



Corporate Asset Sub (Finance) Committee Appendices Pack

Date: WEDNESDAY, 18 NOVEMBER 2020
Time: 1.45 pm
Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Enquiries: Chris Rumbles
christopher.rumbles@cityoflondon.gov.uk

Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

<https://youtu.be/p6mm2OLkxiU>

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

John Barradell
Town Clerk and Chief Executive

AGENDA

8. 2020/21 ENERGY PERFORMANCE Q2 UPDATE

Report of the City Surveyor.

For Decision
(Pages 1 - 2)

9. COMBINED PRE-GATEWAY 5 PROJECT CLOSURES

Report of the Town Clerk.

For Decision
(Pages 3 - 8)

10. CORPORATE PROPERTY ASSET MANAGEMENT STRATEGY 2020-25

Report of the City Surveyor.

For Decision
(Pages 9 - 32)

**11. CYCLICAL WORKS PROGRAMME - PROGRESS REPORT Q1/Q2 AND
PROGRAMME LEVELLING RECOMMENDATIONS**

Report of the City Surveyor.

For Decision
(Pages 33 - 40)

19. ANNUAL REPORT ON OPERATIONAL PROPERTY PORTFOLIO

Report of the City Surveyor.

For Information
(Pages 41 - 46)

**20. GUILDHALL WEST WING - PROVISION OF UPGRADED LAVATORIES AND
CLOAKROOM FACILITIES FOR MEMBERS AND GUILDHALL GUESTS**

Report of the City Surveyor.

For Decision
(Pages 47 - 56)

21. ORACLE PROPERTY MANAGER (OPN) REPLACEMENT

For Decision
(Pages 57 - 70)

Appendix. 1: Top 30 Site Energy Performance

Table 3. Performance comparison by top 30 sites: 2020/21 with 2019/20

Site Name	Weather corrected rolling 12-month comparison: 12 months to Sept-20 compared to 12 months to Sept-19				Absolute single quarter comparison: Jul-Sept 2019 to Jul-Sept 2020	
	Sep-19	Sep-20	Diff. kWh	Diff. %	kWh Diff.	% Diff
Smithfield Mkt (LL & tenant)	16,545,036	11,666,114	-4,878,922	-29.50%	-1,094,622	-31%
Guildhall Complex	19,449,229	16,670,099	-2,779,130	-14.30%	-1,184,487	-29%
Barbican Arts Centre	17,640,240	17,478,602	-161,638	-0.90%	-1,560,063	-34%
Central Criminal Court	7,084,920	6,769,371	-315,549	-4.50%	-72,273	-4%
New Spitalfields Mkt (LL & Tenant)	6,813,911	6,494,749	-319,162	-4.70%	-188,367	-9%
CoL Freeman's School	4,126,943	4,460,135	333,192	8.10%	-210,644	-31%
GSMD - Milton Court	3,453,842	2,466,128	-987,715	-28.60%	-160,822	-29%
Streetlighting	3,621,126	3,146,017	-475,109	-13.10%	-218,490	-22%
Billingsgate Mkt (LL & tenant)	3,729,142	3,573,199	-155,943	-4.20%	-113,522	-14%
Bishopsgate Police Station	3,360,538	1,785,869	-1,574,669	-46.90%	-192,962	-39%
City of London School	2,701,919	2,924,812	222,893	8.20%	19,598	4%
City of London Crematorium	2,807,964	2,779,701	-28,263	-1.00%	-291,546	-44%
GSMD – Silk St.	2,328,931	1,762,881	-566,050	-24.30%	-175,050	-39%
Tower Bridge	2,193,847	2,109,694	-84,153	-3.80%	-189,908	-52%
Mansion House	2,187,394	2,487,341	299,948	13.70%	-142,240	-57%
CoL School for Girls	2,272,013	2,392,573	120,561	5.30%	42,130	12%
New Street (21)	1,720,585	1,675,549	-45,036	-2.60%	-10,227	-3%
GSMD - Sundial Court	1,818,265	1,454,578	-363,686	-20.00%	-103,309	-41%
Walbrook Wharf	1,516,192	1,950,552	434,359	28.60%	30,483	11%
Wood Street Police Station	1,526,818	1,060,332	-466,486	-30.60%	-155,346	-41%
LMA	1,225,941	592,895	-633,046	-51.60%	-290,285	-68%
Snowhill Police Station	693,162	0	-693,162	-100.00%	-130,141	N/A
Animal Reception Centre	636,862	815,633	178,771	28.10%	11,629	9%
OS Hampstead Heath	688,337	599,772	-88,565	-12.90%	-40,569	-25%
OS Epping Forest	585,311	789,399	204,087	34.90%	54,104	24%
Tower Hill Coach & Car Park	547,524	521,933	-25,591	-4.70%	-18,014	-13%
OS Golders Hill & Extension	307,984	328,200	20,215	6.60%	-12,699	-23%
Upper Thames St. Tunnel Ltg	264,449	201,379	-63,070	-23.80%	-12,326	-22%
OS Parliament Hill	235,674	307,124	71,450	30.30%	18,470	30%
Minories Car Park	246,665	220,372	-26,293	-10.70%	-4,254	-7%
Total	112,330,766	99,485,003	-12,845,762	-11.40%	-6,395,752	-26%

Appendix. 2: Energy Funding Matrix

Energy Projects Funding Matrix														
Scheme / Fund name	benefit			application							Priority	effective		Total Fund value
	revenue	grant	loan	CPG	IPG	housing	citigen	schools	transport	major projects		from	to	
OTHER INCENTIVES (REVENUE BENEFIT)														
Annual Investment Allowance												01/04/2008	31/12/2020	N/A
Smart Export Guarantee												01/01/2020	N/A	N/A
Renewable Heat Incentive												28/11/2011	31/03/2021	£23bn
LOAN FUNDS														
Salix												N/A	N/A	£900m+
Mayors Energy Efficiency Fund												01/04/2022	31/03/2025	£500m
Public works fund												est. 1793		£95bn
FRAMEWORKS														
RE:Fit - Retro accelerator Workplace												01/04/2009	01/09/2022	£500m+
Energy Performance Contracting												N/A	N/A	£300m+
RE:Fit - Retro accelerator Homes												01/04/2020	01/09/2022	£3.6m
GRANTS														
Energy Company Obligation (ECO3)												03/12/2018	31/03/2022	£2bn
Public Sector Decarbonisation Fund												01/10/2020	11/01/2021	£1bn
Public Sector Low Carbon Skills Fund												30/09/2020	11/01/2021	£32m
Social Housing Decarbonisation Fund Demonstrator												16/10/2020	12/11/2020	£50m
Social Housing Decarbonisation fund												TBC	TBC	£3.8bn
Green Homes Grant - Local Authority Delivery												04/08/2020	01/09/2020	£500m
Green Homes Grant - private sector												30/09/2020		£1.5bn
Heat Network Delivery Unit Fund (HNDU)												29/05/2020	31/12/2020	>£23m
Heat Network Investment Project (HNIP)												01/10/2018	31/03/2022	£320m
Green Heat Network Fund												01/04/2022	31/03/2025	£270m
Carbon Offset Fund												N/A	N/A	~£3.6m

Appendix 1 – Projects for Pre-Gateway 5 Closure

Department of Community and Children's Services

Project Name:	Gullies and Drains Cleaning
Project UPI (this is the PV ID):	11543 (29800063)
Approval Amount:	£25,000
Spend to date:	£15,802 (survey fees)
Amount Unspent:	£9,698
When project was closed:	2018
Why project was closed early:	Following survey reports the extent of work identified was variable across estates was minimal. The costs for accessing some of the drains and gullies were prohibitive compared to the actual work required. It was therefore decided that any repairs that were needed would be done by response repairs and a future cyclical maintenance contract be looked into, to address routine maintenance of drainage and gullies.
Next steps:	Close project - any drainage repairs that have been reported to response repairs have been addressed. The department's repairs and maintenance team are in the process of setting up a cyclical maintenance contract.

