



## Gresham (City Side) Committee

**Date:** FRIDAY, 13 MAY 2016

**Time:** 12.00 pm

**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

<b>Members:</b>	Deputy John Bennett	Alderman Professor Michael Mainelli
	Simon Duckworth	Wendy Mead
	Deputy Anthony Eskenzi	John Scott
	Deputy Brian Harris	Ian Seaton
	Tom Hoffman	Deputy Dr Giles Shilson
	Alderman Ian Luder	The Rt Hon the Lord Mayor, The Lord Mountevans (Ex-Officio Member)

**Enquiries:** Philippa Sewell  
tel. no.:020 7332 1426  
philippa.sewell@cityoflondon.gov.uk

Following a kind invitation from the Mercers' Company, lunch will be served at 1.00pm at Mercers' Hall, following which there will be a meeting of the Joint Grand Gresham Committee at 2.15pm.

**N.B.** Part of this meeting could be the subject of audio/visual recording.

**John Barradell**  
Town Clerk and Chief Executive

# **AGENDA**

## **Part 1 - Public Agenda**

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **ORDER OF THE COURT OF COMMON COUNCIL**  
To receive the Order of the Common Council from 21 April 2016.  
**For Information**  
(Pages 1 - 2)
4. **ELECTION OF CHAIRMAN**  
To elect a Chairman pursuant to Standing Order No. 29.  
**For Decision**
5. **ELECTION OF DEPUTY CHAIRMAN**  
To elect a Deputy Chairman pursuant to Standing Order No. 30.  
**For Decision**
6. **MINUTES**  
To agree the public minutes and summary of the meeting held on 12 February 2016.  
**For Decision**  
(Pages 3 - 6)
7. **GRESHAM WORKING PARTY REPRESENTATIVES**  
Report of the Town Clerk.  
**For Decision**  
(Pages 7 - 10)
8. **GRESHAM COLLEGE COUNCIL APPOINTMENTS**  
Report of the Town Clerk.  
**For Decision**  
(Pages 11 - 12)
9. **GRESHAM ALMSHOUSES UPDATE**  
Report of the Director of Community & Children's Services.  
**For Information**  
(Pages 13 - 18)
10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

11. **ANY BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE URGENT**
12. **EXCLUSION OF THE PUBLIC**  
MOTION - That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

## **Part 2 - Non-Public Agenda**

13. **NON-PUBLIC MINUTES**  
To agree the non-public minutes of the meeting held on 12 February 2016.  
**For Decision**  
(Pages 19 - 20)
14. **DECISION MADE UNDER DELEGATED AUTHORITY**  
Report of the Town Clerk.  
**For Information**  
(Pages 21 - 22)
15. **JOINT GRAND GRESHAM COMMITTEE MATTERS - CITY SIDE CONSIDERATION**
16. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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# Agenda Item 3

MOUNTEVANS, Mayor	<b>RESOLVED:</b> That the Court of Common Council holden in the Guildhall of the City of London on Thursday 21st April 2016, doth hereby appoint the following Committee until the first meeting of the Court in April, 2017.
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## GRESHAM COMMITTEE (CITY SIDE)

### 1. **Constitution**

A Non-Ward Committee consisting of,

- two Aldermen nominated by the Court of Aldermen
- nine Commoners elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- the Right Honourable the Lord Mayor (ex-officio)

### 2. **Quorum**

The quorum consists of any three Members.

### 3. **Membership 2016/17**

#### ALDERMEN

- 3 Ian David Luder, J.P.
- 4 Professor Michael Raymond Mainelli

#### COMMONERS

- 15 (4) Anthony Noel Eskenzi, C.B.E., Deputy
- 4 (4) Ian Christopher Norman Seaton
- 8 (3) Wendy Mead, O.B.E.
- 2 (2) John George Stewart Scott, J.P. *for three years*
- 9 (2) Simon D'Olier Duckworth, O.B.E., D.L.
- 6 (2) Dr Giles Robert Evelyn Shilson, Deputy
- 1 (1) John Alfred Bennett, Deputy
- 8 (1) Brian Nicholas Harris, Deputy
- 12 (1) Tom Hoffman

together with the ex-officio Member referred to in paragraph 1 above.

