



Community & Children's Services Committee SUPPLEMENTARY AGENDA PACK

Date: WEDNESDAY, 3 MAY 2023
Time: 2.30 pm
Venue: COMMITTEE ROOMS, WEST WING, GUILDHALL

3. ORDER OF THE COURT OF COMMON COUNCIL

For Information
(Pages 3 - 4)

7. APPOINTMENTS TO SUB COMMITTEES, PORTFOLIOS AND ALLOCATED MEMBERS (TERMS OF REFERENCE FOR THE EDUCATION BOARD)

For Decision
(Pages 5 - 6)

9. OUTSTANDING ACTIONS

For Information
(Pages 7 - 8)

**15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT:
MIDDLESEX STREET ESTATE - RESIDENT IMPROVEMENTS AND THE IMPACT
ON THE SERVICE CHARGE**

For Decision
(Pages 9 - 14)

18. OUTSTANDING ACTIONS LIST - NON PUBLIC

For Information
(Pages 15 - 16)

19. GOLDEN LANE LEISURE CENTRE

For Information
(Pages 17 - 24)

Ian Thomas
Town Clerk and Chief Executive

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Agenda Item 3

LYONS, Mayor	RESOLVED: That the Court of Common Council holden in the Guildhall of the City of London on Thursday 27 th April 2023, doth hereby appoint the following Committee until the first meeting of the Court in April, 2024.
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COMMUNITY & CHILDREN'S SERVICES COMMITTEE

- Constitution**
A Ward Committee consisting of,
 - two Aldermen nominated by the Court of Aldermen
 - up to 34 Commoners representing each Ward (two representatives for the Wards with six or more Members regardless of whether the Ward has sides), those Wards having 200 or more residents (based on the Ward List) being able to nominate a maximum of two representatives
 - a limited number of Members co-opted by the Committee (e.g. the two parent governors required by law)

- Quorum**
The quorum consists of any nine Members. [N.B. - the co-opted Members only count as part of the quorum for matters relating to the Education Function]

- Membership 2023/24**

ALDERMEN

- 4 Alistair John Naisbitt King DL
- 2 Christopher Makin

COMMONERS

2	Naresh Hari Sonpar.....	Aldersgate
4	Helen Lesley Fentimen, O.B.E.....	Aldersgate
2	Timothy James McNally	Aldgate
1	Ian Bishop-Laggett.....	Bassishaw
1	Nighat Qureishi, Deputy	Billingsgate
6	Benjamin Daniel Murphy.....	Bishopsgate
	(Bishopsgate has paired with Aldgate for this appointment).....	Bishopsgate
	(Bread Street has paired with Castle Baynard for this appointment).....	Bread Street
	(Bridge and Bridge Without has paired with Billingsgate for this appointment).....	Bridge and Bridge Without
1	Shahnan Bakth.....	Broad Street
2	James Bromiley-Davis.....	Candlewick
7	Mary Durcan.....	Castle Baynard
10	Henrika Johanna Sofia Priest.....	Castle Baynard
	(Cheap has paired with Farringdon Within for this appointment).....	Cheap
	(Coleman Street has paired with Broad Street for this appointment)	Coleman Street
2	Jamel Banda.....	Cordwainer
2	Joanna Tufuo Abeyie M.B.E.....	Cornhill
2	Anne Corbett.....	Cripplegate
2	Ceri Edith Wilkins.....	Cripplegate
	(Dowgate has paired with Candlewick for this appointment.).....	Dowgate
7	Matthew Bell.....	Farringdon Within
2	Florence Keelson-Anfu.....	Farringdon Within
3	John David Absalom, Deputy.....	Farringdon Without
7	Ruby Sayed.....	Farringdon Without
10	Philip Woodhouse, Deputy.....	Langbourn
	(Lime Street has paired with Cornhill for this appointment).....	Lime Street
7	Jason Paul Pritchard.....	Portsoken
12	John William Fletcher, Deputy.....	Portsoken
6	Caroline Wilma Haines.....	Queenhithe
13	Marianne Bernadette Fredericks, Deputy.....	Tower

2	Aaron Anthony Jose Hasan D'Souza.....	Tower
	(Vintry has paired with Cordwainer for this appointment).....	Vintry
	(Walbrook has paired with Langbourn on this appointment).....	Walbrook

Together with the co-opted Members referred to in paragraph 1 above and one Member in place of the Ward (Queenhithe) making only one of its two permitted appointments on this occasion:-

Steve Goodman, O.B.E.