Project Name:	Windsor House Paths, Water Mains and Boundary Walls
Project UPI (this is the PV ID):	11132 (29800061)
Approval Amount:	Staff costs: £1,690 Consultant Fees: £15,210
Spend to date:	Staff costs: £1,690 Consultant Fees: £7,850
Amount Unspent:	£7.360
When project was closed:	2018
Why project was closed early:	Following survey reports the extent of work identified was minimal. Any repairs that were needed would be done by response repairs, to be reported by estate staff.
Next steps:	Close project - any drainage repairs that have been reported to response repairs have been addressed. The department's repairs and maintenance team are in the process of setting up a cyclical maintenance contract.

City Surveyor's Department – Property Projects Group

Project Name:	65/65a Basinghall Street (Justice Rooms)
Project UPI (this is the PV ID):	11446
Approval Amount:	£37,000
Spend to date:	£24,040
Amount Unspent:	£12,960
When project was closed:	2018
Why project was closed early:	The project did not progress in the first instance as the building was required for occupation. Subsequently in March 2018 the building was Grade 2 Listed by Historic England in its entirety. Proposals to building over and under would be very costly and this in the context of other major capital programmes and ongoing occupation requirements for City of London Corporation and its partners the project has not been progressed.
Next steps:	Close project

City Surveyor's Department - Investment Property Group

Project Name:	City's Estate – Strategic Estate: 26/31 Shoreditch High Street, E1
Project UPI (this is the PV ID):	11522
Approval Amount:	£117,000
Spend to date:	£105,218
Amount Unspent:	£11,782
When project was closed:	2019
Why project was closed early:	<p>The properties form part of a wider development site (5% of the overall site by area) and following negotiations during 2018 and 2019 are now contained within an Option Agreement with Hammerson (owner of 90% of the overall site by area) for future development subject to planning permission (Approved by the Property Investment Board on 23rd January 2019 (CS 028/19)). The Option Agreement will run for 10 years and secure the City's involvement in any development of the site. This will maximise value once planning permission is secured.</p> <p>Subsequent to the issue report in January 2017, the consultant team have estimated the cost of refurbishment to bring the property back into a lettable condition at £1.77M (£399psf / £4,297psm) making this option unviable over the 10 years pending redevelopment. The current holding costs associated with the properties are approximately £11,000 per annum. It is proposed that the building be let for advertising purposes to offset holding costs and provide potential future income estimated to be £25,000 per annum.</p>

	Access to the properties is restricted due to the presence of asbestos and parts of the structure need to be made safe before full asbestos surveys and other structural surveys can be undertaken. Although visual structural surveys have not identified the properties at risk of collapse it is considered that the vertical structural cracks will only get worse if action is not taken to stabilise the structure and make it watertight. The cost of the survey and structural works has been estimated at £50,000.
Next steps:	Close project and conduct necessary repair work to ensure buildings are structurally safe.

Department of the Built Environment

Project Name:	6 Bevis Marks S106
Project UPI (this is the PV ID):	10671
Spend to date:	£12,113.75
When project was closed:	2014
Why project was closed early:	Section 278 works delivered majority of improvements to Bury Court. Section 106 funds were transferred to the Aldgate project.
Next steps:	Close project

Project Name:	Bank Alleys and Courts
Project UPI (this is the PV ID):	11010
Spend to date:	£0
When project was closed:	The project was put on hold in 2016
Why project was closed early:	The project was put on hold due to the desire to take forward an area-based approach to the enhancement of the courts and alleys as part of the wider Bank project.
Next steps:	Continue to explore improvements to the courts and alleys through the wider Bank area project

Project Name:	Blackfriars Bridge Walkway
Project UPI (this is the PV ID):	11493 Please note error on Project Vision suggesting the project has received Gateway 5 approval. Gateway 5 has not taken place.
Spend to date:	£21,035.42
When project was closed:	May 2015
Why project was closed early:	The project has been superseded by Tideway's Tunnel public realm design and works
Next steps:	Project officer will continue to liaise with Tideway Tunnel project team

Project Name:	Bucklersbury House s106 functional and environmental enhancements
Project UPI (this is the PV ID):	9466
Spend to date:	£36,846.38

When project was closed:	The project was put on hold in 2015
Why project was closed early:	The project was superseded by the Bloomberg highway improvements project.
Next steps:	To be closed

Project Name:	Bus Reliability Scheme
Project UPI (this is the PV ID):	11694
Spend to date:	£139,816.00
When project was closed:	2019
Why project was closed early:	After investigating the issues raised by various bus affiliated groups/associations there were no further feasible projects that could be progressed.
Next steps:	Close the project

Project Name:	Eastern City Cluster Ph. 2
Project UPI (this is the PV ID):	10719
Spend to date:	£46,130.35
When project was closed:	Put on hold in 2015
Why project was closed early:	The project was put on hold due to the need to update the strategy for the City Cluster as a result of the rapid growth in the area. The area covered by this project (St Mary Axe and Leadenhall Street) has now been included in Phase 2 of the recently adopted City Cluster Vision.
Next steps:	Take forward design and consultation work as part of the City Cluster Vision

Project Name:	Fenchurch Street Improvements
Project UPI (this is the PV ID):	10986
Spend to date:	£49,711.63
When project was closed:	Put on hold in early 2016
Why project was closed early:	Scope of project was not agreed with local stakeholders, and scheme was subsequently superseded by the City Cluster Vision work.
Next steps:	Initiate a new project to take forward a revised scheme as outlined in the City Cluster Vision. Remaining Section 106 funding (approx. £50k) to be reallocated.

Project Name:	Fleet Street Corridor – Major Scheme
Project UPI (this is the PV ID):	10671
Spend to date:	£216,255.97
When project was closed:	Put on hold in mid-2016

Why project was closed early:	Following a public consultation on the proposals in early 2016, the project was paused due to concerns regarding traffic movement in the Temple area. The project has since been superseded as Transport for London no longer allocate 'Major Schemes' funding; a Fleet Street Healthy Streets Plan (recommended in the adopted Transport Strategy) will be developed and will reassess proposals for this area. The design and consultation work to date will be used to inform the Healthy Streets Plan.
Next steps:	Initiate the Fleet Street Healthy Streets Plan.

