



Corporate Asset Sub (Finance) Committee (Appendices Pack)

Date: TUESDAY, 22 JUNE 2021

Time: 9.00 am

Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members:

James de Sausmarez (Chairman)	Michael Hudson
Shravan Joshi (Deputy Chairman)	Jeremy Mayhew
Deputy Jamie Ingham Clark	Sheriff Christopher Hayward
Randall Anderson	Deputy Edward Lord
Marianne Fredericks	Deputy Roger Chadwick
Alderman Alison Gowman	Susan Pearson

Enquiries: Chris Rumbles
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Accessing the virtual public meeting

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

<https://youtu.be/DNuiL4joRNI>

This meeting will be a virtual meeting and therefore will not take place in a physical location. Any views reached by the Committee today will have to be considered by the City Surveyor after the meeting in accordance with the Court of Common Council's Covid Approval Procedure who will make a formal decision having considered all relevant matters. This process reflects the current position in respect of the holding of formal Local Authority meetings and the Court of Common Council's decision of 15th April 2021 to continue with virtual meetings and take formal decisions through a delegation to the Town Clerk and other officers nominated by him after the informal meeting has taken place and the will of the Committee is known in open session. Details of all decisions taken under the Covid Approval Procedure will be available on line via the City Corporation's webpages.

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

7. **CAPITAL AND CWP ANNUAL PROGRESS REPORT**

Report of the Principal, Guildhall School of Music and Drama.

For Decision
(Pages 5 - 8)

9. **HERITAGE AT RISK REGISTER (HARR) REPORT 2020**

Report of the City Surveyor.

For Information
(Pages 9 - 18)

10. **2020/21 ENERGY PERFORMANCE Q4 UPDATE**

Report of the City Surveyor.

For Information
(Pages 19 - 20)

11. **CYCLICAL WORKS PROGRAMME - 2020/21 OUTTURN REPORT**

Report of the City Surveyor.

For Information
(Pages 21 - 28)

18. **GUILDHALL - GREAT HALL INTERNAL HEALTH AND SAFETY AND RESTORATION WORKS**

Report of the City Surveyor.

For Decision
(Pages 29 - 38)

19. **SECURITY ENHANCEMENTS/SECURITY CROSS CUTTING - GUILDHALL, BARBICAN CENTRE, CENTRAL CRIMINAL COURT & MANSION HOUSE GATEWAY 6**

Report of the City Surveyor.

For Decision
(Pages 39 - 62)

20. **SMITHFIELD COMMERCIAL OFFICES: COVID ARREARS RECOVERY AND ACTION TO SUPPORT FUTURE LETTINGS.**

Report of the City Surveyor.

For Decision
(Pages 63 - 68)

23. **FINSBURY CIRCUS GARDEN REINSTATEMENT - GATEWAY 3 REGULAR
PROGRESS REPORT**

Report of the City Surveyor.

For Information
(Pages 69 - 90)

24. **NON PUBLIC APPENDIX TO BE READ IN CONJUNCTION WITH ITEM 7:
CAPITAL AND CWP ANNUAL PROGRESS REPORT**

Report of the Principal, Guildhall School of Music and Drama.

For Information
(Pages 91 - 98)

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APPENDIX B GSMD Current CWP Projects

