meetings take place with the respective parts of TTT. For support they have the existing commission with an external engineering consultant	Nicholas Gill; Peter Young	01-Mar-2019	31-Mar-2021

		appointed for the inspection of river crossings.			
SUR CB 007e	Monitoring & Works	Monitoring is on-going on the bridge sites to ensure that risks are managed. Monitoring at Tower Bridge has been in place for circa three years. Millennium Bridge has had its tensioning adjusted to account for any movement.	Paul Monaghan; Nicholas Gill; Peter Young	01-Mar-2019	31-Mar-2021



This page is intentionally left blank

## Appendix 1.

Table 1. Performance comparison by top 30 sites: 2018/19 Q4 with 2017/18

Site	2017/18	2018/19 Q4	Diff. kWh	Diff. %
London Central Market (Smithfield)	18,054,184	17,969,543	-84,641	-0.5%
Guildhall Complex	19,650,648	17,318,337	-2,332,310	-11.9%
Barbican Arts Centre	17,420,016	17,096,058	-323,957	-1.9%
Central Criminal Court	8,327,461	7,947,859	-379,603	-4.6%
New Spitalfields Market (Landlords)	7,379,904	6,800,091	-579,813	-7.9%
City of London Freeman's School	4,316,320	4,874,703	558,383	12.9%
GSMD - Milton Court	3,470,753	3,879,176	408,423	11.8%
Streetlighting	3,791,970	3,753,746	-38,224	-1.0%
Billingsgate Market	3,532,006	3,628,421	96,415	2.7%
Bishopsgate Police Station	3,450,449	3,326,812	-123,638	-3.6%
City of London School	3,284,365	2,965,864	-318,501	-9.7%
City of London Crematorium	2,686,117	2,626,819	-59,298	-2.2%
Tower Bridge	1,861,980	2,326,102	464,122	24.9%
Mansion House	2,199,224	2,306,203	106,979	4.9%
City of London School For Girls	2,224,762	2,244,760	19,998	0.9%
GSMD	2,221,018	2,210,540	-10,478	-0.5%
GSMD - Sundial Court	1,698,301	1,777,505	79,204	4.7%
Walbrook Wharf Cleansing Depot	1,933,581	1,699,369	-234,211	-12.1%
Wood Street Police Station	1,706,546	1,600,081	-106,465	-6.2%
London Metropolitan Archives	1,381,890	1,345,486	-36,404	-2.6%
Snowhill Police Station	986,908	863,679	-123,228	-12.5%
Animal Reception Centre	852,577	763,431	-89,146	-10.5%
Open Spaces Hampstead Heath Leisure	679,721	660,475	-19,246	-2.8%
Open Spaces Epping Forest	660,692	642,925	-17,766	-2.7%
Tower Hill Coach & Car Park	497,707	547,955	50,248	10.1%
Open Spaces Golders Hill & Extension	422,681	369,008	-53,672	-12.7%
Upper Thames Street Tunnel Lighting	260,690	304,116	43,426	16.7%
Open Spaces Parliament Hill	293,245	256,714	-36,531	-12.5%
Minorities Car Park	237,168	251,901	14,733	6.2%
London Wall Car Park	215,808	216,832	1,024	0.5%
<b>Grand Total</b>	<b>115,698,695</b>	<b>112,574,518</b>	<b>-3,124,177</b>	<b>-2.7%</b>