Project Name:	Guildhall Pond and Green Spaces
Project UPI (this is the PV ID):	10681
Spend to date:	£25,941.77
When project was closed:	Put on hold in 2015
Why project was closed early:	Design options were developed, however, funding to take the proposals forward was limited. Some of the planned improvements have been implemented through the subsequent security improvement works
Next steps:	To be closed

Project Name:	Philpot Lane and Eastcheap Crossing
Project UPI (this is the PV ID):	11378
Spend to date:	The funding was reassigned to the Aldgate Project.
When project was closed:	Reassigned to Aldgate Project in June 2014.
Why project was closed early:	The funding was reassigned to the Aldgate Project. This was approved by Members in the Aldgate G5 report and appendix G, 'Fenchurch St 20 08/01061/FULMAJ – Transport' (June 2014)
Next steps:	Close project

Project Name:	Refurb Sturgeon Lighting Units
Project UPI (this is the PV ID):	9611
Spend to date:	£2,883.94
When project was closed:	2016
Why project was closed early:	The project to refurbish the sturgeon lighting units on the Embankment river wall, did not get beyond the concept stage before the Thames Tideway project began. The project has been superseded by the Street Lighting Strategy and any refurbishments would need to align with this Strategy. The project was created via a capital bid prior to the introduction of the Gateway process and has never been through any Gateway.
Next steps:	Close project and continue lighting upgrades via the Street Lighting Strategy

Corporate Property Asset Management Strategy 2020-2025

- The Corporate Property Asset Management Strategy outlines the overriding objectives for managing the operational estate (excluding Housing)
- Decisions on all operational property assets (excluding Housing) are guided by this strategy and the objectives within
- The Corporate Property Asset Management Strategy supports the Corporate Plan and is in turn supported by specific, individual property Asset Management Plans

Efficient

- Seek to rationalise the operational estate through better utilisation to ensure a more efficient, effective and sustainable asset base
- Ensure capital and revenue investment into the operational estate is 'relevant and needed' to achieve Corporate Plan objectives.
- Develop the current risk based approach to maintenance and renewal (subject to available budget)
- Ensure capital and revenue projects are affordable, sustainable, prudent and directed to corporate priorities
- Ensure annual revenue expenditure is efficiently managed to deliver value for money and reduce operational asset running costs
- Ensure future capital investment in the operational estate is aligned with 'invest to save' outcomes, full life cycle and both financial and non financial assessments.

Effective

- Ensure operational assets are maintained to a good, safe and statutory compliant condition
- Maximise third party income for leased out property, including targetting effective support for businesses impacted by Covid-19
- Develop and mature the management of the portfolio by embedding the Asset Management (Service Based Review) recommendations
- Incorporate 'smart building technology', modern working practices post Covid-19 and improve connectivity for occupiers within the portfolio
- Create added value through the property Asset Management Plan process
- Ensure operational assets are relevant, fit for purpose and meet service delivery needs through a comprehensive Asset Challenge Process
- Ensure asset management activity is aligned with Service Committee's business plans through the Asset Management Plan process to deliver asset related corporate and business objectives

Sustainable

- Support the proposed Climate Action Strategy; including the achievement of net zero carbon emissions, to build resilience and to champion sustainable growth
- Achieve 40% energy savings by 2025/26
- Optimise the sustainability performance of the existing property portfolio (subject to available budget)
- Target BREEAM of excellent on all new buildings
- Maintain Heritage assets through investment and prevent their inclusion on the Heritage at Risk Register wherever possible (subject to available budget)
- Ensure where Heritage assets are not in the sole ownership of the City to drive the collective responsibility to maintain and prevent their inclusion on the Heritage at Risk Register

Further information on the Corporate Property Asset Management Strategy and supporting information including Asset Management Plans, Asset Challenge Process, Asset Management (Service Based Review) recommendations is available from the Corporate Property Group. Contact Paul Friend, Head of Corporate Asset Management (paul.friend@cityoflondon.gov.uk).

This page is intentionally left blank

Corporate Property Asset Management Strategy Review

Informal meeting of Corporate Asset Sub Committee

September 2020

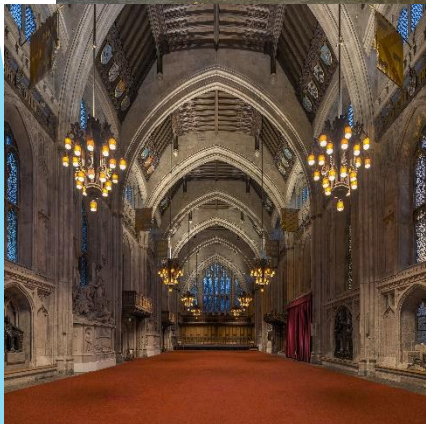
Summary

Page 12

Background - Scope and Existing Strategy
(excludes housing)

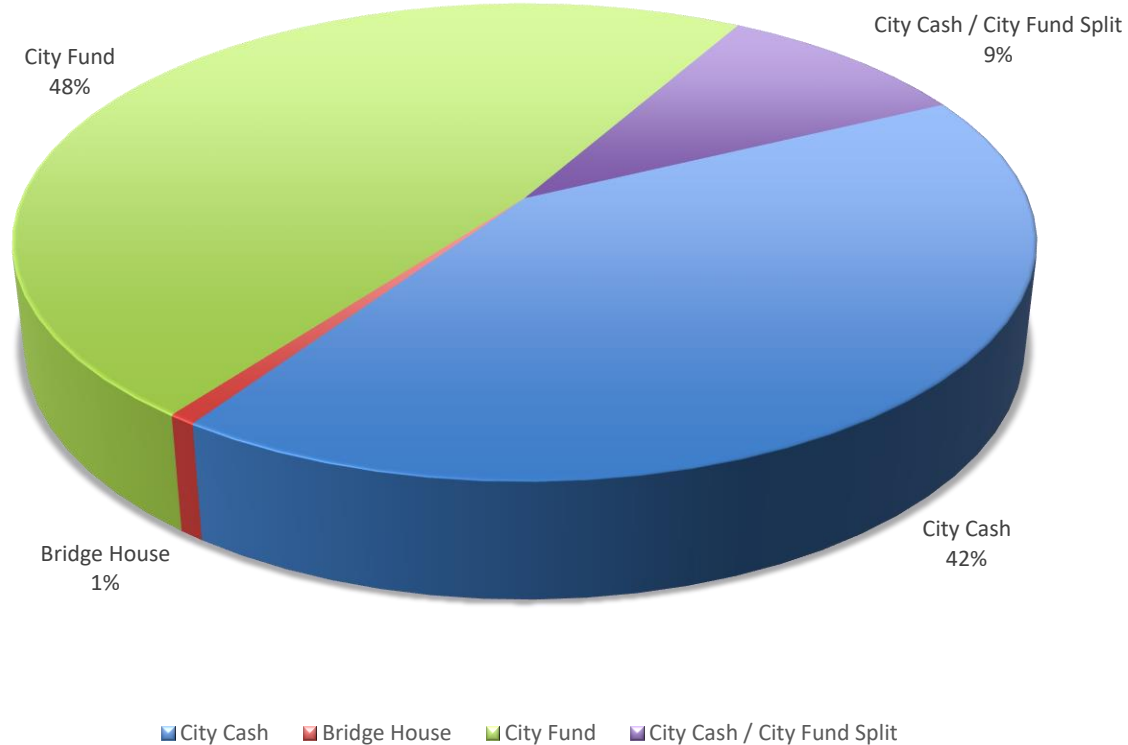
Options and drivers of change- Climate
Action Strategy, Fundamental Review,
Governance Review, Target Operating
Model, Corporate Plan outcomes