#	Project Title	Budget	Spend to Date	Remaining Budget	Current Status
17/18 Approvals carry over					
88	Silk Street Structural Survey	4,353	4,353	0	
89	Sundial Court Rolling Programme of Redecoration Renewal of Floor Coverings	9,000	7,614	1,386	
90	Silk Street Smoke Door Renewal Overhaul	73,000	17,714	55,286	
91	Silk Street Renew Controls to BMS	93,000	249	92,751	
92	Sundial Court Controls BMS	60040	15411.36	44,629	
93	Silk Street Rolling Programme of Redecoration Renewal of Floor Coverings	22032.1	22032.1	0	
94	Silk Street Overhaul Renew Access Control Security Systemes	21,509	21,509	0	To be carried forward to 21/22
95	Silk Street Venue Lighting Control	24,013	24,013	0	
96	Sundial Court Student Basement Recreation Area Refurbishment 19/20	43,000	31,883	11,117	
97	Silk Street Rolling Programme of Redecoration Renewal of Floor Covering	22,032	22,032	0	
98	Sundial Court Rolling Programme of Redecoration Renewal of Floor Coverings	53,000	52,265	735	
99	Sundial Court External Decorations	130,000	94,131	35,869	To be carried forward to 21/22
100	Sundial Court ventilation works to flats	2000	900	1,100	
2018/19 Approvals					
101	Silk Sreet Inspection & recording fo fire & ventilation damper	10000	4840	5,160	draft report complete - subject to review
102	Silk Sreet refurbishment of lighting bars and replacement lamps in lecture recital rooms.	15000	0	15,000	planned for summer 2021
103	Silk Sreet Security Alarm	10000	0	10,000	in progress
104	Replace Milton Court CBU's batteries	68000	67980	20	complete - project now capitalised
2019/20 approvals					
105	Sundial Court Boiler Replacement	150000	1800	148,200	Consultant to be appointed for design
106	Silk Street Building Refurbishment Level 1 Toilets	51219	51219	0	complete
	Silk Street Building Refurbishment Level 1 Toilets	8000	1849	6,151	complete
107	Silk Street Building Fire Precaution Works	200000	4913	195,087	Ongoing
108	Sundial Court Remedial works to heating controls	32000	0	32,000	Ongoing
109	Sundial Court Fire Precaution Works	200000	8677	191,323	Ongoing
110	Silk Sreet Lakeside studio ventilation inspection	10000	0	10,000	On going
111	Silk Sreet Replacement sprinkler pumps & controls	8000	0	8,000	
112	Silk Street Building Refurbishment of 2 X AHUS	67000	55971	11,029	Ongoing
113	Silk Sreet Replacement of Pressurisation unit	10000	6255	3,745	Ongoing
114	Silk Street Building Inspection of Music Hall Platform Lifts	7000	0	7,000	In abeyance until stage returned to Hall
115	Silk Street Building Overhaul Platform Lift	25000	24990	10	complete
116	Sundial Court Remeidal works to lifts	35000	9251	25,749	Ongoing
117	Silk Street Building Refinish LRR Stage	5690	5690	0	complete
118	Silk Street Building Replacement Floor Covering JHA	27298	27298	0	complete
119	Silk Sreet Survey of Ventilation of Showers & Toilets	10000	4560	5,440	complete
120	John Hosier Annex Replacement Distribution Boards	6000	0	6,000	
121	Silk Street Building Overhaul Music Hall Stage	25000	0	25,000	Stage temporarily removed from site

122	Silk Street Building Review of Existing AV Provision	15000	11865	3,135	Ongoing
123	Silk Street Building Refurbishment of Electronic Workshops	30000	21049	8,951	Ongoing
2020/21 Approvals					
124	York Chiller Replacement	250,000	0	250,000	
125	Phased Programme to replace valves actuators controls	200,000	0	200,000	Ongoing
126	Replace obsolete access control equipment	200,000	0	200,000	Ongoing
127	Sprinkler system replacement including pumps valves and pipework	200,000	0	200,000	
128	Replace obsolete CCTV equipment	160,000	0	160,000	Ongoing
129	Works to fire doors following inspection	150,000	0	150,000	
130	Lift Refurbishment	141,000	0	141,000	Ongoing
131	Flat Refurbishment 1st phase	120,000	120,000	0	Ongoing
132	Replace Sundial Court Calorifiers x2	100000	0	100,000	
133	Sundial Court pump replacement	75000	0	75,000	
134	Replace opening mechanism for front and stage door	80,000	0	80,000	
135	Major Windows Overhaul	80,000	0	80,000	
136	Primary heating pumps Citigen and replace controls	80,000	0	80,000	Ongoing
137	Investigation Remedial works for corrosive steel heating pipes between floors	80,000	0	80,000	
138	Renewal of kitchen units rolling programme	80,000	69,737	10,263	Ongoing
139	Replace VRF units	80,000	0	80,000	Ongoing
140	Rolling programme of common areas for lighting redecoration and floor finishes	80,000	78,438	1,562	Ongoing
141	Roof Refurbishment	75,000	0	75,000	
142	Toilet Refurbishment JHA	70,000	0	70,000	
143	Acoustic Curtains Cleaning and repair work	70,000	0	70,000	
144	Replace Sundial Court cold water storage tanks	65000	0	65,000	
145	Refurbish cafe area including fixed seating	60,000	14,427	45,573	Ongoing
146	Replace roof lights	60,000	0	60,000	
147	Electrical works to student flats 1st phase	50,000	47,000	3,000	Ongoing
148	Ventilation and fire dampers replacement following inspection	40,000	0	40,000	
149	Replace perished drainage points	40,000	0	40,000	
150	Renew Sprung Floor	35,000	0	35,000	first phase Sept 21
	Refurbish lighting bars Music Hall ??				
151	Refurbish prompt desk area including wiring and controls	30,000	0	30,000	Ongoing
152	Replace Concert Hall (humidifier at Milton?)	25,000	0	25,000	
153	Remedial works following inspection of the 19/20 flying system	20,000	0	20,000	
154	Refurbish Music Hall Floor	20,000	0	20,000	Planned summer 2022
21/22 Approvals					
160	Silk Street-Ventilation controls	7000	0	7,000	possible energy capital project
161	Milton Court-Ventilation Control	6000	0	6,000	possible energy capital project
162	Replace Construction Workshop's Dust Extraction System	50000	0	50,000	
163	Replace Sundial Court pump replacement	200000		200,000	
164	Replace Sundial Court (CWS tanks) booster sets	200000		200,000	
165	GSMD-Milton Court CBU battery replacement	150000	0	150,000	
172	Milton Court AHU refurbishment	75,000	0	75,000	
173	Sundial Court calorifers replacement 2	50000	0	50,000	