4. Terms of Reference

To be responsible for:-

- (a) the appointment of the Executive Director of Community & Children's Services;
- (b) the following functions of the City of London Corporation (other than in respect of powers expressly delegated to another committee, sub-committee, board or panel):-
 - i. Children's Services
 - ii. Adults' Services
 - iii. Education - to include the nomination/appointment of Local Authority Governors; as appropriate
 - iv. Libraries - in so far as the library services affects our communities *(NB - the budget for the Library Service falls within the remit of the Culture, Heritage and Libraries Committee but the Head of the Libraries Service reports to the Director of Community and Children's Services)*
 - v. Social Services
 - vi. Social Housing - (i.e. the management of the property owned by the City of London Corporation under the Housing Revenue Account and the City Fund in accordance with the requirements of all relevant legislation and the disposal of interests in the City of London Corporation's Housing Estates (pursuant to such policies as are from time to time laid down by the Court of Common Council)
 - vii. Public health - (within the meaning of the Health and Social Care Act 2012), liaison with health services and health scrutiny
 - viii. Sport/Leisure Activities
 - ix. Marriage Licensing and the Registration Service
 and the preparation of all statutory plans relating to those functions and consulting as appropriate on the exercise of those functions;
- (c) appointing Statutory Panels, Boards and Sub-Committees as are considered necessary for the better performance of its duties including the following areas:-
 - Housing Management and Almshouses Sub-Committee
 - Safeguarding Sub-Committee
 - Integrated Commissioning Sub-Committee
 - Homelessness and Rough Sleepers Sub-Committee
- (d) excepting those matters reserved to the Court of Common Council or which are the responsibility of another Committee, all aspects of City of London Combined Relief of Poverty Charity (registered charity no. 1073660) and City of London Almshouses Charity (registered charity no. 1005857) and day-to-day management and administration of the charities. The Committee may exercise any available powers on behalf of the City Corporation as trustee under delegated authority from the Court of Common Council as the body responsible for exercising the powers of the City Corporation as trustee. This includes, but is not limited to, ensuring effective operational arrangements are in place for the proper administration of the charities, and to support expedient and efficient delivery of the charities objects and activities in accordance with the charities annual budget, strategy and policies.
- (f) making recommendations to the Education Board on the policy to be adopted for the application of charitable funds from The City of London Corporation Combined Education Charity (registered charity no. 312836) and the City Educational Trust Fund (registered charity no. 290840); and to make appointments to the Sub-Committee established by the Education Board for the purpose of managing those charities.
- (g) the management of the Aldgate Pavilion.

EDUCATION BOARD

1. **Constitution**

A Non-Ward Committee consisting of,

- 10 Members elected by the Court of Common Council, at least two of who shall have fewer than five years' service on the Court at the time of their appointment
- Up to four external representatives, appointed by the Education Board, with appropriate expertise in the field of education (i.e. non-Members of the Court of Common Council, who shall have voting rights)
- One member appointed by the Policy & Resources Committee
- One member appointed by the Community & Children's Services Committee

2. **Quorum**

The quorum consists of any three Common Council Members and one of the four external representatives, except for the appointment of external representatives, when the quorum consists of any three Common Council Members.