Member questions and input - towards a
new revised Strategy for 2020-25



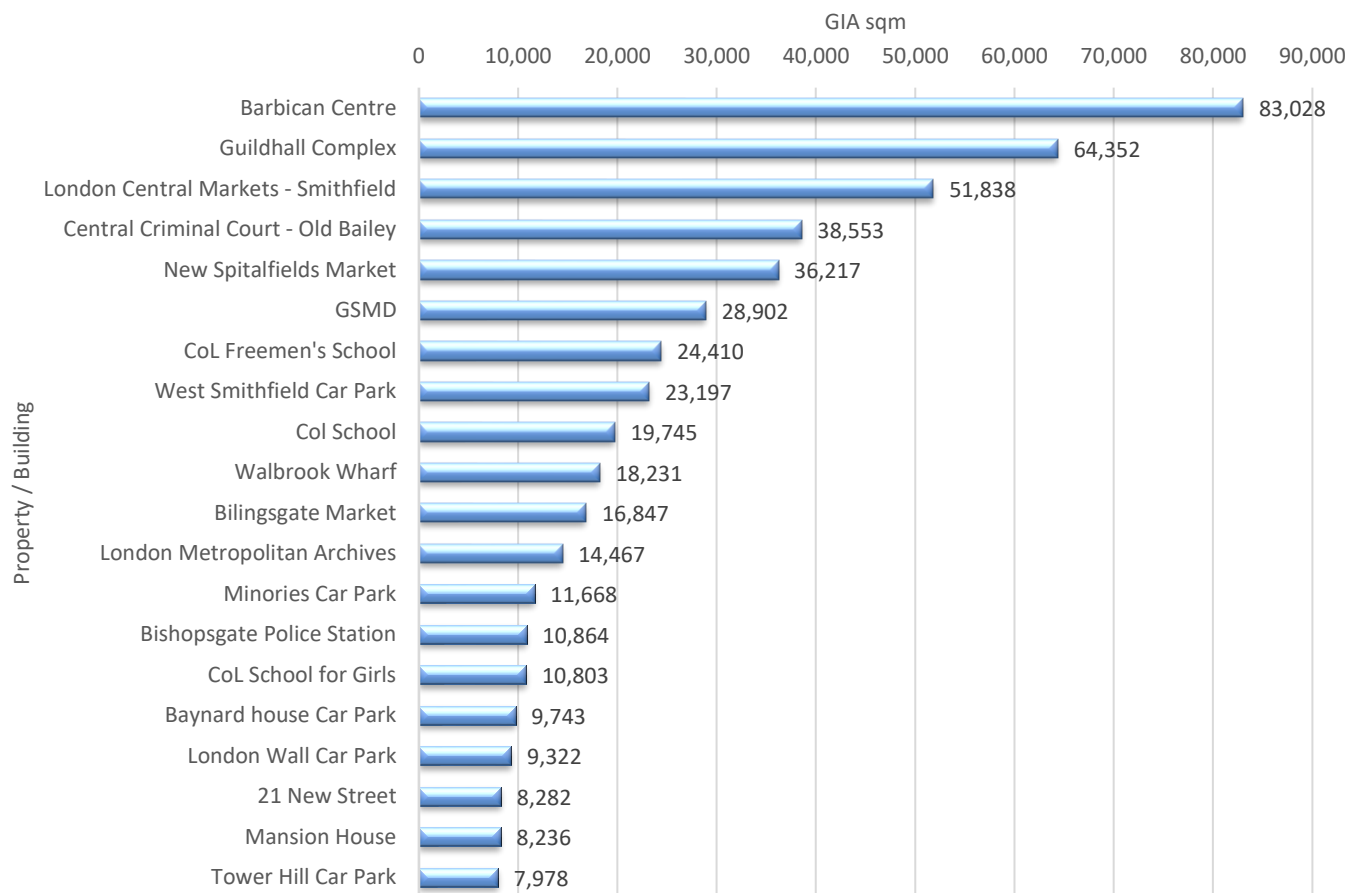
Operational & Commercial Element % GIA by Fund

(excludes social & private housing estates)

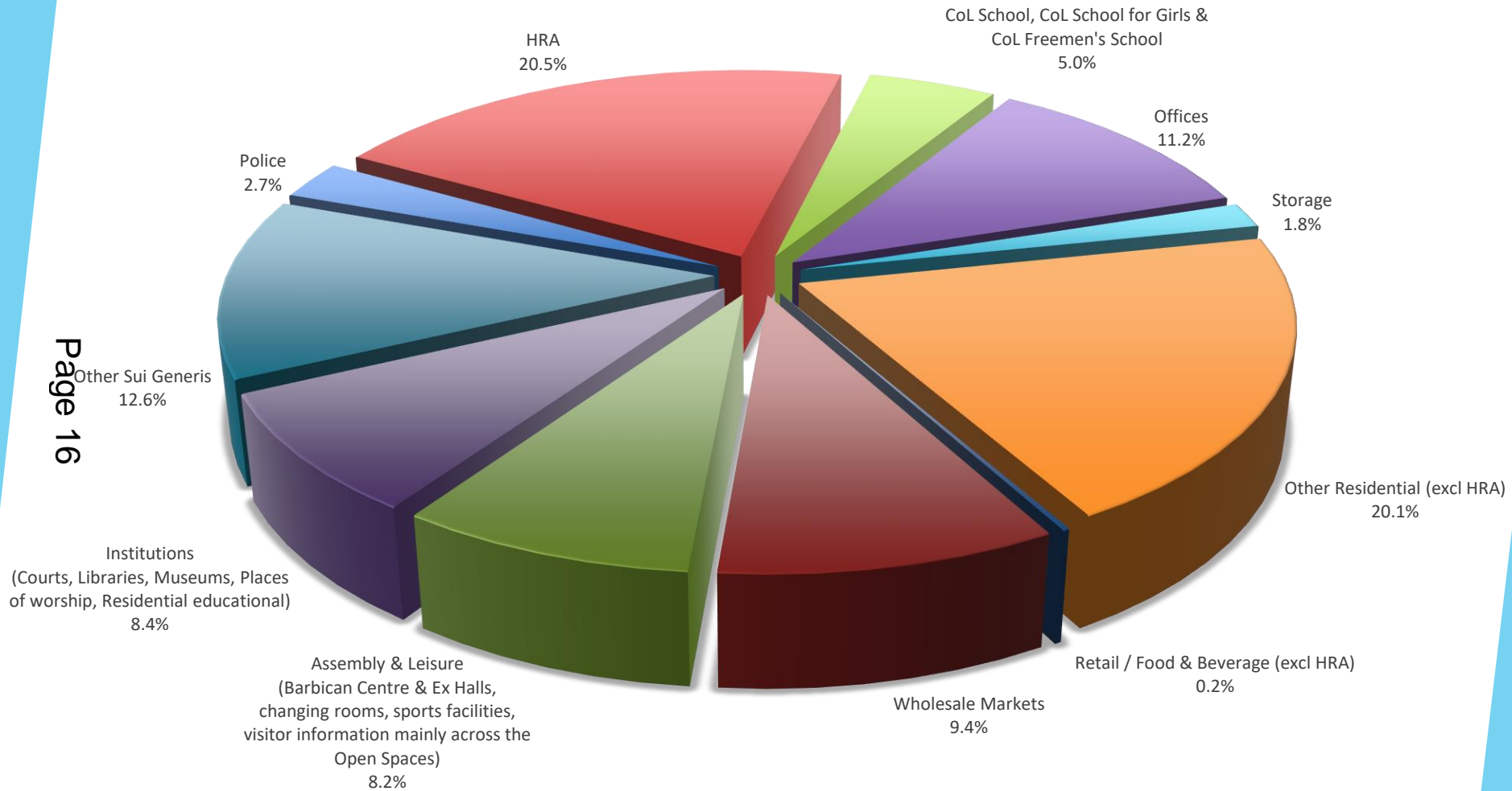


Total Operational & Commercial Element 590,178 sqm (440 Buildings across 73 properties) - City Fund 283,225sqm, City Cash 245,954sqm, Bridge House 4,451sqm, City Fund / City Cash Split 56,549sqm (Guildhall West Wing & Central Criminal Court)