Except where carry forward indicated - 17/18 projects complete

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Heritage at Risk Register (HARR) Report 2020

City of London Corporation’s heritage assets listed in the 2020 HARR London and South East

SITE NAME:	London Wall: remains of Roman and medieval wall from west end of All Hallows Church to 38 Camomile Street EC2
DESIGNATION:	Scheduled Monument, 2 CAs
CONDITION:	Generally satisfactory but with significant localised problems
PRINCIPAL VULNERABILITY:	Deterioration - in need of management
OWNER TYPE:	Local authority, multiple owners
LIST ENTRY NUMBER:	1002050
TREND:	Declining
NEW ENTRY:	No

Note: This information was extracted from HARR 2020.

City Surveyor observations:

Ownership/Responsibility:

The only parts of this Scheduled Monument that belong to the City are the remains of the City Wall that lie under Old Broad Street and Bishopsgate.

The reason for this entry in the HARR is because Historic England is concerned about the condition of the exposed remains of the City Wall that lies under the north wall of All Hallows on-the-Wall, which is a Church of England property.

Historic England wishes this section of the City Wall to be conserved at the same time as the section of the City Wall that survives in the north side of the churchyard, which is described in **more detail in the next listing below**.

SITE NAME:	London Wall: section bounding All Hallows Churchyard EC2
DESIGNATION:	Scheduled Monument, CA
CONDITION:	Generally satisfactory but with significant localised problems
PRINCIPAL VULNERABILITY:	Deterioration - in need of management
OWNER TYPE:	Private, multiple owners
LIST ENTRY NUMBER:	1002067
TREND:	Declining
NEW ENTRY:	No

Note: This information was extracted from HARR 2020.

City Surveyor observations:

Ownership/Responsibility:

Under Burial Act legislation, the City of London Corporation is responsible for the upkeep of the churchyard section of the City Wall at All Hallows on-the-Wall, while the adjacent section under the church is the Church’s responsibility. However, the Heritage At Risk Officer at Historic England wishes for **both** sections to be conserved and repaired together as one project for consistency of work as both sections are connected – this requires collaborative working.

This sensible suggestion is possible, because the City of London Various Powers Act permits the City to work on third party properties. However, it is subject to appropriate funding from the Church to pay for the City Wall under their responsibility.

As a way of helping the Church, Historic England commissioned a survey to cover both sections of the City Wall (churchyard and under the church). The survey was undertaken by a leading stone conservation consultant in 2013, but because of the complex ownership and lack of funding, not much progress was made to get the recommended conservation works procured.

Funding for work to the wall under the City’s care has been provided by the City for the 2021/22 financial year; the project must be delivered by the end of March 2022.