## Appendix 2. Commentary on smaller consuming top sites

- 1.1 **Streetlighting:** electricity consumption was almost unchanged from the previous year. The savings from the changes to LED and smart lighting controls are likely to have been fully accounted for now and further reductions in the short term are not anticipated.
- 1.2 **Animal Reception Centre:** gas consumption is 11% and electricity 12% lower likely due to improved heating control and resolution of related maintenance issues.
- 1.3 **Open Spaces Hampstead Heath Leisure:** Overall energy consumption reduced by 2.8%. The majority of electricity is used for the Lido filtration pumps and their consumption increased slightly. Consumption for these pumps has been historically ~10% higher than average due to an ongoing water leak issue. Once this is resolved there is potential for significant savings through a proposal the Energy Team are developing for variable speed pump demand control. Electricity reduced significantly to supplies both at the One 'O' Clock Club and the Men's Pond.
- 1.4 **Open Spaces Epping Forest:** overall Epping Forest energy consumption reduced by 2.7%. Gas consumption patterns for the Warren Office indicate potential heating control issues which the Energy Team will investigate. Gas at Harrow Road changing rooms spiked significantly over Dec-18 to Jan-19 but have since returned to normal - the Energy Team will raise this with the site to investigate. Temple Wanstead Park gas reduced by 28% and electricity by 59%. There was also a 50% reduction in electricity at QEHL.
- 1.5 **Open Spaces Golders Hill & Extension:** Overall energy consumption reduced by 12.7%. The majority of this reduction was due to significantly lower gas consumption for the Hampstead Heath Extension boiler room.
- 1.6 **Open Spaces Parliament Hill:** Overall energy consumption reduced by 12.5%. This was due to lower gas consumption for Nassington Rd Football Changing Rooms and the Staff Yard, but also lower electricity consumption for the Running Track (Floodlights). This was partly offset by increased electricity consumption for the Dressing Rooms and Office Service Yard.
- 1.7 **Upper Thames Street Tunnel:** an ongoing lighting control fault has resulted in a 63% increase in electricity consumption. This has identified by the Energy Team and raised with DBE and appears to be recently resolved and should result in a return to previous consumption levels.
- 1.8 **Tower Hill Coach & Car Park:** electricity consumption increased by 10%, probably related to the ventilation system, and follows ongoing trend of increasing consumption at the site for a number of years. The Energy Team are working on proposals for LED lighting and controls and improvements to the ventilation control.
- 1.9 **Minories Car Park:** electricity consumption increased by 6% and this will be investigated further by the Energy Team.
- 1.10 **London Wall Car Park:** there was no change in electricity consumption.

### Appendix 3. Commentary on energy intensity metric and benchmarking

At the presentation of the draft 2019-24 Business Plan at Property Investment Board (PIB) on 20 March 2019, a Member queried one of the Key Performance Indicators (KPI). This item was KPI 2 – Corporate Energy Consumption. It was questioned whether it was more desirable to report on Energy Efficiency.

Although not explicitly stated within the high-level business plan, this measure is reported for the purposes of Corporate Asset Sub Committee (CASC) and not for PIB. However, it is worthwhile to respond to the Member query to explain the situation.

We have taken the opportunity to consult with the Energy Team on this point, and there are currently a number of barriers to reporting on Energy Efficiency for the entirety of our estate:

1. **Measurement** – At the moment available information is not sufficiently granular to determine energy consumption at different sites, or elements of these sites. There are substantial and significant assumptions that need to be made presently which renders efficiency data questionable.

In order to overcome these issues, a sub metering project has been commenced, with the Gateway 1-2 Report agreed by Members of CASC in 2018. The follow up Gateway 3-4 is currently being authored. This project covers the Guildhall and Walbrook Wharf sites.

2. **Different property uses** – When considering energy efficiency, building use must be considered. For instance, it would be appropriate to consider 'KWH per workstation' for an office environment such as the Guildhall North Wing, however it would be more valid to measure 'KWH per visitor' at the Barbican, or 'KWH per event' for the Great Hall. As these denominators change between use and site, it would not be possible to combine them into a single efficiency measure across the Corporate Estate.

Once the sub-metering programme has been delivered at Guildhall and Walbrook Wharf, and baseline data has been measured and tested, it will be possible to track efficiency of these sites and compare them with similar buildings. This detailed information can be reported separately in the quarterly Energy Update Report but wouldn't be part of the wider departmental KPI measure.

3. **Benchmarking** - there are currently a range of 'benchmarks' but each suffers from particular weaknesses. The national method is Display Energy Certificates, but these are quite broad and therefore not a driver for improving efficiency. As a result, organisations commonly report on consumption as their performance metric.