Top 20 Operational Buildings by Area (GIA sqm)

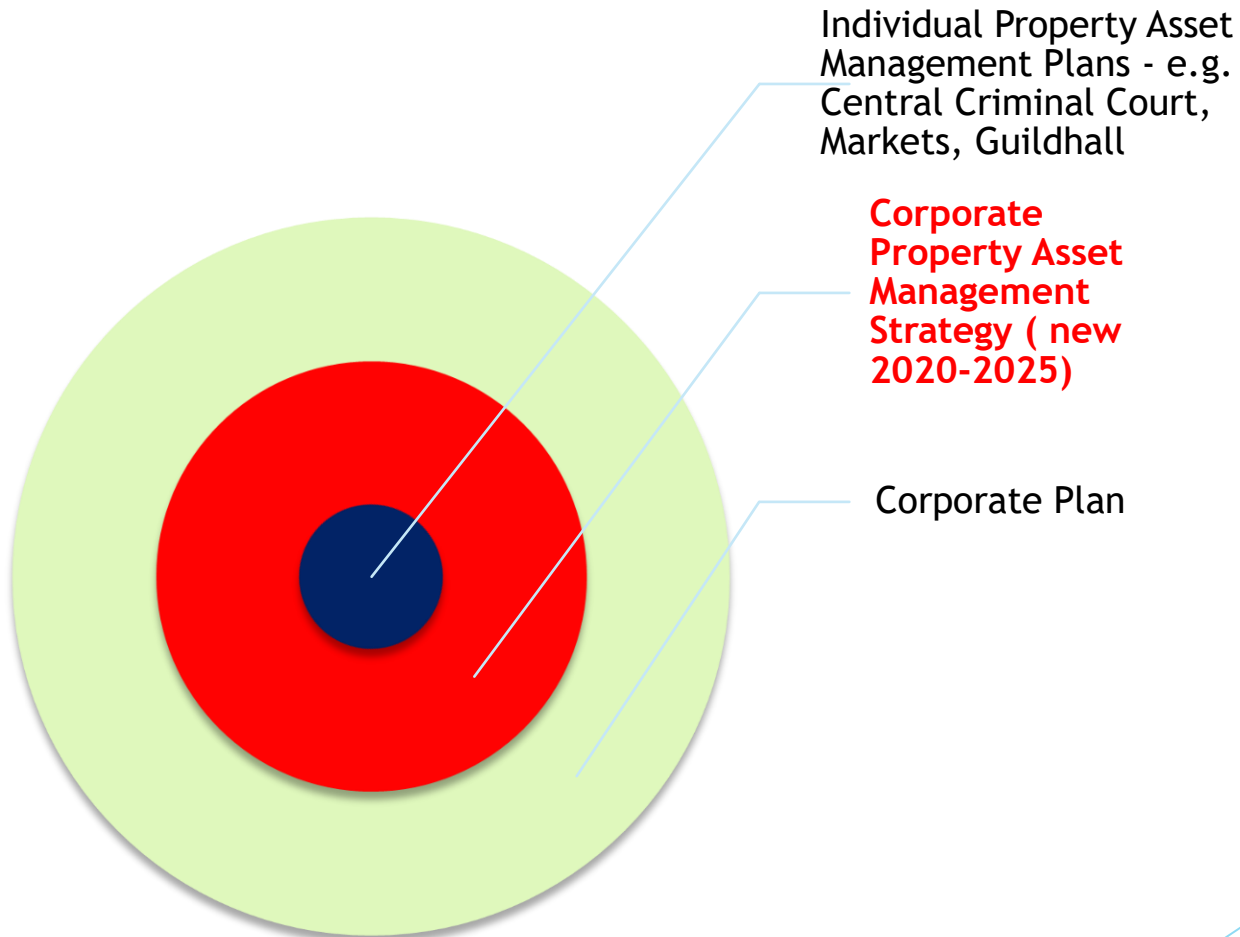


Operational Property Portfolio % GIA by Building Use



Positioning

Page 17



Existing Strategy Themes



Existing Corporate Property Asset Management Strategy

1. Operational assets remain in a good, safe and statutory compliant condition
2. Operational assets are fit for purpose and meet service delivery needs
3. Capital and revenue projects are affordable, sustainable, prudent and directed to the highest corporate priorities
4. Annual revenue expenditure is efficiently managed to ensure value for money and reduce operational asset running costs wherever possible
5. Opportunities to create added value from the operational property asset base, either capital or revenue, will be pursued through the Asset Management Plan process.

Existing Corporate Property Asset Management Strategy continued

6. The City overall, in accordance with the Carbon Descent Plan 2015 (CDP-15) achieves a 9% energy reduction by 2018

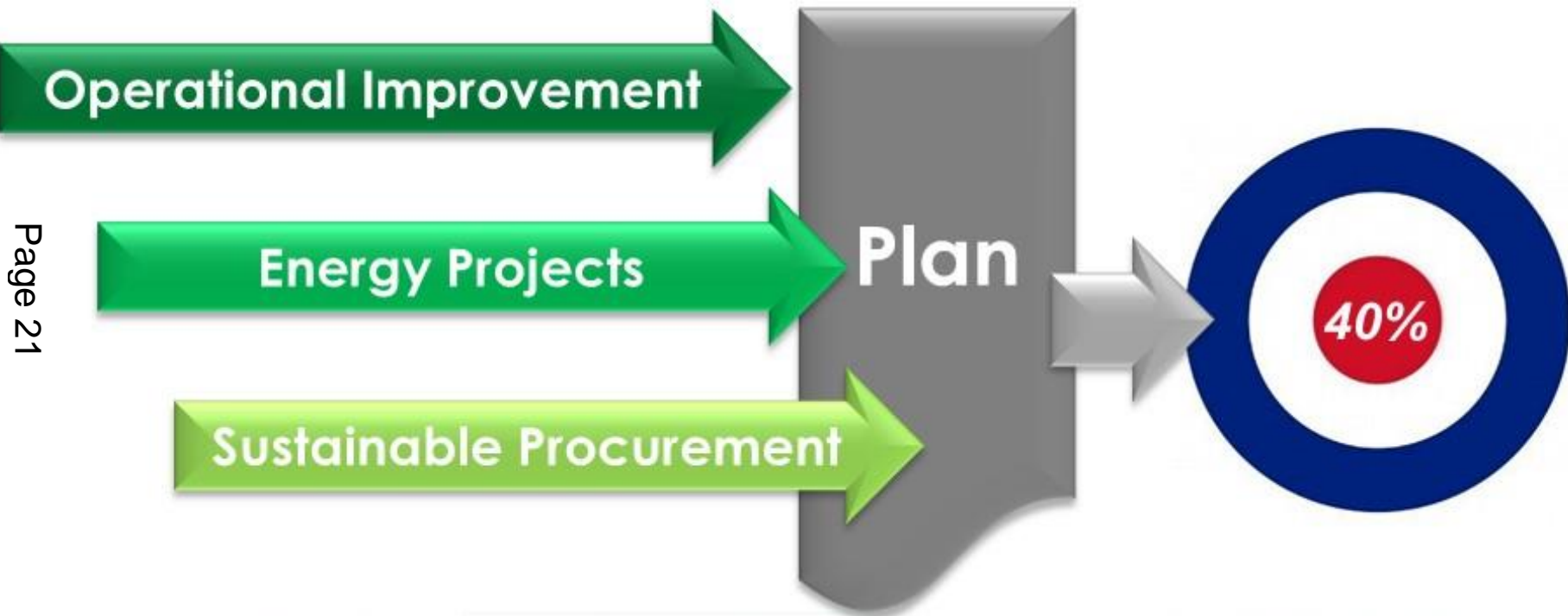
7. To remove assets the Heritage at Risk Register wherever possible provided only that it is cost effective to do so