Funding for the work under the Church’s care has been offered at £10,000. We are currently reviewing the offer comparing against the required works and cost for remediation, together with the legalities of undertaking work for a third party on a third party property.

The current programme allows the work to commence this Autumn. The HES has submitted the specification to contractors for pricing and tender prices have now been received. Subject to a successful agreement with the Church, all work should be complete by Winter 2021 and will enable these two sections of the City Wall to be removed from the HARR.

These are the only sections of the London Wall that remains in the HARR.

We previously reported that the City Wall section at St Alphage was removed from the 2018 edition of the HARR as a result of the conservation works undertaken by the City.

We are now pleased to report that a further two sections of the City Wall, located within the London Wall underground car park, has now also been successfully conserved (December 2020), which will help to prevent further parts of the wall being added to the HARR.

SITE NAME:	Roman wall in basement of 90 Gracechurch Street EC3
DESIGNATION:	Scheduled Monument, CA
CONDITION:	Generally unsatisfactory with major localised problems
PRINCIPAL VULNERABILITY:	Rain entry
OWNER TYPE:	Local authority
LIST ENTRY NUMBER:	1002035
TREND:	Declining
NEW ENTRY:	No

Note: This information was extracted from HARR 2020.

City Surveyor observations:

Ownership/Responsibility:

This is a Scheduled Monument located in a room off a hair-dressing salon, in what is part of Leadenhall Market. The City is the owner and has the responsibility to look after this Roman wall.

Environmental monitoring within the chamber containing the Roman remains has been ongoing with reports of high levels of relative humidity.

In March 2021 the Facilities team upgraded the air extraction system, installed a drainage system and replaced the dehumidifier to a wall mounted type. This has resulted in no condensation showing on the glazing within the area. In addition, Facilities have also replaced the door glazing and have the cleaning of the glass included in the quarterly window cleaning regime.

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. Now the improvements have been completed we can continue to monitor the internal environment and hopefully, within the next 12 months, Historic England will agree to the removal of this asset from the HARR.

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. A project to ensure the lakes comply with the Reservoirs Act is in development.

Note: This information was extracted from HARR 2020.

City Surveyor / Director of Open Spaces observations:

Ownership/Responsibility:

Parts of Wanstead Park held in trust by the City; Wanstead Park Sport Ground Ltd.; Parish of Wanstead (Church of England); London Borough of Redbridge.

Wanstead Park faces major challenges around heritage protection, integrity of water supply, nature conservation and flood protection. Parts of the Park’s five lake cascade have also been designated under the Reservoirs Act as ‘High Risk’ by the Environment Agency.

It is proposed that a joint project be established between the Epping Forest Charity, Thames21 and the Environment Agency (EA) to progress a water management project at Wanstead Park to improve the sustainable water supply and biodiversity of the Park’s lakes.

The Epping Forest Committee approved the proposal to support the development of a joint water management project for Wanstead Park. The project supports the development of a sustainable water supply for Wanstead Park, a key action within the Parkland Plan and part of the requirements under the borehole water abstraction licence. The City Corporation investment includes arborist skills designed to fit in with normal operational expectations together with volunteer staff time to undertake practical works, which will be funded by Epping Forest.

The actual works comprise opening up a new path along the riverside and form part of a project where, with partners, we are seeking funding for investigative work into using road run off water in the lakes e.g. through a reed bed system to clean the water first. This would contribute to a more sustainable water system for the lakes and also help to reduce local river pollution, where the run-off currently goes straight into the river.

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 2020.

City Surveyor / Director of Open Spaces observations:

Ownership/Responsibility:

Wanstead Park Conservation Area also has multiple owners, including the City.

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

SITE NAME: *The Grotto, Wanstead Park E11*
DESIGNATION: *Listed Building grade II, RPG grade II*, CA*
CONDITION: *Poor*
OCCUPANCY: *N/A*
PRIORITY CATEGORY: *C (F)*
OWNER TYPE: *Local Authority*
LIST ENTRY NUMBER: *1183624*

Ruined grotto boathouse of circa 1762. It consists of a 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 but its stability is threatened by mortar failure, loss of rockwork, and self-sown vegetation. The City of London has carried out repairs and clearance and commissioned a Conservation Management Plan to identify the most appropriate approach to securing the structure's long-term future. Further discussions are required to take this forward.