This page is intentionally left blank

## Heritage at Risk Register (HARR) Report 2018

City of London Corporation's heritage assets included in 2018 HARR

**Table 1: Assets included in HARR Greater London**

<b>SITE NAME:</b>	<b>St Mary Somerset Tower</b> , Upper Thames Street EC4
<b>DESIGNATION:</b>	Listed Building grade I
<b>CONDITION:</b>	Fair
<b>OCCUPANCY:</b>	Vacant/not in use
<b>PRIORITY</b>	F (F)
<b>CATEGORY:</b>	
<b>OWNER TYPE:</b>	Local Authority
<b>LIST ENTRY</b>	1358904
<b>NUMBER:</b>	
<p><i>Redundant church tower built between 1686-94 by Wren. The body of the church was destroyed in 1871. Work is well underway to convert the building for residential use, including an extension to the north of the tower, installation of new windows and repairs to the stonework and louvres.</i></p> <p>Note: This information was extracted from HARR 2018.</p>	
<p><b>City Surveyor observations:</b></p> <p><u>Ownership/Responsibility:</u> This is a City's freehold property, but the developer has a long lease and responsibility to meet the cost of removing the asset from the HARR.</p> <p>Historic England has informed the City that this asset could be removed from the HARR in November 2019, on the basis that the developer will complete the second phase of internal works and fit-out as planned.</p>	
<b>SITE NAME:</b>	<b>London Wall:</b> remains of Roman and medieval wall from west end of All Hallows Church to 38 Camomile Street EC2
<b>DESIGNATION:</b>	Scheduled Monument, 2 CAs
<b>CONDITION:</b>	Generally satisfactory but with significant localised problems
<b>PRINCIPAL VULNERABILITY:</b>	Deterioration - in need of management
<b>OWNER TYPE:</b>	Local authority, multiple owners
<b>LIST ENTRY</b>	1002050
<b>NUMBER:</b>	
<b>TREND:</b>	Declining
<b>NEW ENTRY:</b>	No
<p>Note: This information was extracted from HARR 2018.</p>	
<p><b>City Surveyor observations:</b></p> <p><u>Ownership/Responsibility:</u> All Hallows-on-the-Wall is a Church of England property but under the Burial Act legislation the City has the responsibility to look after the churchyard.</p> <p>Only one section of the London Wall remains in the HARR: All Hallows-on-the-Wall. St Alphage was removed from the 2018 edition of the HARR as a result of the conservation works undertaken by the City. Over the last year, officers have been working on proposals to better protect the Roman and Medieval remains located at the London Wall Car Park aiming to prevent future additions of these assets to the HARR. The conservation works to the All Hallows-on-the-Wall have however not been progressed as anticipated given the third-party complexities. Subject to resources (officers time and funding), and approval to work on a third-party property, these works are anticipated to start in the summer of 2020.</p>	

<b>SITE NAME:</b>	<b>Roman wall in basement of 90 Gracechurch Street EC3</b>
<b>DESIGNATION:</b>	<b>Scheduled Monument, CA</b>
<b>CONDITION:</b>	<b>Generally satisfactory but with significant localised problems</b>
<b>PRINCIPAL VULNERABILITY:</b>	<b>Deterioration - in need of management</b>
<b>OWNER TYPE:</b>	<b>Local authority</b>
<b>LIST ENTRY NUMBER:</b>	<b>1002035</b>
<b>TREND:</b>	<b>Improving</b>
<b>NEW ENTRY:</b>	<b>No</b>

Note: This information was extracted from HARR 2018.

#### City Surveyor observations:

Ownership/Responsibility: The City is the owner and has the responsibility to look after the Roman Wall at 90 Gracechurch Street.

Environmental monitoring is still ongoing. Officers are regularly in contact with Historic England and it is understood that the asset will be removed from future HARR once conditions have been stabilised and have remained at acceptable levels for a period of at least 12 months. Historic England are due to re-assess conditions in May 2019.

<b>SITE NAME:</b>	<b>Group of four World War II fighter pens at the former airfield of RAF Kenley</b>
<b>DESIGNATION:</b>	<b>Scheduled Monument, CA</b>
<b>CONDITION:</b>	<b>Generally unsatisfactory with significant localised problems</b>
<b>PRINCIPAL VULNERABILITY:</b>	<b>Deterioration - in need of management</b>
<b>OWNER TYPE:</b>	<b>Local authority, multiple owners</b>
<b>LIST ENTRY NUMBER:</b>	<b>1021242</b>
<b>TREND:</b>	<b>Declining</b>
<b>NEW ENTRY:</b>	<b>No</b>

Note: This information was extracted from HARR 2018.

#### City Surveyor observations:

Ownership/Responsibility: Kenley Common WWII fighter pens (group of four) have multiple owners, including the City.

The City has completed the works planned as part of Kenley Revival Project, but a rare form of sulphate attack has affected the works and investigations are progressing so the defects can be rectified. Nevertheless, as a result of the progress made, the group of seven World War II fighter pens – wholly owned by the City was removed from 2018 edition of the HARR.