8. Align asset management activity with Service Committee's business plans to deliver asset related corporate and business objectives

9. To provide corporate oversight on the extent and value of third party agreements within the operational portfolio, seeking to ensure they managed in accordance with best practice at all times

10. To seek to improve the efficiency and sustainability of operational assets in accordance with corporate objectives and statutory requirements

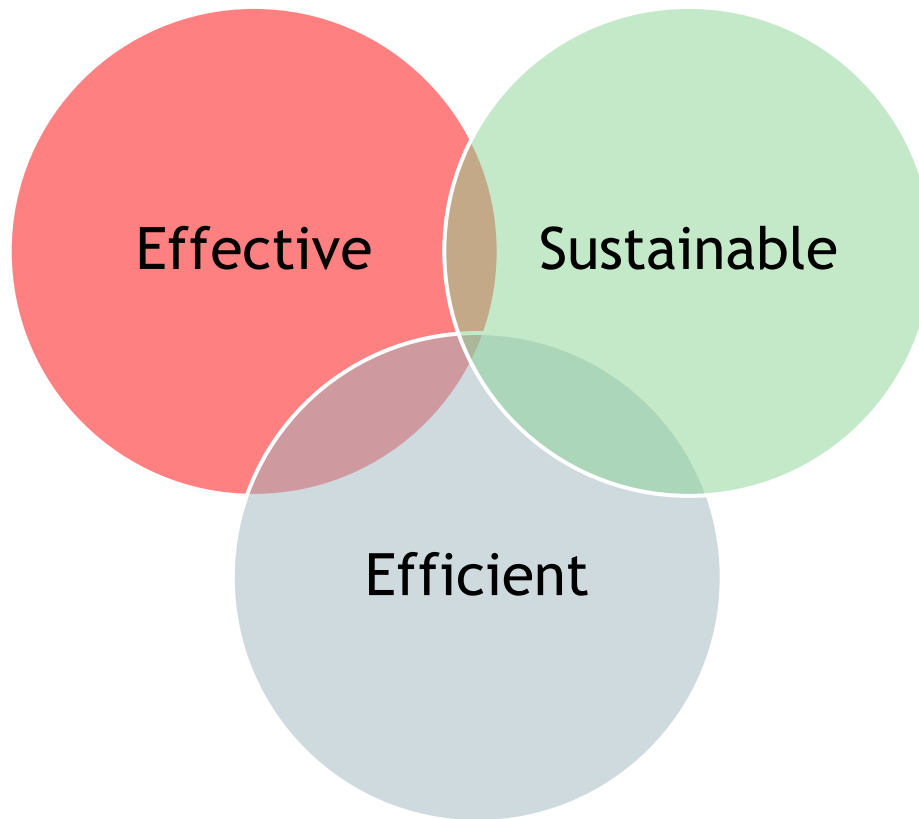
Carbon Descent Plan



Data

Comms

Revised Strategy Opportunities



Revised Strategy - Options

Efficient

- More risk based approach to maintenance 'moulding portfolio' to available budget
- Asset Challenge all operational assets to ensure fit for purpose and required
- More proactive approach to maximising third party income for leased out property

Effective

- Embed the Asset Management (Service Based Review) recommendations
- Drive the Digital Agenda benefiting from emerging technology- 'smart building technology and flexible working post Covid-19
- Support Corporate Plan Outcomes

Sustainable

- Support the proposed Climate Action Strategy; to support the achievement of net zero carbon emissions, to build resilience and to champion sustainable growth
- achieve 40% energy savings by 2025/26
- Optimise the sustainability performance of the existing property portfolio
- Achieve BREEAM of excellent on all new buildings

Options

- ▶ Invest in maintenance to bring all assets up to good (including heritage) or rationalise portfolio to shape to budget?



1. Operational assets remain in a good, safe and statutory compliant condition

Option - Operational assets remain safe and statutory compliant, with a 'risk based' approach to CWP that aligns with the Medium-Term Financial Strategy? This could be achieved by 'moulding operational portfolio' to suit available budget.

Options

- ▶ Asset Challenge all assets - retain, invest or release ?



2. Operational assets are fit for purpose and meet service delivery needs

Option - Operational assets are fit for purpose and meet future service delivery needs as evidenced by a routine 'Asset Challenge' process?

Other options could include Asset Challenge on only 'core assets' (to be determined) or where there is an impact from the 'new normal' and demand for space?

Options

- ▶ Climate Change and resilience?

Page 26



10. The City overall, in accordance with the Carbon Descent Plan 2015 (CDP-15) achieves a 9% energy reduction by 2018

Option - Support the Climate Mitigation Strategy and emerging Climate Action Plan to reduce carbon emissions and achieve a 40% energy savings between 2008/09 and 2025/26 plus optimising the sustainability performance of the existing property portfolio and achieve BREEAM of excellent on all new buildings

Options (new)

- ▶ Invest in Corporate Asset Management?



Develop and embed the Asset Management Service Based Review recommendations

Option - requires additional resources (subject to a separate report to CAsC) and changes to committee terms of references and schemes of delegation both currently on hold pending outcome of Target Operating Model and Fundamental Review.

Options (new)

- ▶ Invest in Digital Agenda?



To drive the Digital Agenda across the operational estate and benefit from emerging technology-enabled workflow processes, business analytic opportunities and systems integration including 'smart building technology and flexible working post Covid-19

Implication - What does this mean in practice? requires separate initiative (not currently funded) to explore potential benefit from emerging technology-enabled workflow processes, business analytic opportunities and systems integration including 'smart building technology across the operational estate.

Aligning the new strategy

Corporate Plan 2018-23

- Support three pillars of economy, environment and society
- Link into the Corporate Strategy and Performance Team, Corporate Performance Framework, Digital Skills Strategy, Sport and Physical Activity Strategy etc

Climate Action Strategy

Page 29

- Support to Climate Action Strategy to reduce the City's carbon emissions, ensure we are resilient to climate change and lead others to make similar changes
- Support to Energy Projects and £700k 2020/21 savings pipeline
- Support to the Sustainable Buildings Strategy and potential £3.5m energy efficiency programme

Fundamental Review

- new Asset Management Core Processes, Operating Agreements and Reporting post AM SBR
- Income and capital receipt generation - pipeline of capital and revenue Asset Management opportunities post in 'new normal'

Governance Review

- Proposed revisions to committee ToR, Standing Orders and Scheme of Delegations to support Asset Management recommendations post AM SBR
- Link into Target Operating Model



Officer and Member
Discussion September
2020



Member Decision and
Approval November
2020



Communication and
implementation



This page is intentionally left blank

Appendix A – Programme levelling exercise undertaken by City Surveyors

Figures below are broken down by financial year and fund. Figures also include forecast budget for the 2021/22 programme, this in effect provides a holistic programme for all CWP project over the next four financial years (starting in 20/21).