3. **Membership 2023/24**

AS APPROVED BY THE COURT OF COMMON COUNCIL ON 27TH APRIL 2023

4. **Terms of Reference**

- (a) To monitor and review the City of London Strategies for Education, Cultural and Creative Learning, and Skills and to oversee their implementation (including skills and work related learning, and cultural and creative learning) in consultation, where appropriate, with Policy and Resources Committee and the relevant Service Committees; referring any proposed changes to the Court of Common Council for approval;
- (b) To oversee generally the City of London Corporation's education activities (including, where relevant, the City Corporation's commitment to ensuring education promotes healthy lifestyles); consulting with those Committees where education responsibilities are expressly provided for within the terms of reference of those Committees and liaising with the City's affiliated schools and co-sponsors; post school learning providers, and cultural organisations but excluding Gresham College and any responsibilities of the Gresham (City Side) Committee;
- (c) To be responsible for the oversight and monitoring of the City of London Corporation's sponsorship of its Academies, including the appointment of academy governors and, where relevant Members, Directors and Trustees;
- (d) To manage of The City of London Corporation Combined Education Charity (registered charity no. 312836), subject to consulting with the Community and Children's Services Committee as to any policy to be adopted for the application of the charity's funds;
- (e) To manage of the City Educational Trust Fund (registered charity no. 290840), subject to consulting with the Community and Children's Services Committee as to any policy to be adopted for the application of the charity's funds;
- (f) To recommend to the Court of Common Council candidates for appointment as the City of London Corporation's representative on school governing bodies where nomination rights are granted and which do not fall within the remit of any other Committee;
- (g) To monitor the frameworks for effective accountability, challenge and support in the City Family of Schools**;
- (i) To be responsible for the distribution of funds specifically allocated to it for education purposes, in accordance with the City of London Corporation's strategic policies;
- (j) To assist with promotion of skills training and education-business link activities in line with the City of London Corporation's Skills Strategy.

**The expression "the City Family of Schools" means those schools for which the City has either direct responsibility as proprietor, sponsor or local authority, or historic links. These include but are not restricted to: The Aldgate Primary School, the City of London School, the City of London School for Girls, the City of London Freemen's School, and the academies managed by the City of London Academies Trust.

Title	Date added	Action	Action owner	By When	Update/status
Bike parking	20/07/2022	Officers to investigate the provision of a bike parking shed or secure area (Middx St)	Asst Director - Housing & Barbican		Additional safe cycle storage is included in the proposals for the Eastern Hub
City of London Primary Academy Islington and Isleden House- local Lettings Plan	03/11/2022	A Member requested that a visual map regarding overcrowding of social housing be provided.	Housing Needs Manager	TBC	The current report mechanism of our databases does not allow this. The IT team are assisting to provide the information, and then Martin can give an indication as to where the overcrowding issues are within the city. Information dependent on IT.
Draft Carers Strategy	23/01/2023	Members requested if next draft could be shared with Unpaid carers before it comes to committee	Head of Strategy & Performance	TBC	The initial draft was developed with carers and received critique and updates from the CSIG prior to consultation. The CSIG will meet again to review the updates from the consultation before the strategy goes to final sign off.
Middlesex Street Estate	23/01/2023	A number of complaints have been received regarding the noisy fans on Middlesex Street Estate and if this could be resolved immediately	Housing Manager		There is a protocol in place for dealing with activation of the fans quickly. Further work has been done to ascertain the underlying cause of the activations but nothing untoward identified. We continue to monitor the situation.
Carers	13/03/2023	A further update on the carers strategy to be given at May committee			Update to be given for May Committee
Great Arthur house	13/03/2023	Officers to investigate the falling masonry from the roof of great Arthur house			The falling masonry was a result of spalled concrete from the roof feature. This has now been made safe and repair options are being assessed.
Barbican Community room	13/03/2023	The outcome for the funding bid to be reported to members			An Application is to be considered by RASC following an assessment.
Saville Review	13/03/2023	Briefing to be scheduled for members after May committee if a breakfast briefing has not been arrange. A report of this to go the next HMASC meeting			Report went to HMASC as agreed. The Town Clerk has agreed to commission an independent overview of the Savills report and its application to the Corporation's residential portfolio.
Major works Refurbishment programme -Golden Lane Estate	13/03/2023	Chair has requested for a 9 monthly update on the refurbishment works			This has been included in the reporting process for the project and the first report will be presented to C&CS in the autumn

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Committee:	Dated:
Community and Children’s Services Capital Buildings Board	03 May 2023 10 May 2023
Subject: Middlesex Street Estate – Resident Improvements and the Impact on the Service Charge	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	4, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Joint Report of: Clare Chamberlain, Interim Executive Director Community & Children’s Services Paul Wilkinson, City Surveyor	For Decision
Report author: Paul Murtagh Assistant Director Housing & Barbican	

Summary

The purpose of this report is:

To set out for members the benefits for residents arising from the City of London Corporation’s (the Corporation) proposal to redevelop parts of the Middlesex Street Estate’s basement, ground-floor, and first-floor car parks and, seven retail units along Gravel Lane, to provide an operational base for the City of London Police (CoLP) in the East of the City of London.