### 4. **Terms of Reference**

To be responsible for:-

- (a) letting and demising the lands and tenements given to this City by Sir Thomas Gresham by his last Will and Testament or otherwise to do and perform all and everything and things according to the true intent and meaning of the said last Will and Testament of the said Sir Thomas Gresham and the several Acts of Parliament for that purpose made with limitations and provisions as in the same are directed;

(Note: The estate, so far as it relates to the land that was left to the City of London Corporation and the Mercers' Company, is administered by the Joint Grand Gresham Committee, which consists of the City Side and an equal number of Mercers. The legal obligations upon the City of London Corporation under the terms of Sir Thomas Gresham's Will, as varied by statute and discharged by the City Side, are limited:-

- (i) to the appointment and payment of four of the Gresham Lecturers, namely those in Divinity, Astronomy, Music and Geometry, and in the provision of a sufficient and proper place for the delivery of the lectures;
  - (ii) to the maintenance of eight almshouses in Ferndale Road, Brixton, to the appointment of eight "almsfolkes" and the payment of a small annual sum to each of them);
- (b) all other City Side matters relating to Gresham College including:-
- (i) the appointment, from the membership of the Court of Common Council, of one representative to attend General Meetings of the Council of Gresham College and up to four Directors to serve on the Council of Gresham College;
  - (ii) any amendments to the current Memorandum and Articles of Association of Gresham College, other than financial aspects and those which, in the opinion of the Committee, are significant and should be considered by the Court.

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## GRESHAM (CITY SIDE) COMMITTEE

Friday, 12 February 2016

**Minutes of the meeting of the Gresham (City Side) Committee held at the Guildhall EC2 at 12.00 pm**

### **Present**

#### **Members:**

Simon Duckworth (Chairman)	Alderman Professor Michael Mainelli
Deputy Dr Giles Shilson (Deputy Chairman)	Wendy Mead
Deputy Anthony Eskenzi	John Scott
Tom Hoffman	Ian Seaton

#### **Officers:**

Philippa Sewell	- Town Clerk's Department
Steven Reynolds	- Chamberlain's Department
Alan Bennetts	- Comptroller and City Solicitor's Department
Tom Leathart	- City Surveyor's Department
Jacqueline Whitmore	- Community & Children's Services

#### **1. APOLOGIES**

Apologies were received from George Gillon, Deputy Brian Harris, Alderman Ian Luder and the Right Hon. the Lord Mayor.

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

There were no declarations.

#### **3. MINUTES**

**RESOLVED** – That, subject to the amendment of two typographical errors, the public minutes and non-public summary of the meeting held on 9 October 2015 be approved as a correct record.

#### **4. ANNUAL REVIEW OF THE COMMITTEE'S TERMS OF REFERENCE**

Members received a report of the Town Clerk.

**RESOLVED** – That the Committee approves the Terms of Reference of the Gresham (City Side) Committee for submission to the Court of Common Council, and agrees that meetings should remain scheduled at the same frequency.

#### **5. GRESHAM MUSIC COLLECTION**

The Committee received a report of the Town Clerk confirming that the ownership and responsibility for the Gresham Music Collection lay with

Gresham College, and that it was insured by the City of London Corporation, along with the Guildhall Library's other collections. Members noted that the collection was not part of the original Gresham bequest, but was in the Committee's interest. Although the Committee was not in a position to help financially, Members offered to suggest interested parties or organisations where funding might be available. It was also noted that Professor John Guy had been made aware of the collection, should it have relevance to the biography of Sir Thomas Gresham.

**RESOLVED** – That the report be noted.

**6. CITY OF LONDON GRESHAM ALMSHOUSES UPDATE**

The Committee received a report of the Director of Community & Children's Services regarding the Gresham Almshouses. Members were advised of the recent decision taken by the Community & Children's Services Committee regarding the redevelopment of Mais House as lifetime homes prioritised for older people, and noted that officers would be supporting the current 53 residents at Mais House to move to alternative accommodation over the next 2 – 3 years. Officers confirmed that, although this might include City of London Almshouses, Mais House residents would not necessarily qualify for additional priority for the Gresham Almshouses.

The Chairman thanked members of the Committee for attending the Hamper visit in December and requested that an additional visit be arranged, preferably in the summer, so more Members would be able to attend and meet Almshouses residents. The Chief Commoner suggested that a representative from the London Borough of Lambeth also be invited to such a visit.