Fund	Programme	Budget 2020/21	Budget 2021/22	Budget 2022/23	Budget 2023/24
City Fund	2018/19	1,376,000	993,000	0	0
City's Cash	2018/19	1,747,000	730,000	0	0
Guidhall	2018/19	717,000	216,000	0	0
City Fund	2019/20	1,009,000	1,837,000	1,373,000	0
City's Cash	2019/20	1,747,000	1,473,000	979,000	0
Guildhall	2019/20	735,000	259,000	790,000	0
City Fund	2020/21	705,000	2,100,000	1,636,000	342,400
City's Cash	2020/21	685,000	1,779,000	2,006,000	704,100
Guildhall	2020/21	125,000	353,000	35,000	329,500
City Fund	2021/22		1,205,000		
City's Cash	2021/22		1,239,500		
Guildhall	2021/22		1,167,000		
City Fund	2016/17		131,000		
City Fund	2017/18	149,000	187,000		
City's Cash	2017/18	916,000			
Guildhall	2017/18	187,000			
		£10,098,000	£13,669,500	£6,819,000	£1,376,000

Appendix B - Cyclical Works Programme Progress Report by fund and area

APPENDIX B	<u>CYCLICAL WORKS PROGRAMME 2017/18</u>				
CITY'S CASH 17/18	Budget	Spent	Committed	Total	Left to spend
Magistrates Court *	£18,791	£0	£0	£0	£18,791
London Central Markets ***	£311,899	£15,958	£110,277	£126,235	£185,664
Guildhall School	£223,264	£93,899	£27,391	£121,290	£101,974
Epping Forest & City Commons	£68,765	£9,553	£57,193	£66,746	£2,019
Keats House	£5,000	£0	£0	£0	£5,000
Hampstead Heath, Highgate Wood & Queen's Park	£122,037	£26,108	£0	£26,108	£95,929
TOTAL	£749,756	£145,518	£194,861	£340,379	£409,377

CITY FUND 17/18	Budget	Spent	Committed	Total	Left to spend
Barbican Centre *	£75,298	£44,989	£4,716	£49,705	£25,593
Central Criminal Court & Roman Bath House	£41,886	£0	£44,521	£44,521	-£2,635
Culture Heritage & Libraries, City Info Centre	£28,215	£1,297	£0	£1,297	£26,918
Planning & Transportation **	£185,276	£0	£0	£0	£185,276
TOTAL	£330,675	£46,286	£49,237	£95,523	£235,152

GUILDHALL ADMIN 17/18	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex *	£241,762	£17,180	£73,309	£90,489	£151,273
TOTAL	£241,762	£17,180	£73,309	£90,489	£151,273

APPENDIX C CYCLICAL WORKS PROGRAMME 2018/19

CITY'S CASH 2018/19	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievalty, The Monument	£48,792	£22,122	£3,588	£25,709	£23,082
Mansion House	£518,829	£378,858	£59,552	£438,410	£80,419
Magistrates Court	£55,000	£33,000	£500	£33,500	£21,500
London Central Markets	£181,893	£180,539	£1,353	£181,893	£0
Guildhall School	£103,000	£0	£72,820	£72,820	£30,180
Ceremonial Areas	£52,000	£0	£33,200	£33,200	£18,800
Epping Forest & City Commons	£1,510,940	£958,339	£214,709	£1,173,048	£337,892
West Ham Park & Bunhill Fields	£551,161	£209,706	£51,835	£261,541	£289,620
Hampstead Heath, Highgate Wood & Queen's Park	£1,921,554	£1,265,550	£259,194	£1,524,744	£396,810
Keats House	£181,972	£108,972	£0	£108,972	£73,000
Capitalised Projects	£544,000	£523,000	£0	£523,000	£21,000
Savings	£246,260	0	0	£0	£246,260
TOTAL	£5,915,400	£3,680,086	£696,751	£4,376,837	£1,538,563

CITY FUND 2018/19	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£991,480	£123,278	£12,355	£135,633	£855,847
Central Criminal Court, Mayor's Court, Roman Bath House	£393,203	£243,541	£24,747	£268,288	£124,915
Culture Heritage & Libraries, City Info Centre	£256,778	£92,956	£43,903	£136,859	£119,919

Planning & Transportation	£1,368,908	£544,742	£228,421	£773,163	£595,745
Port Health	£1,237,954	£692,043	£15,911	£707,954	£530,000
Capitalised Projects	£324,363	£300,000	£20,000	£320,000	£4,363
Savings	£14,814				£14,814
TOTAL	£4,587,500	£1,996,559	£345,338	£2,341,897	£2,245,603

GUILDHALL ADMIN 2018/19	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£1,428,500	£680,676	£47,318	£727,994	£700,667
Savings	£0				
TOTAL	£1,428,500	£680,676	£47,318	£727,994	£700,667

APPENDIX D **CYCLICAL WORKS PROGRAMME 2019/20**

CITY'S CASH 2019/20	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievalty, The Monument	£45,656	£30,656	£0	£30,656	£15,000
Mansion House	£779,744	£390,421	£247,325	£637,746	£141,998
Magistrates Court	£129,650	£25,449	£79,150	£104,599	£25,051
London Central Markets	£803,478	£282,573	£29,556	£312,130	£491,349
Guildhall School	£989,500	£123,078	£84,012	£207,091	£782,409
Epping Forest & City Commons	£1,164,144	£331,833	£203,413	£535,246	£629,273
West Ham Park & Bunhill Fields	£272,336	£133,235	£10,843	£144,078	£128,258
Hampstead Heath, Highgate Wood & Queen's Park	£943,069	£300,515	£221,488	£522,004	£421,066
Capitalised Projects	£110,522	£100,000	£0	£100,000	£10,522
Savings	£85,900	0	0	£0	£85,900
TOTAL	£5,324,000	£1,717,760	£875,789	£2,593,549	£2,730,826

CITY FUND 2019/20	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£1,255,000	£138,169	£47,079	£185,248	£1,069,752
Central Criminal Court, Mayor's Court, Roman Bath House	£1,104,085	£564,403	£76,699	£641,102	£462,983
Culture Heritage & Libraries, City Info Centre	£625,000	£0	£0	£0	£625,000
Planning & Transportation	£588,166	£46,781	£55,572	£102,353	£485,813
Port Health	£1,235,066	£272,593	£95,871	£368,464	£866,602
Capitalised Projects	£379,000	£246,619	£0	£246,619	£132,381
Savings	£912	0	0	£0	£912
TOTAL	£5,187,230	£1,268,565	£275,222	£1,543,786	£3,643,443

GUILDHALL ADMIN 2019/20	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£1,937,000	£570,951	£382,579	£953,530	£983,470
Capitalised Projects	£200,000	£193,489	£0	£193,489	£6,511
TOTAL	£2,137,000	£764,440	£382,579	£1,147,019	£996,492