Note: This information was extracted from HARR 2020.

City Surveyor / Director of Open Spaces observations:

Ownership/Responsibility:

The Grotto is held in trust by the City but given its important relationship with the lake, the restoration of the façade should be part of or at least be coordinated with 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.

To achieve this, a new CWP budget has been allocated to fund a restoration & maintenance plan, structural investigations and a feasibility study that will inform the level of intervention required for the restoration of the front façade and assess the operational and financial viability of different potential uses for the Grotto – (which can only take place once the future use of Wanstead Park as a whole, and the Grotto’s role in it, is more clearly defined than it is in the Parkland Plan for the park).

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

Note: This information was extracted from HARR 2020.

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 beyond Bunhill Fields Burial Ground, making removal from the HARR beyond the City’s control. However, officers are continuing to assist Islington Council addressing the Heritage At Risk status, by 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 and a new Conservation Management Plan (CMP) has been prepared to help determine a successful and sustainable future for this site.

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

A C17 park, developed with successive owners throughout the C18 and C19 the well wooded open parkland estate was broken up and sold in the 1920s with the historic landscape split into two principle ownerships, the house, gardens and southern park a school, and the northern park with ponds managed as open access land now a nature reserve. The school has improved its management of the landscape amongst proposals for further facilities following a Conservation Management Plan since 2010. A joint heritage-led approach should support the park's historic character and balance its cultural services.

Note: This information was extracted from HARR 2020.

City Surveyor observations:

Ownership/Responsibility:

Ashtead Park has multiple owners, including the City.

Officers are awaiting clarification from Historic England on what is needed to remove the Ashtead Park off the HARR.

Key to the entries as extracted from HARR 2019:

<p>LISTING The principal listing type includes:</p> <ul style="list-style-type: none"> • Listed Building (LB) grade I or II* • Listed Place of Worship grade I, II* or II • Scheduled Monument (SM) • Registered Park and Garden (RPG) grade I, II* or II • Registered Battlefield (RB) • Protected Wreck Site (PWS) • Conservation Area (CA) <p>CONDITION For buildings condition is graded as: ‘very bad’, ‘poor’, ‘fair’ and ‘good’. For sites that cover areas (scheduled monuments – archaeology assessments, parks and gardens, battlefields and wreck sites) one overall condition category is recorded. The category may relate only to the part of the site or monument that is at risk and not the whole site:</p> <ul style="list-style-type: none"> • extensive significant problems • generally unsatisfactory with major localised problems • generally satisfactory but with significant localised problems • generally satisfactory but with minor localised problems • optimal • unknown (noted for a number of scheduled monuments that are below ground and where their condition cannot be established) <p>For conservation areas, condition is categorised as: ‘very bad’, ‘poor’, ‘fair’ and ‘optimal’.</p> <p>OCCUPANCY/USE For buildings (excluding places of worship) that can be occupied or have a use, the main vulnerability is vacancy or underuse. Occupancy (or use) is noted as follows:</p> <ul style="list-style-type: none"> • vacant • part occupied • occupied • unknown • not applicable <p>VULNERABILITY Principal vulnerability is noted for archaeology assessments and may relate only to the part of the site that is at risk, and include:</p> <ul style="list-style-type: none"> • animal burrowing • arable ploughing • coastal erosion • collapse • deterioration – in need of management • scrub/tree growth • visitor erosion <p>For parks and gardens, battlefields, wreck sites and conservation areas, vulnerability is noted as high, medium or low.</p>	<p>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:</p> <ol style="list-style-type: none"> 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 <p>Previous year priority categories are given in brackets, otherwise ‘New entry’ is noted. ‘New entry – re-assessed’ indicates an existing site on the Register that has been re-assessed using a different risk assessment methodology and is included on this year’s Register under the new assessment type.</p> <p>TREND Trend for archaeology entries, parks and gardens, battlefields and wreck sites may relate only to the part of the site that is at risk and is categorised as:</p> <ul style="list-style-type: none"> • declining • stable • improving • unknown <p>For conservation areas trend is categorised as:</p> <ul style="list-style-type: none"> • deteriorating • deteriorating significantly • no significant change • improving • improving significantly • unknown <p>OWNERSHIP A principal ownership category is given for each entry, and if sites are in divided ownership, a ‘multiple’ ownership category is noted.</p> <p>ABBREVIATIONS</p> <p>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</p>
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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.