The City also completed works it was responsible for to a further group of four fighter pens, however, this entry remains in the HARR and its condition is registered as worsened compared to last year. This is due to the fact that Historic England's scheduling does not reflect the different ownerships which apply to these four. Historic England has confirmed that inclusion in the HARR is because the Scheduled Monument which is owned by the City is associated (by monument number) with the three pens outside the City's ownership. There is a note on Historic England's internal HARR system confirming that the other three pens are those that are considered to be 'at risk'. The Scheduled Monument owned by the City is not considered to be 'at risk'. Officers are seeking liaison with Historic England to request revision of this entry to reflect the different property ownerships, and remove the requirement for further works by the City, apart from rectification of defects and CWP maintenance works.

**Table 1: continued**

**SITE NAME:** **Wanstead Park E12**  
**DESIGNATION:** *Registered Park and Garden grade II\*, 7 LBs, 2 CAs*  
**CONDITION:** *Extensive significant problems*  
**VULNERABILITY:** *High*  
**TREND:** *Declining*  
**NEW ENTRY:** *No*  
**OWNER TYPE:** *Local Authority, multiple owners*  
**LIST ENTRY NUMBER:** *1000194*

*Remains of an important landscape dating from the late C17 to the early C19 and associated with George London and Humphry Repton, further developed in the late C19 by the City of London as a public park. The central area was converted to a private golf course in the early C20. Features of the historic designed landscape survive but are in poor condition. A Parkland Plan has been prepared and a steering group of stakeholders meets regularly to promote implementation. Possible sources of funding are being explored.*

Note: This information was extracted from HARR 2018.

#### **City Surveyor observations:**

Ownership/Responsibility: Wanstead Park is owned by the City; Wanstead Park Sport Ground Limited; Church of England; London Borough of Redbridge.

Seven key projects have been requested by Historic England to allow removal from the HARR as well as assurances of on-going management of the landscape and structures. A Parkland Plan (led by Open Spaces Department) has been prepared and a steering group comprising the four landowners including the City together with Historic England, the London Borough of Redbridge and the Friends of Wanstead Parklands Group, meet regularly to promote the removal of the historic park from the HARR. Possible sources of funding are being explored and a HLF bid is planned to be submitted in the future. It is unlikely that a single phase or project will address all of the priorities outlined by Historic England.

The Wanstead Park Reservoirs have been identified as a high-risk cascade by the Environment Agency. This has led to the appointment of a Panel Engineer. The report on remedial action required will form the basis of a capital project that will include seeking funding from external sources such as HLF. The project is already identified at Gateway 1.

**SITE NAME:** **Wanstead Park E11**  
**DESIGNATION:** *Conservation Area, 8 LBs, part in RPG grade II\**  
**CONDITION:** *Very bad*  
**VULNERABILITY:** *Low*  
**NEW ENTRY:** *No*  
**TREND:** *Deteriorating*

Note: This information was extracted from HARR 2018.

#### **City Surveyor observations:**

Ownership/Responsibility: Wanstead Park Conservation Area also has multiple owners, including the City.

The action/activities developed in the above designation will help to address this Conservation Area at Risk designation.

**Table 1: continued**

**SITE NAME:** *The Grotto, Wanstead Park E11*  
**DESIGNATION:** *Listed Building grade II, RPG grade II\*, CA*  
**CONDITION:** *Poor*  
**OCCUPANCY:** *N/A*  
**PRIORITY:**  
**CATEGORY:** *F (New entry)*  
**OWNER TYPE:** *Local Authority*  
**LIST ENTRY NUMBER:** *1083624*

*Ruined grotto boathouse of circa 1762. It consists of a large honeycomb rockwork facade of segmental plan with several arches at lake level, and window openings above. The area is fenced off from public access. The grotto has been managed as a ruin for many decades and has had a number of different repair interventions. However, there are areas of mortar failure and further loss of rockwork, and self-sown vegetation threatens to cause further instability. The City of London commissioned a survey in 2017 and the works identified are now being carried out.*

Note: This information was extracted from HARR 2018.

#### **City Surveyor observations:**

Ownership/Responsibility: The Grotto is owned by the City but given its important relationship with the lake, the restoration of the façade should be part of the potential Wanstead Park HLF project.