**RESOLVED** – That the Town Clerk facilitate an additional visit to the Almshouses, and the report be noted.

**7. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

In response to a Member's question regarding the commemoration the 350<sup>th</sup> anniversary of the Great Fire of London in September, it was noted that the Museum of London and Gresham College were hosting a number of lectures.

A Member advised the Committee of the proposal to set up a "Gresham Prize" which had been discussed at a recent Council of Gresham College meeting. This was in an early stage, but could dovetail with proposals for the new Centre for Music in London in order to increase the profile of the College.

**8. ANY BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE URGENT**

There was no other business.

**9. EXCLUSION OF THE PUBLIC**

**RESOLVED** – That, under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.



Item Nos.	Exempt Paragraph(s)
10-11	3
12-13	-

10. **NON-PUBLIC MINUTES**

**RESOLVED** – That the non-public minutes of the meeting held on 9 October 2015 be approved as a correct record.

11. **JOINT GRAND GRESHAM COMMITTEE MATTERS - CITY SIDE CONSIDERATION**

The Committee considered the various items on the agenda for the meeting of the Joint Grand Gresham Committee that day.

12. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was no other business.

**The meeting closed at 12.38 pm**

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Chairman

**Contact Officer: Philippa Sewell**  
tel. no.:020 7332 1426  
philippa.sewell@cityoflondon.gov.uk

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<b>Committee</b>	<b>Date:</b>
Gresham (City Side) Committee	13 May 2016
<b>Subject:</b> Gresham Working Party Representatives	<b>Public</b>
<b>Report of:</b> Town Clerk	<b>For Decision</b>
<b>Report author:</b> Philippa Sewell, Committee & Members' Services Officer	

## Summary

This report sets out the Terms of Reference for the Gresham Working Party and requests that the Committee appoint four representatives for the ensuing year.

You are also asked to endorse the continuation of the delegated authority arrangements that you have previously approved for occasions when the Working Party's decisions require endorsement more quickly than usual.

It would be helpful if any Member interested in serving as a representative on the Working Party would inform Philippa Sewell at [philippa.sewell@cityoflondon.gov.uk](mailto:philippa.sewell@cityoflondon.gov.uk) (or on 020 7332 1426) of his or her interest before the Committee meeting. That information will be reported orally at the meeting before Members are asked to consider making the necessary appointments.

## Recommendations

Members are asked to:-

- (a) note the Terms of Reference of the Gresham Working Party (paragraph 1);
- (b) appoint four representatives to represent the City Side on the Gresham Working Party; and
- (c) endorse the delegated authority procedures detailed in this report in relation to the Working Party (paragraph 7).

## Main Report

### Working Party - Terms of Reference

1. The Terms of Reference for the Gresham Working Party were agreed by the Joint Grand Gresham Committee (JGGC) in 2003/04 as follows:
  - i) The membership of the Working Party is agreed by the JGGC from time to time.
  - ii) The Clerk to the JGGC is the Clerk to the Working Party.

- iii) The Working Party deals with matters referred to it for detailed consideration and recommended by the JGGC (or exceptionally by the Chairman of the City Side and the Master of the Mercers' Company under the urgency procedure).
- iv) Where a matter is referred to the Working Party, authority is also given to consult and engage such professional advisers as the Working Party thinks appropriate and to agree fee arrangements with these advisers, using the urgency procedures as necessary.
- v) On completion of its investigations, the Working Party will report its conclusions to the JGGC together with its recommendations for further action. If time is of the essence, the recommended action may be reported directly to the Chairman of the City Side and the Master of the Mercers' Company for immediate action under the urgency procedures. The action taken will then be reported to the next meeting of the JGGC, for the record, in the usual way.

2. You are asked to note the Terms of Reference of the Gresham Working Party.

### **Working Party Membership**

- 3. The four representatives of the City Side on the Working Party who were appointed in 2015 were:-
  - Chairman (Simon Duckworth)
  - Deputy Chairman (Deputy Dr Giles Shilson)
  - Tom Hoffman
  - Ian Seaton
- 4. The Working Party has not met since February 2009, following a series of meetings to draw up the Memorandum of Understanding (MoU) with the Mercers' Company and Gresham College.
- 5. You are asked to appoint four representatives of the Committee to the Working Party for the ensuing year.