APPENDIX E CYCLICAL WORKS PROGRAMME 2020/21

CITY'S CASH 2020/21	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievalty, The Monument	£30,000	£0	£30,000	£30,000	£0
Mansion House	£757,500	£139,511	£10,178	£149,688	£607,812
Magistrates Court	£144,000	£0	£15,139	£15,139	£128,861

London Central Markets	£382,200	£0	£0	£0	£382,200
Guildhall School	£2,871,000	£301,489	£19,155	£320,644	£2,550,356
Epping Forest & City Commons	£451,900	£0	£6,415	£6,415	£445,485
West Ham Park & Bunhill Fields	£125,000	£0	£0	£0	£125,000
Hampstead Heath, Highgate Wood & Queen's Park	£398,500	£50,647	£23,282	£73,930	£324,570
Keats House	£15,000	0	0	£0	£15,000
TOTAL	£5,175,100	£491,647	£104,169	£595,816	£4,579,284

CITY FUND 2020/21	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£3,745,000	£79,389	£74,423	£153,811	£3,591,189
Central Criminal Court, Mayor's Court, Roman Bath House	£536,000	£0	£0	£0	£536,000
Culture Heritage & Libraries, City Info Centre	£15,200	£0	£0	£0	£15,200
Planning & Transportation	£149,500	£0	£68,950	£68,950	£80,550
Port Health	£228,200	£0	£0	£0	£228,200
City Open Spaces	£109,500	0	23505	£23,505	£85,995
TOTAL	£4,783,400	£79,389	£166,878	£246,266	£4,537,134

GUILDHALL ADMIN 2020/21	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£842,500	£8,466	£98,705	£107,171	£735,329
TOTAL	£842,500	£8,466	£98,705	£107,171	£735,329

APPENDIX F**LIST OF DEFERRED PROJECTS FROM 20/21 PROGRAMME**

Project Number	Project Long Name	Budget (£)	Division of Service
C0121CW012L	Mansion House - General - Furniture Renovation (Various)	12,000	Mansion House Premises
C0321CW005L	London Central Markets - Underground Car Park - Drainage Overhaul	36,000	Main Market Service Charge Acc
C0321CW007L	London Central Markets - General Roof Overhaul	12,000	Main Market Service Charge Acc
C1021CW001L	Burnham Beeches Septic tank replacement	80,000	Burnham Beeches
C1021CW002L	Burnham Beeches Car Park & Road Resurfacing	24,000	Burnham Beeches
C1021CW023L	Epping Forest Conservation Management Plan Update	5,000	Epping Forest
C1021CW024L	Epping Forest Roof Skylight Replacement	150,000	Epping Forest
C1021CW025L	Epping Forest Roof Replacement	100,000	Epping Forest
C1021CW027L	Epping Forest Car Park Road Overhaul	60,000	Epping Forest
C1021CW043L	Epping Forest Bathroom Refurbishment (Wanstead Flats)	5,000	Epping Forest
C1021CW046L	Epping Forest Windows Replacement (Field Study Centre)	3,500	Epping Forest
C1021CW047L	Epping Forest Brickwork overhaul and repainting	3,500	Epping Forest
C1021CW048L	Epping Forest Roof Replacement (Garage)	3,500	Epping Forest
C1021CW049L	Epping Forest Roof Replacement (Warren House)	3,500	Epping Forest
C1021CW051	Epping Forest External Decorations Field Study Centre	3,000	Epping Forest
C1021CW052L	Epping Forest External Decorations (46 The Plain)	2,500	Epping Forest
C1021CW053L	Epping Forest External Decorations (48 The Plain)	2,500	Epping Forest
C1021CW054L	Epping Forest Internal Decorations (Field Study Centre)	2,500	Epping Forest
C1221CW002L	West Ham Park - General - Bollard Replacement (Main Gates)	9,500	West Ham Park
C1721CW002L	Golders Hill Park Water Mains and Drains replacement	12,000	Hampstead Heath
C1721CW007L	Hampstead Heath - General Infrastructure - Principal Structural Inspections	18,000	Hampstead Heath
C1721CW009L	Hampstead Heath - General Infrastructure - Reservoir Suspension	10,000	Hampstead Heath
C1721CW010L	Hampstead Heath - General Infrastructure - Test of all inlet & out pipes & valves (Ponds)	6,000	Hampstead Heath

C1721CW012L	Hampstead Heath Fire Alarm Replacement	2,500	Hampstead Heath
C1721CW013L	Hampstead Heath - General Infrastructure - Works to Minor Bridges	1,200	Hampstead Heath
C1721CW015L	Highgate Ponds Drainage Overhaul	50,000	Hampstead Heath
C1721CW016L	Highgate Ponds Roof Replacement	5,000	Hampstead Heath
C1721CW018L	Highgate Ponds - General - Quinquennial Inspection of Historical Properties	7,000	Hampstead Heath
C1721CW019L	Kenwood - General - Survey	6,000	Hampstead Heath
C1721CW021L	Parliament Hill Fields Underground Fuel Tank Replacement	72,000	Hampstead Heath
C1721CW024L	Parliament Hill Fields Fire Alarm Replacement (Lido Info Centre)	36,100	Hampstead Heath
C1721CW026L	Parliament Hill Fields Space Heating Replacement	20,000	Hampstead Heath
C1721CW027L	Parliament Hill Fields Running Track Columns Relamp	15,000	Hampstead Heath
C1721CW029L	Parliament Hill Fields Hot Water Boiler Replacement (Sinks)	8,500	Hampstead Heath
C1721CW031L	Parliament Hill Fields - General - Quinquennial Historical Properties Survey & Listed Sewer Vent Pipe Redecoration	2,400	Hampstead Heath
C1721CW034L	Vale of Heath and East Heath	1,000	Hampstead Heath
C1721CW037L	West Heath - General - Quinquennial Inspection of Historical Properties	1,100	Hampstead Heath
C1921CW001L	Highgate Wood Roof Replacement (1 Coronation Cottage)	14,500	Highgate Wood
C1921CW002L	Highgate Wood Roof Replacement (2 Coronation Cottage)	14,500	Highgate Wood
C1921CW003L	Highgate Wood Boiler Replacement	5,000	Highgate Wood
C1921CW004L	Highgate Wood Radiator Replacement	5,000	Highgate Wood
C1921CW005L	Highgate Wood Roof Replacement	2,000	Highgate Wood
C1921CW006L	Highgate Wood and Queens Park Fabric FMP Condition Survey	10,000	Highgate Wood
C1921CW007L	Queens Park - Bandstand - Flooring Replacement	6,000	Queen`s Park
R1521CW001L	10 Keats Grove Roof Overhaul	30,000	Keats House
R1521CW002L	10 Keats Grove Windows, Doors, Joinery and Main Entrance Shutter Overhaul	30,000	Keats House
R1521CW004L	Keats House Brickwork Pointing on Retaining Wall	20,000	Keats House
R1521CW005L	Keats House CCTV Replacement	14,500	Keats House
R1521CW006L	Keats House Roof Flashings Replacement (Conservatory)	5,000	Keats House
	Reduction in other projects	50,200	
Overall total (£)		1,000,000	

By virtue of paragraph(s) 5, 6a, 6b 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) 5, 6a, 6b 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) 5, 6a, 6b 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