In February 2018, the City Surveyor notified members that the Grotto in Wanstead Park would appear on the published HARR from 2018. Since that Cyclical Works Programme (CWP) funding was allocated to this asset to allow officers to undertake urgent works and a Conservation Management Plan (CMP) was commissioned to help the City to remove the Grotto from the HARR and to help determine a successful and sustainable future for the Grotto. This document provides a framework for making decisions about the Grotto's future. Various options for the future of the Grotto have been discussed at the two stakeholder consultation workshops. The outcome of this consultation was a consensus that the most realistic path for removing the Grotto from the HARR in the longer-term would be to restore the façade to its eighteenth-century appearance, as far as possible. The policies set out on the CMP seek to help the City achieve this ambition to remove the Grotto from the HARR and secure its successful, long-term future.

**SITE NAME:** *Bunhill Fields, Finsbury Square EC2*  
**DESIGNATION:** *Conservation Area, 95 LBs, RPG grade I*  
**CONDITION:** *Fair*  
**VULNERABILITY:** *Medium*  
**NEW ENTRY:** *No*  
**TREND:** *Deteriorating*

Note: This information was extracted from HARR 2018.

#### **City Surveyor observations:**

Ownership/Responsibility: Bunhill Fields Conservation Area has multiple owners, including the City.

This Conservation Area was added to the HARR because of inappropriate developments in the wider area, making removal from the HARR beyond the City's control and ownership. However, officers are assisting the Islington Council addressing the Heritage At Risk status making formal objections to large scale developments within the Conservation Area. Bunhill Fields Burial Ground, owned by the City, itself is not an entry in the HARR. To ensure that the Burial Ground will not be added back to future editions of the HARR, a cyclical programme of conservation works is being undertaken.

**Table 2: Assets included in HARR Southeast England**

<b>SITE NAME:</b>	<b>Ashtead Park, Ashtead</b>
<b>DESIGNATION:</b>	Registered Park and Garden grade II, 20 LBs, part in SM, part in CA
<b>CONDITION:</b>	Generally satisfactory but with significant localised problems
<b>VULNERABILITY:</b>	Medium
<b>TREND:</b>	Improving
<b>NEW ENTRY:</b>	No
<b>OWNER TYPE:</b>	Mixed, multiple owners
<b>LIST ENTRY NUMBER:</b>	1001490

*Begun as a C17 park, Ashtead developed with successive owners throughout the C18 and C19. Broken up and sold in the 1920s the historic landscape split into two main ownerships, the house and surrounding grounds a school, and the northern park as open access land for Surrey Wildlife Trust. Following the policies of a Conservation Management Plan from 2010 the school has improved its management of the landscape amongst proposals for further facilities. A joined up heritage-led approach should guide the conservation of the remaining landscape to understand its significance and sustain its values.*

Note: This information was extracted from HARR 2018.

**City Surveyor observations:**

Ownership/Responsibility: Ashtead Park has multiple owners, including the City.

The continued ground maintenance, in line with the 2010 Landscape Conservation Management Plan for the Freeman's School has been positively acknowledged by Historic England. Officers will liaise with Surrey Wildlife Trust, the owner of the northern part of the historic park, during 2020 or sooner subject to resource allocation, in order to improve the coherence between the different ownership areas and to enable promotion of the removal of the whole park from future HARR.

Legend:

**PRIORITY CATEGORY**

Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority. For buildings and structures and places of worship the following priority categories are used as an indication of trend and as a means of prioritising action:

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C Slow decay; no solution agreed
- D Slow decay; solution agreed but not yet implemented
- E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented

Note: Last year's priority category is shown in brackets (otherwise, New Entry is noted)

**ABBREVIATIONS**

CA	Conservation Area
HE	Historic England
HLF	Heritage Lottery Fund
LB	Listed Building
LPA	Local Planning Authority
NP	National Park
PWS	Protected Wreck Site
RB	Registered Battlefield
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

This page is intentionally left blank

### **List of enforcement powers available to Local Authorities**

**Section 215 Notice** – a relatively straightforward power to require the owner or occupier to carry out works to improve the external condition of a building or land if its neglect is adversely affecting the surrounding area.

**Urgent Works Notice** – a power that allows a local authority to directly carry out works that are required urgently to make an unoccupied listed building weather tight and thus prevent further deterioration.

**Repairs Notice** – a power that allows a local authority to specify to the owner works it considers reasonably necessary to secure the future of a listed building. If the repairs are not carried out, the power can lead to compulsory purchase of the building.

**Compulsory Purchase Order** – when all other measures fail, the local authority's last resort is to compulsorily acquire a listed building in order either to repair it itself or more usually to sell it on to be restored by a buildings preservation trust or other new owner.

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank