

CORPORATE ASSET SUB (FINANCE) COMMITTEE
Thursday, 1 November 2018

Minutes of the meeting of the Corporate Asset Sub (Finance) Committee held at
Committee Rooms, 2nd Floor, West Wing, Guildhall on Thursday, 1 November 2018
at 1.45 pm

Present

Members:

Nicholas Bensted-Smith (Chairman)
Dominic Christian (Deputy Chairman)
Randall Anderson
Marianne Fredericks
Alderman Alison Gowman
Michael Hudson
Deputy Wendy Hyde
Deputy Jamie Ingham Clark
Jeremy Mayhew
Jeremy Simons
Deputy Philip Woodhouse

Officers:

John James	-	Head of Finance
Dianne Merrifield	-	
Paul Wilkinson	-	City Surveyor
Nigel Lefton	-	Remembrancer's Department
Paul Friend	-	City Surveyor's Department
Tom Conniffe	-	
Andrew Little	-	Chamberlain's Department
Peter Collinson	-	Operations Director
Chris Hartwell	-	Departmental PFM Manager
Dorian Price	-	Guildhall Manager
Alison Bunn	-	

1. APOLOGIES

Apologies were received from Deputy Joyce Nash.

2. DECLARATIONS BY MEMBERS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

No declarations of interest were made.

3. MINUTES

RESOLVED – That the public minutes of the previous meeting held on 5th September are approved as an accurate record.

4. **OUTSTANDING ACTIONS FROM PREVIOUS MEETINGS**

The Sub-Committee considered a report of the Town Clerk which provided information of outstanding actions from previous meetings.

Public conveniences

Members commented that it was considerably cheaper to support the community toilet scheme than to run the network of public conveniences across the City.

Members highlighted the Chancellor's announcement of ratings relief for owners of public conveniences in the recent Budget. The Chairman asked Paul Friend to look into the implications for the Corporation, he would return to the Sub-Committee in January.

RESOLVED – That the Sub-Committee noted the report.

5. **WORK PROGRAMME FOR FUTURE MEETINGS**

The Sub-Committee considered a joint report of the Town Clerk and City Surveyor which provided information of the Work Programme for future meetings.

RESOLVED – That the Sub-Committee notes the report.

6. **ENERGY PERFORMANCE 2018/19 Q1 REPORT**

The Sub-Committee received a Report of the City Surveyor concerning energy performance

The City Surveyor highlighted the ongoing boiler replacement work being undertaken at the Central Criminal Court which would support the Corporation's overall energy reduction targets.

RESOLVED – that the Sub-Committee noted the Report

7. **GUILDHALL YARD REFURBISHMENT/REPLACEMENT OF PAVIOURS AND DRAINAGE**

The Sub-Committee received a Report of the City Surveyor concerning the Guildhall yard.

The City Surveyor informed Members that temporary solutions had been implemented to help mitigate flood risk.

A Member queried whether the Corporation's insurance would cover flooding to the Guildhall Art Gallery basement, where much of the Corporation's art collection was stored.

The City Surveyor and the Chamberlain would follow up with the insurance team and update the Sub-Committee in January.

RESOLVED – that the Sub-Committee approved the following:

- The City Surveyor to engage a Consultant to carry out a survey and detailed design proposal for the pavements and drainage.
- The City Surveyor to provide detailed options and associated costs by means of a Gateway 3/4 report for members approval.

8. **AWP PROGRESS REPORT Q2 2018/2019**

The Sub-Committee received a Report of the City Surveyor concerning the additional works programme.

A Member queried whether it was appropriate to include “savings” (in the appendix on page 26) when each sum (for City’s Cash, City Fund and Guildhall admin) had yet to be spent.

RESOLVED – that Members noted the Report.

9. **CWP PROGRESS REPORT Q2 2018/2019**

The Sub-Committee received a Report of the City Surveyor concerning the cyclical works programme.

RESOLVED – that Members noted the Report

10. **MANSION HOUSE EXTERNAL CLEANING AND LIGHTNING**

The Sub-Committee considered a Report of the City Surveyor concerning the Mansion House.

Officers updated Members on the potential cleaning and lighting works at the Mansion House. Conservationists have advised that there is strong evidence that every time Portland stone is cleaned the surface pores open a little more and the building gets dirtier quicker. This results in more frequent cleans leading to expense and ultimately damaging the stone.

A Member asked whether there was any alternative treatment that could be used that would be more sensitive to the stone, they pointed out that given the introduction of the Bank safety scheme, the reduction in air pollution in the area would mean it would be an opportune time to carry out the cleaning soon. The Port Health and Environmental Services Committee were monitoring air pollution levels at Bank junction.