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Agenda Item 10

Appendix. 1: Top 30 Site Energy Performance & Bottom 5 Performance Overview

Performance comparison by top 30 sites: Q4 2020/21 with Q4 2019/20

Weather corrected rolling 12 month comparison: 12 months to Mar-21 compared to 12 months to Mar-20				
	Values			
Site Name	Sum of Mar-20	Sum of Mar-21	Diff. kWh	Diff. %
Animal Reception Centre	781,972	781,710	-262	0.0%
Barbican Arts Centre	20,570,700	10,807,772	-9,762,928	-47.5%
Billingsgate Mkt (LL & tenant)	3,800,079	3,324,513	-475,566	-12.5%
Bishopsgate Police Station	3,993,521	3,845,102	-148,419	-3.7%
Central Criminal Court	7,418,051	6,964,294	-453,758	-6.1%
City of London Crematorium	2,866,638	2,655,392	-211,246	-7.4%
CoL Freeman's School	4,886,784	3,660,782	-1,226,002	-25.1%
City of London School	3,155,744	2,943,495	-212,249	-6.7%
CoL School for Girls	2,341,099	1,925,592	-415,506	-17.7%
GSMD – Silk St.	2,118,651	1,653,088	-465,563	-22.0%
GSMD - Milton Court	3,057,846	2,299,788	-758,058	-24.8%
GSMD - Sundial Court	1,726,119	1,413,122	-312,996	-18.1%
Guildhall Complex	17,304,930	13,788,114	-3,516,816	-20.3%
Smithfield Mkt (LL & tenant)	14,207,833	9,994,899	-4,212,934	-29.7%
LMA	1,676,401	1,571,775	-104,626	-6.2%
Mansion House	2,080,283	1,634,601	-445,682	-21.4%
Mayor's Court	315,156	297,697	-17,459	-5.5%
Minorities Car Park	229,419	153,441	-75,978	-33.1%
New Spitalfields Mkt (LL & Tenant)	6,691,218	5,853,222	-837,996	-12.5%
OS Epping Forest	650,071	710,574	60,503	9.3%
OS Golders Hill & Extension	355,222	298,069	-57,153	-16.1%
OS Hampstead Heath	705,826	518,564	-187,262	-26.5%
OS Parliament Hill	311,907	318,267	6,360	2.0%
Streetlighting	3,529,135	2,956,133	-573,002	-16.2%
Tower Bridge	2,428,838	1,729,357	-699,481	-28.8%
Tower Hill Coach & Car Park	548,716	494,364	-54,352	-9.9%
Upper Thames St. Tunnel Ltg	218,730	170,988	-47,742	-21.8%
Walbrook Wharf	1,902,766	1,781,784	-120,983	-6.4%
Wood Street Police Station	1,377,127	765,873	-611,254	-44.4%
New Street (21)	1,902,878	1,793,535	-109,343	-5.7%
Total	113,153,661	87,105,907	- 26,047,755	-23.0%

Bottom 5	Performance Overview
OS Epping Forest	Increases in gas at the Warren Office and House (suspected inadequate control). Jubilee Golf Course Retreat Shed power usage high (suspected housekeeping issue).
OS Parliament Hill	Increase to gas at Staff Yard & Nassington road. Electricity increases at the running track are also being investigated.
Animal Reception Centre	Covid control measures likely reduced gains noticed elsewhere in portfolio.
Mayor's Court	Covid impact has weakened data quality & confidence in figures.
Upper Thames St. Tunnel Ltg.	Performance improved, but limited scope for reduction.

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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
Guildhall	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			
Totals		9,911,000	13,669,500	6,819,000	1,376,000

Note – 2022/23 and 2023/24 budgets will increase as per the usual yearly CWP bidding process

Cyclical Works Programme – 2021/21 Outturn Reports – Appendices A-E

APPENDIX B	<u>CYCLICAL WORKS PROGRAMME 2017/18</u>				
CITY'S CASH 17/18	Budget	Spent	Committed	Total	Left to spend
Magistrates Court	£19,000	£0	£0	£0	£19,000
London Central Markets	£265,000	£155,091	£99,000	£254,091	£10,909
Guildhall School	£221,000	£168,162	£0	£168,162	£52,838
Epping Forest & City Commons	£97,000	£60,369	£0	£60,369	£36,631
Keats House	£5,000	(£10,169)	£0	(£10,169)	£15,169
Hampstead Heath, Highgate Wood & Queen's Park	£123,000	£114,765	£2,524	£117,289	£5,711
TOTAL	£730,000	£488,218	£101,524	£589,742	£140,258

CITY FUND 17/18	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£62,000	£50,618	£0	£50,618	£11,382
Central Criminal Court & Roman Bath House	£42,000	£60,221	£0	£60,221	(£18,221)
Culture Heritage & Libraries, City Info Centre	£29,000	£46,297	£0	£46,297	(£17,297)
Planning & Transportation	£202,000	£14,974	£0	£14,974	£187,026
TOTAL	£335,000	£172,110	£0	£172,110	£162,890

GUILDHALL ADMIN 17/18	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£187,000	£108,390	£0	£108,390	£78,610
TOTAL	£187,000	£108,390	£0	£108,390	£78,610

£1,252,000 £768,718 £101,524 £870,242 £381,758

APPENDIX C CYCLICAL WORKS PROGRAMME 2018/19

CITY'S CASH 2018/19	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievally, The Monument	£43,834	£25,772	£0	£25,772	£18,063
Mansion House	£566,936	£488,631	£69,412	£558,042	£8,894
Magistrates Court	£55,000	£33,500	£10,095	£43,595	£11,405
London Central Markets	£299,393	£257,189	£0	£257,189	£42,203
Guildhall School	£35,020	£4,840	£15,160	£20,000	£15,020
Ceremonial Areas	£52,000	£52,000	£0	£52,000	£0
Epping Forest & City Commons	£1,372,545	£1,125,308	£45,086	£1,170,393	£202,151
West Ham Park & Bunhill Fields	£539,161	£266,806	£112,831	£379,637	£159,524
Hampstead Heath, Highgate Wood & Queen's Park	£1,824,340	£1,503,654	£14,837	£1,518,491	£305,849
Keats House	£181,972	£108,972	£0	£108,972	£73,000
Temporary Transfer to Fund	£124,900			0	£124,900
Capitalised Projects	£783,003	£783,003		£783,003	£0
Savings	£37,297	0		£0	£37,297
TOTAL	£5,915,401	£4,649,675	£267,421	£4,917,096	£998,305

CITY FUND 2018/19	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£960,953	£269,859	£65,005	£334,864	£626,089
Central Criminal Court, Mayor's Court, Roman Bath House	£443,287	£341,977	£75,482	£417,459	£25,829
Community Services	£250,000	£0	£0	£0	£250,000
Culture Heritage & Libraries, City Info Centre	£274,280	£216,264	£5,958	£222,222	£52,058

Cyclical Works Programme – 2021/21 Outturn Reports – Appendices A-E

Planning & Transportation	£1,162,233	£672,341	£38,240	£710,581	£451,652
Port Health	£1,250,286	£691,453	£195,574	£887,027	£363,259
City Open Spaces	£40,450	£40,109	£0	£40,109	£341
Temporary Transfer from City's Cash	(£124,900)			0	(£124,900)
Capitalised Projects	£324,363	£324,363	£0	£324,363	£0
Savings	£4,548			£0	£4,548
TOTAL	£4,585,500	£2,556,366	£380,259	£2,936,625	£1,648,875

GUILDHALL ADMIN 2018/19	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£1,396,708	£794,569	£76,626	£871,194	£525,513
Capitalisation	£31,792	£31,792		£31,792	
Savings	£0			£0	£0
	£1,428,500	£82,6361	£76,626	£902,986	£525,513