In addition, the report sets out the impact of these benefits to residents in respect of the annual service charges and seeks members approval to the recovery of future costs of running, servicing and maintaining these residents’ benefits through the service charge account.

Recommendations

Members are asked to:

1. Note the range and cost of benefits to be provided to residents of the Middlesex Street Estate as part of the proposal to develop surplus space within the car parks to provide an operational base for the CoLP.
2. To agree that the fair and reasonable costs incurred by the Corporation in running, servicing, and maintaining these benefits be recovered from residents through the service charge account for the estate.

3. Consider the introduction of a new post of Car Park Attendant/Officer to help ensure the efficient management of the space in the Middlesex Street Estate car parks and how this post may be funded.
4. To agree that £360,000 of the £3.45million ring-fenced for housing use, in respect of the appropriation of the Middlesex Street Estate Car Park, be set aside to fund, if necessary, further improvements and landscaping to the podium requested by residents.

Main Report

Background

1. At its meeting on 20 January 2023, the Community and Children's Services Committee agreed that identified areas in the car parks and the seven Gravel Lane shop units proposed for non-housing use at the Middlesex Street Estate were no longer required for housing purposes and may be appropriated for other use.
2. The Corporation (in its capacity as the police authority) is exploring the proposal to redevelop parts of the Middlesex Street Estate's basement, ground-floor, and first-floor car parks and, seven retail units along Gravel Lane, to provide an operational base for the CoLP in the East of the City of London.
3. If the CoLP proposal does proceed, there will be significant tangible benefits to the residents of the Middlesex Street Estate that are set out later in this report. Many of these benefits are a direct result of consultation undertaken with residents to understand how we can work together to provide improvements to the Estate that will enhance the health and wellbeing of its residents.

Considerations

4. Attached at Appendix 1 to this report is a table that sets out the many resident benefits that will be provided if the CoLP proposal does proceed. The table identifies that £2,756,100 will be spent on resident benefits as part of the CoLP project. This does not include the cost of the following beneficial works that are included and costed within the overall inherent design scheme for the project:
 - provision of electrical vehicle charging points.
 - improvements to disabled access.
 - improvements to the public realm and active frontage.
 - improvements to the roller shutters/barriers to the car parks.
5. The table at Appendix 1 identifies that the annual cost of running, servicing and maintaining these residents' benefits will likely be in the region of £34,000 per annum. Crudely, based on a total of 234 flats on the Middlesex Street Estate, this would result in an additional annual cost of around £145 per flat, if the running, servicing, and maintenance costs are to be recovered from residents by way of the service charge.
6. It should be noted however, that some of the residents' benefits such as, the waterproofing of the podium and the improvement works to the shutters and barriers to the car parks, will reduce the current cost of repairs due to water leaks and mechanical breakdowns. It is likely that the additional £145 per annum per flat

would be significantly offset by the compensatory savings from the improvement works.

7. It is the view of officers that the annual cost of running, servicing and maintaining the residents' benefits should be recovered from residents by way of the service charge. The initial capital outlay of £2,756,100 is a significant investment that is being made in additional works that will benefit residents and the estate at no cost to the residents and, it is not unreasonable to ask residents to contribute to the cost of the upkeep of these works once completed.