### **Delegated Authority Arrangements**

- 6. In terms of executing the decisions of the Working Party, it should be noted that, while every effort is made by the Clerk to arrange meetings of the Working Party so that recommendations can be made to the JGGC, this is not always possible or practical. From the City Side's point of view, recommendations of the Working Party may need the early endorsement of not only this Committee, but other Committees and, on occasion, the Court of Common Council. For those reasons, it may be necessary to use Delegated Authority/Urgency Authority procedures in accordance with Standing Order No. 41.
- 7. Members are therefore asked to agree that delegated authority be given to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to enable such other authorities as may be required in respect of Gresham Working Party matters to be obtained in an expeditious manner when necessary.

## **Conclusion**

8. Members are asked to note the Terms of Reference for the Gresham Working Party and to appoint four Members to represent the City Side on it, as well as to confirm the existing delegated authority arrangements in place.

## **Appendices**

None.

**Philippa Sewell**

Town Clerk's Department

Tel: 020 7332 1426

[philippa.sewell@cityoflondon.gov.uk](mailto:philippa.sewell@cityoflondon.gov.uk)

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<b>Committee</b>	<b>Date:</b>
Gresham (City Side) Committee	13 May 2016
<b>Subject:</b> Gresham College Council Appointments	<b>Public</b>
<b>Report of:</b> Town Clerk	<b>For Decision</b>
<b>Report author:</b> Philippa Sewell, Committee & Members' Services Officer	

## Summary

This report asks Members to consider the appointment of four representatives on the Gresham College Council for the next four years.

## Recommendations

Members are asked to:

- a) consider and approve the appointment of four representatives onto the Gresham College Council for terms of up to four years which will commence on 31 August 2016.
- b) agree that the City's 'Voting Member' should be its Chairman or, in the Chairman's absence, the Deputy Chairman or such other Member of the City Side as may be nominated by the Committee.

## Main Report

### Gresham College Council – Appointments

1. The Gresham College Council meets approximately five times a year to approve financial matters relating to the academic programme that is proposed to it by the College's Academic Board.
2. The Mercers' and the City Side can each appoint up to four Directors to the Council of the Gresham College for a four-year term. The Council itself can then also appoint further Directors. The City Side's current representatives are:
  - Deputy Anthony Eskenzi (first appointed in 2008)
  - Simon Duckworth (first appointed in 2009 to serve the remainder of a four year term)
  - Tom Hoffman (first appointed in 2009 to serve the remainder of a four year term)
  - Deputy Dr Giles Shilson (first appointed in 2014 to serve the remainder of a four year term)

### Background

3. The Court of Common Council agreed that City Side appointments to the College Council should be Members of the Court. Although they do not necessarily need

to be members of the Committee, it has previously been suggested that it might be preferable for any new representatives to be existing members of the Committee, as dealing closely with the Committee's work may assist them in better representing its concerns.

4. The revised Articles provide that each Director, including all serving at the date of adoption of the Articles (i.e. 31 August 2004) shall be appointed for a term of four years ("first term"), and can then be re-appointed for a further four years at the discretion of the Mercers' or the City Side, as the case may be, subject only to where a Director reaches the age of 75 years, he or she can only complete their term of office if approved by the Gresham College Council on an annual basis.

### **Current Position**

5. As Council members may serve a maximum term of eight years:

- Deputy Dr Giles Shilson would be eligible for reappointment for a second **four-year term**;
- Simon Duckworth and Tom Hoffman, first appointed in 2009, have now completed two terms service of 7 years' in total and so are eligible for reappointment for a third **one-year term**;
- Deputy Eskenzi, first appointed with effect from 31 August 2008, has now completed 8 years' service in total and so is **not eligible for reappointment**.

### **Conclusion**

6. You are asked to consider nominating four Members to the Gresham College Council.

### **Appendices**

None.

**Philippa Sewell**

Town Clerk's Department

T: 020 7332 1426

E: [philippa.sewell@cityoflondon.gov.uk](mailto:philippa.sewell@cityoflondon.gov.uk)



<b>Committee</b>	<b>Date:</b>
Gresham (City Side) Committee	13 May 2016
<b>Subject:</b> Gresham Almshouses Update	<b>Public</b>
<b>Report of:</b> Director of Community & Children's Services	<b>For Information</b>
<b>Report author:</b> Jacqueline Whitmore, Sheltered Housing Manager	

## Summary

This report gives Trustees an information update on the Gresham Almshouses, in Lambeth. Some of the information in the report also relates to the City of London Almshouses on the estate.