APPENDIX D CYCLICAL WORKS PROGRAMME 2019/20

CITY'S CASH 2019/20	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievally, The Monument	£45,656	£42,359	£2,915	£45,274	£382
Mansion House	£458,414	£284,083	£50,644	£334,728	£123,686
Magistrates Court	£155,500	£55,449	£100,000	£155,449	£51
London Central Markets	£962,397	£357,370	£117,863	£475,232	£487,165
Guildhall School	£936,012	£236,751	£11,278	£248,029	£687,983
Epping Forest & City Commons	£1,061,510	£377,161	£98,961	£476,122	£585,388
West Ham Park & Bunhill Fields	269,189	£144,428	£12,883	£157,311	111,878
Hampstead Heath, Highgate Wood & Queen's Park	918,874	£536,735	£18,836	£555,571	363,303
Capitalised Projects	£572,878	£572,878		£572,878	£0
Smithfield Commercial Recovery	(£111,780)	(111,780)		(111,780)	
Savings	£55,350			£0	£55,350
TOTAL	£5,323,997	£2,495,434	£413,380	£2,908,814	£2,415,183

*Note – Significant scope increases were experienced at Hampstead Heath, Highgate Wood and Queens Park, these increases were validated and agreed by the peer review group and met from underspends on other projects.

CITY FUND 2019/20	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£1,113,374	£289,082	£91,513	£380,596	£732,778
Central Criminal Court, Mayor's Court, Roman Bath House	£1,096,172	£610,638	£129,519	£740,158	£356,015

Cyclical Works Programme – 2021/21 Outturn Reports – Appendices A-E

Culture Heritage & Libraries, City Info Centre	£591,000	£5,168	£2,945	£8,113	£582,887
Planning & Transportation	£588,166	£121,964	£42,829	£164,793	£423,374
Port Health	£1,224,109	£361,827	£18,332	£380,160	£843,950
City Open Spaces	£17,900	£0	£17,896	£17,896	£4
Capitalised Projects	£551,239	£541,095		£541,095	£10,144
Savings	£5,269	0	0	£0	£5,269
TOTAL	£5,187,229	£1,929,774	£303,034	£2,232,808	£2,954,421

GUILDHALL ADMIN 2019/20	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£1,541,000	£560,231	£123,498	£683,729	£857,271
Capitalised Projects	£596,000	£595,056		£595,056	£944
Savings	£30,067			0	
TOTAL	£2,167,067	£1,155,287	£123,498	£1,278,785	£858,215

APPENDIX E CYCLICAL WORKS PROGRAMME 2020/21

CITY'S CASH 2020/21	Budget	Spent	Committed	Total	Left to spend
Mayor & Shrievally, The Monument	£30,000	£30,000	£0	£30,000	£0
Mansion House	£750,062	£200,761		£200,761	£549,301
Magistrates Court	£144,000	£8,751	£9,500	£18,251	£125,749
London Central Markets	£382,200	£2,250	£0	£2,250	£379,950
Guildhall School	£2,871,000	£328,027	£262,737	£590,765	£2,280,235
Epping Forest & City Commons	£451,900	£44,356	£11,911	£56,267	£395,633
West Ham Park & Bunhill Fields	£125,000	£0	£6,000	£6,000	£119,000
Hampstead Heath, Highgate Wood & Queen's Park	£398,500	£118,685	£23,502	£142,186	£256,314
Keats House	£15,000	0	0	£0	£15,000
Capitalised	£7,438	743	8	£751	£6,687
TOTAL	£5,175,100	£733,573	£313,658	£1,047,231	£4,127,869

CITY FUND 2020/21	Budget	Spent	Committed	Total	Left to spend
Barbican Centre	£3,745,000	£354,511	£22,677	£377,188	£3,367,812
Central Criminal Court, Mayor's Court, Roman Bath House	£536,000	£120,713	£61,096	£181,810	£354,190
Culture Heritage & Libraries, City Info Centre	£15,200	£0	£0	£0	£15,200
Planning & Transportation	£149,500	£74,457	£0	£74,457	£75,043
Port Health	£228,200	£0	£0	£0	£228,200
City Open Spaces	£109,500	36082	18908	£54,990	£54,510
TOTAL	£4,783,400	£585,763	£102,681	£688,444	£4,094,956

GUILDHALL ADMIN 2020/21	Budget	Spent	Committed	Total	Left to spend
Guildhall Complex	£752,500	£29,757	£28,205	£57,963	£694,537
Capitalised	£90,000	£80,080		£80,080	£9,920
TOTAL	£842,500	£109,837	£28,205	£138,042	£704,458

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