Officers added that it was determined that merging the work at Mansion House with the work at St Lawrence Jewry was impractical so both projects would proceed separately.

Given the original query about the works at the Mansion House was raised at the Court of Common Council in early 2018, the City Surveyor will liaise with the Chairman of the Finance Committee before the December meeting of the Court of Common Council to ensure that the Chairman can provide a full update to Members of the Court.

RESOLVED – that Members approved the following:

- Approve option 4, to carry out a full external overhaul of Mansion House, which will ensure that the building is maintained in a good condition with its appearance being greatly lifted and improved. This will bring greater confidence in the condition of the building for the foreseeable future.
- Approve option 5 in addition to option 4, which will provide an upgrade to the existing lighting and improve the appearance of Mansion House.
- Approve a budget of £18,000 to get the project to the next gateway. This includes consultants' fees of £7,500 for option 4 to develop a detailed project programme and update costs accordingly. Consultants' fees of £7,500 for option 5 to develop a new lighting design, and staff costs of £3,000
- Note that the next report, gateway 4 will present an agreed phased programme of works and update costs on the agreed option following full consultation with stakeholders.
- Note that we will engage with City Procurement and present preferred procurement route also to be presented within the gateway 4 which will be submitted for Committee approval.
- Note that the projects team have assessed the possibility of combining this project with St Lawrence Jewry stone cleaning and deemed not feasible as specialist conservation is less likely to yield economies-of-scale savings. The St Lawrence project is also at a later stage in the gateway process and combining projects would also cause delays to this.
- Note that the stonework to Mansion House was examined as part of the conservation management plan in 2015 and observations at that time were that the elevations are in a generally fair condition. Conservationists have advised that there is strong evidence that every time Portland stone is cleaned the surface pores open a little more and the building gets dirtier quicker. This results in more frequent cleans leading to expense and ultimately damaging the stone.

11. TEMPLE BAR - REPORT SEEKING DELEGATED AUTHORITY

The Sub-Committee received a Report of the City Surveyor concerning Temple Bar.

Members asked what access to the building the Corporation had throughout the year. Officers responded that in recent years the Corporation had 15 days access annually on a concessionary basis. Members wanted to confirm

whether this could be maintained or even enhanced under the new proposed agreement.

RESOLVED - Members asked officers to return to the Sub-Committee with an update on access in January.

12. **RIGHTS OF LIGHT CLAIM PROGRESS - BERNARD MORGAN HOUSE, EC1 (CITY FUND)**

The Sub-Committee received a Report of the City Surveyor concerning Bernard Morgan House.

RESOLVED – that Members noted the Report.

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no urgent items.

15. **EXCLUSION OF THE PUBLIC**

RESOLVED - That under Section 100(A) 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 I of Schedule 12A of the Local Government Act.

16. **NON-PUBLIC MINUTES**

The non-public minutes of the previous meeting held on 5th September were approved as an accurate record.

17. **OUTSTANDING ACTIONS FROM NON-PUBLIC MINUTES OF PREVIOUS MEETINGS**

The Sub-Committee noted a report of the Town Clerk which provided information of outstanding actions from previous meetings.

18. **OPERATIONAL PROPERTY: CAPITAL PROJECTS 2018/19**

The Sub-Committee received a Report of the Town Clerk concerning the Capital Projects in 2018/19.

19. **OPR OVERALL PROGRAMME UPDATE REPORT**

The Sub-Committee received a Report of the City Surveyor concerning the Operational Property Review.

20. **LETTING OF 2ND - 5TH FLOORS, 78-83 UPPER THAMES ST EC4 (WALBROOK WHARF OFFICES)**

The Sub-Committee considered a Report of the City Surveyor concerning the Walbrook Wharf offices.

21. **HOLLOWAY ESTATE (IAF)**

This Report was withdrawn.

22. **GUILDHALL BUDGET 2019/20 BID**

The Sub-Committee considered a Report of the City Surveyor concerning the Guildhall administration budget.

23. **ACCOMMODATION AND WAYS OF WORKING GATEWAY**

This paper was withdrawn

24. **GUILDHALL EVENT CHAIRS**

The Sub-Committee considered a Report of the City Surveyor concerning the Guildhall event chairs.

25. **GSMD - CAPITAL CAP UPDATE REPORT**

The Sub-Committee received a Report of the Director of Operations and Buildings at the Barbican Centre.

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

There was one question.

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

There was one item of urgent business.

The meeting ended at 3.45 pm

Chairman

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