Management and Control of the Car Parks

8. During the consultation process undertaken with residents, serious concerns have been raised with the management and control of the Middlesex Street Estate car parks especially, in relation to the CoLP proposal and the impact that this will have on the ground floor in particular.
9. There is no doubt that the space in the car parks will need to be managed very carefully if the proposal for the incorporation of the new Eastern Base into the Middlesex Street Estate is to be successful. Work is underway to develop a robust Management Plan for the car parks that, if the CoLP proposal does proceed, will be brought back to this Committee for approval. This will include matters such as:
 - traffic management
 - pedestrian management
 - access control
 - security provisions and management
 - visitor protocols
 - proposals around strategy, resources
 - managing refuse collection, bins, storage facilities etc
 - other day-to-day operational matters
 - resources including the introduction of a Car Park Attendant/Officer.
10. It is felt that the existing staff resources in the Middlesex Street Estate Office are simply not sufficient to absorb the role of managing the car parks if the CoLP proposal does proceed. It is anticipated that a new post of Car Park Attendant/Officer will need to be created and funded. The estimated cost of this post, working normal hours (not 24/7), will be £100,000 per annum. It should be noted however, that it may be possible to reduce this cost by integrating the role into the Estate Office staff and making better use of modern technology. It may also be the case that the new post could also include responsibility for the management of other additional assets that the CoLP proposal will deliver including, the gym facility, community room and podium improvements. Officers will naturally, explore these options as the project progresses.
11. The introduction of this post will result in considerable benefits for residents such as, additional security and safety, properly managed car parks and pedestrian/visitor management. However, residents will likely argue that this post was only required because of the CoLP taking up surplus space in the estate car parks.
12. It is not considered reasonable that the cost of providing a Car Park Attendant should be recovered, in full, from residents through their service charge. An

equitable arrangement needs to be found and, members are asked to give their views and guidance on this matter. As a starting point, consideration could be given to an equal three-way split of the cost between residents, the HRA and the CoLP service charge.

Further Works to the Podium

13. Following recent further consultation as part of the design work for the project and, preparations for the submission of a planning application, residents have requested additional works, landscaping, and improvements to the podium. The cost of these additional items is estimated at around £360,000.
14. It has been agreed by the Community Steering Group (CSG), that has been set up to help move this project forward, that every effort should be made to try and fund these additional items from external sources and grant funding including, for example, a bid for funding from the Corporation's Community Infrastructure Levy (CIL).
15. It is clear from the resident members of the CSG that these additional items are very important to the residents on the Middlesex Street Estate and, not including them in the scope of the project could have a detrimental impact and may encourage opposition to the planning application.
16. Members will be aware that, in recognition of the appropriation of surplus land in the Middlesex Street Estate Car Park, a capital sum of £3.45million has been ring-fenced for housing use. In the event that funding cannot be secured from external sources and grant funding, members are asked to agree that £360,000 of the £3.45million be set aside to fund the further improvements and landscaping to the podium requested by residents.

Financial Implications

17. There are no further financial implications arising from this report at this stage.

Legal Implications

18. There are no further legal implications arising from this report at this stage.

Equalities Implications

19. There are no further equalities implications arising from this report at this stage.

Appendices:

Appendix 1: Residents Benefits

Paul Murtagh

Assistant Director, Housing & Barbican

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	Project Description	Cost/Estimate	Estimated Annual Costs/Service Charge
	CoLP Project Related Works		
1.	Podium and Roof Waterproofing Works (including £50,000 for community space provided on podium).	£1,500,000	Should result in service charge reduction (less leaks etc).
2.	Improved Finishes, Doors and to Pedestrian Areas.	£72,000	No additional impact.
3.	Improvements to Podium Football Cage.	£50,000	No additional impact.
4.	Security Measures to Unit 20 (ground and first floor).	£290,000	£10,000 per annum.
5.	MEP Fit Out and Link (Unit 20).	£180,000	No additional impact.
6.	Additional CCTV and Security Measures.	£60,000	£7,000 per annum.
7.	Secure Bicycle Storage and Cycle Racks.	£63,500	£3,000 per annum.
8.	Provision of Two Cycle Lifts (including repositioning generator).	£160,000	£12,000 per annum.
9.	Provision of Gym Equipment on Podium.	£25,000	£2,000 per annum.
10.	Upgrade Paving Areas to Podium/Line Marking Basement/Ground Floor.	£180,000	No additional impact.
11.	Preliminaries and OHP.	£175,600	Not applicable.
	Totals:	£2,756,100	£34,000 per annum.
	Improvements Included in Project Design		
12.	Electric Vehicle Charging Points.		No additional impact.
13.	Improvements to Disabled Access.		No additional impact.
14.	Improvements to Public Realm and Active Frontage.		No additional impact.
15.	Improvements to Roller Shutters/Barriers to Car Parks.		Should result in service charge reduction (less faults/breakdowns etc).

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