## Recommendations

Trustees are asked to:

- Note the report.
- Note the decision made by Housing Management & Almshouses Sub - Committee on 25 April 2016, regarding the approval, in principle, of a two year refurbishment programme for City of London Almshouses Trust properties (point 7 and appendix 1).

## Main Report

### Background

1. This report is presented half yearly to the Trustees of the Gresham Almshouses. It updates Trustees on operational matters relating to the Gresham Almshouses and their residents and highlights any issues of concern, particularly where funding is required which is not included in the current year's budget.

### Current Position

#### 2. Social activities

Over the Easter break, residents enjoyed watching DVD films in the communal hall. The Almshouses Manager is organising a series of evening quizzes throughout the coming months. Residents have made suggestions regarding their summer trip this year; the venue decided upon by majority preference is Bournemouth. Officers will be discussing options for further summer events with residents. As this year is the Queen's 90th birthday, to celebrate the event officers have decided to have a joint event for all sheltered housing residents to be held at the new community hall at Avondale Square, which will be open mid-summer. Details and invitations will be issued once dates have been finalised. Officers would be pleased if Trustees were able to attend.

### **3. Estate meetings**

Officers continue to work with Southwark Mediation Centre and the residents to explore and agree new ways of communication and working together.

At a recent meeting, residents agreed that, when working together with officers, for instance on repairs and maintenance issues, they had found that consultation and collaborative working resulted in an improved service, as well a sense of involvement for residents.

The view of the Manager of Southwark Mediation Centre is that this approach has worked extremely well. He feels that residents have appreciated involvement in resolving their repairs issues and that there is greater satisfaction with repairs.

Using the same approach a meeting was held with residents on 11 May to review the Estate Handbook. The handbook has not been updated since 2012 and some sections are out of date. As the HRA Tenant's Handbook has been recently updated, officers used this as the starting point for consultation with Almshouses residents to review and update their own handbook.

### **4. Letter of Appointment**

The Almshouses Association has recently updated their Standards of Management which includes a new Letter of Appointment. Officers consider this would be an appropriate time to review the Letter of Appointment in current use and update this for all residents accordingly. This would tie in well with the review of the Estate Handbook. Officers will bring a draft new Letter of Appointment to the Housing Management & Almshouses Sub-Committee and Gresham (City Side) Committee once this has been developed, in liaison with the Comptroller and City Solicitors.

### **5. Tree pruning**

In February, London Borough of Islington and their contractors undertook long-awaited tree maintenance with advice and permission granted by the Tree Preservation Officer from London Borough of Lambeth. There is a small amount of work to finish, however there are nesting birds in these areas so this will have to be undertaken later in the year.

### **6. Repairs**

The Property Services Team Manager continues to visit the estate on a monthly basis to ensure all work undertaken is to a high standard. Residents have agreed this has worked well in maintaining an improved standard. There would appear to be higher satisfaction with repairs and we are certainly hearing of fewer issues.

### **7. Refurbishment programme**

At the Housing Management & Almshouses Sub-Committee on 25 April, officers presented a report of the Director of Community & Children's Services regarding the refurbishment required on the City of London Almshouses. See appendix 1.

Members discussed the report and agreed that the two-year timescale was preferable to ensure the least amount of disruption for residents. The Assistant Director, Barbican & Property Services was instructed to commence the procurement and gateway process with a view to appointing a single contractor to deliver the programme of work.

The programme will also include undertaking the works for Gresham Almshouses however; the approximate costs of £898,000 are for the 42 City of London Almshouses only. Officers have asked the Property Services Team to provide costs for Gresham Almshouses for Trustees consideration. Once costs have been assessed, officers will liaise with finance colleagues and prepare a report for Trustees action for funding the works for the 8 Gresham homes.

## **8. Vacancies**

There is currently one vacancy, the previous resident has moved to residential care. Once the void work has been complete within the property officers will advertise the vacancy in the Square Mile. If there are no applications, officers will make an offer to current City Almshouses residents who have expressed a wish to move to a Gresham home.

## **Appendices**

- Appendix 1 - City of London Almshouses Refurbishment Programme report to the Housing Management & Almshouses Sub Committee, 25 April 2016

**Jacqueline Whitmore**  
**Sheltered Housing Manager**

T: 020 7332 3582

E: [Jacqueline.whitmore@cityoflondon.gov.uk](mailto:Jacqueline.whitmore@cityoflondon.gov.uk)

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## Appendix 1

<b>Committee</b>	<b>Date:</b>
Housing Management & Almshouses Sub-Committee	25/04/2016
<b>Subject:</b> City of London Almshouses Refurbishment Programme	<b>Public</b>
<b>Report of:</b> Director of Community & Children's Services	<b>For Decision</b>
<b>Report author:</b> Paul Murtagh, Assistant Director, Barbican & Property Services	

### Summary

The City of London Almshouses in Brixton are in need of extensive refurbishment. The cost of this work is estimated at £898,000. This report requests approval from members to make budget provision for the works and to commence with the necessary Gateway and procurement processes, with a view to the programme being carried out in a two year period.

The report relates only to the City of London Almshouses. The eight Gresham Almshouses on the same site will also be subject to a refurbishment programme, but the request for funding for these properties will be made to the Gresham Committee.

### Recommendation

Members are asked to approve, in principal, a two-year refurbishment programme for the almshouses, at an estimated cost of £898,000 and to request that the Assistant Director, Barbican & Property commences the procurement and Gateway processes with a view to appointing a single contractor to deliver the programme.

### Main Report

#### Background

1. The City of London manages 42 Almshouses in Ferndale Road, Brixton, on behalf of the City of London Almshouses Trust. The responsibilities of trustees are enacted by the Housing Management & Almshouses Sub-Committee, who receive reports on the Almshouses and make decisions relating to matters of finance and policy.
2. Officers have highlighted on a number of occasions that the Almshouses, like most of the City's social housing stock, are in need of extensive refurbishment.

#### Current Position

3. A stock condition survey of the Almshouses has now been carried out by an independent surveyor. Their report has identified that the following work is required:
  - Roof repairs
  - Windows replacement
  - Rewiring
  - External decoration
  - Internal redecoration
  - Brickwork Repairs
  - Gutter Repairs

## **Appendix 1**

4. The total cost of refurbishment for the City of London Almshouses is estimated at £898,000. The programme of work will include the eight Gresham Almshouses but they are not included in this report as they are the responsibility of the Gresham Committee.

### **Options**

5. On other estates the refurbishment programme will take place over a five-year period. Different elements of the work are being procured as separate contracts (eg one contract for window replacement over all estates).
6. However, there are particular circumstances which mean that a different approach is more appropriate for the Almshouses. The estate is very small, parts of it are listed and the residents are older, and some are vulnerable. The funding arrangements are very different from other estates as it is outside the Housing Revenue Account and there are no leaseholders.
7. There are, then, two options for the refurbishment of the Almshouses.
8. Option One is to programme the work over a five-year period and include the Almshouses in the procurement arrangements for the other estates, with different contracts for the different elements of the work.
9. Option Two is to programme the work over a two-year period and procure one contractor to deliver the whole refurbishment programme for the Almshouses.

### **Proposals**

10. Option One may offer some financial savings. However, because of the nature of the Almshouses (for example, it is likely that windows will need to be bespoke), these savings may be limited.
11. Option Two has the advantages that the work can be completed much more quickly and this will allow the disruption for residents to be minimised. It will also mean that the contractor can liaise directly with residents and the work can be scheduled with their needs in mind.
12. It is the view of officers that Option Two would be the most appropriate approach for the Almshouses and will be the best solution for residents.

### **Implications**

13. The refurbishment programme will require money to be drawn from the City of London Almshouses Trust reserves to cover the cost. The Chamberlain has confirmed that the total currently held in CoLAT funds is £1,599,005.

**Paul Murtagh Assistant Director, Barbican & Property Services**

T: 020 7332 3015

E: [Paul.Murtagh@cityoflondon.gov.uk](mailto:Paul.Murtagh@cityoflondon.gov.uk)

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

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of the Local Government Act 1972.

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