

**PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE**  
**Monday, 30 November 2020**

Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held  
at Virtual Public Meeting (Accessible Remotely) on Monday, 30 November 2020 at  
11.00 am

**Present**

**Members:**

Deputy Keith Bottomley (Chairman)  
Deputy Jamie Ingham Clark (Deputy Chairman)  
Rehana Ameer  
Randall Anderson  
Sheriff Christopher Hayward  
Deputy Edward Lord  
Andrew McMurtrie  
Susan Pearson  
James de Sausmarez  
Deputy Philip Woodhouse

**Officers:**

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1. **APOLOGIES**

Apologies for absence were received from Deputy Catherine McGuinness.

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

Deputy Jamie Ingham Clark (Deputy Chairman) declared an interest in Item 18 – Gateway 3/4 Issue – St. Lawrence Jewry Church Update by virtue of being a Churchwarden and GCC Member of St. Lawrence Jewry.

3. **GATEWAY APPROVAL PROCESS**

**RESOLVED** – That the Gateway Approval Process be received.

4. **MINUTES**

**RESOLVED** – That the public minutes and non-public summary of the meeting held on 21 October 2020 are approved as an accurate record.

Matters Arising

**Page 8: Gateway 4 – Bank Junction Improvements Project: All Change at Bank**

A Member advised that external stakeholders in the area had reported a lack of engagement on the project so far and urged that dialogue be undertaken over issues such as a taxi rank for The Ned. The Member also asked for further detail on the funding sources for the project.

In response the Director of the Built Environment advised that stakeholder engagement and consultation on the project was programmed for the New Year, with current focus on the technical elements of the project. The funding for the project at this stage would be drawn from the £4 million of capital funding previously agreed by the Court of Common Council. The Director of the Built Environment then advised that plans for consultation on the project would be shared and circulated to Members.

## 5. **PUBLIC ACTIONS**

Members considered a report of the Town Clerk regarding public actions and the following points were made.

### **22/2020/P - Gateway 5 Bank Junction Improvements Report to include sections on inclusion of COVID schemes, and non-statutory engagement activity.**

The Director of the Built Environment reiterated that consultation on Bank Junction would be undertaken in the New Year. Modelling work on the impact of temporary schemes in response to Covid-19 was also ongoing. A further report would be submitted to the Sub Committee in February 2021.

A Member advised that a letter from external stakeholders local to the Bank Area had been sent to the Town Clerk and Lord Mayor, and asked of officers had received the letter or been made aware of its contents. The Director of the Built Environment advised that a letter had been sent to the Lord Mayor regarding the impact of temporary interventions in response to Covid-19 in the area. The Director advised that they believed a response had been sent but would check if there had been any further dialogue. Information on this could be circulated to Members alongside the All Change at Bank consultation plan.

A Member advised that some businesses had reported that the temporary schemes had caused difficulties for service vehicles, and these concerns would need to be taken into account. The Chairman advised that this was more a matter for the Streets & Walkways Sub Committee, but that he appreciated the difficult balance in implementing the schemes and concerns should be reported. The Director of the Built Environment added that specific concerns should be forwarded to officers who wanted to capture all views in assessing the schemes.

**RESOLVED** – That the list of public actions be received.

## 6. **GATEWAY 2 ISSUE - WANSTEAD PARK PONDS PROJECT**

The Sub Committee considered a Gateway 2 Issues report of the Director of Open Spaces regarding the Wanstead Park Ponds project. The Chairman noted the significant savings in cost that had been made in progressing the project and thanked officers on behalf of the Sub Committee.

**RESOLVED** – That the Projects Sub Committee:

1. Agree that additional budget of £40,000 is approved and £30,000 from the existing budget is reallocated to reach the next Gateway;
2. Note the categories assigned to each of the lake's dams;
3. Note the Panel Engineer's recommendation;
4. Note the revised project budget of £190,000 (excluding risk) including reallocation of funds;
5. Note the change in extent of the project and the reduced total estimated cost of the project now at £750,000 – £1 million (excluding risk); and
6. Approve Option 3, to undertake a further engineering study including into the water management of the lakes.

**7. GATEWAY 3/4 ISSUE - WEST HAM PARK PLAYGROUND REFURBISHMENT**

The Sub Committee considered a Gateway 3/4 Issues report of the Director of Open Spaces regarding the West Ham Park Playground Refurbishment project. The Director of Open Spaces introduced the report, and in response to a question from a Member, advised that the project had been placed on hold during the Fundamental Review in 2017, with external funding sourced following the resumption of the project.

**RESOLVED** – That the Projects Sub Committee:

1. Approve the revised budget of £864,775 and agree that Option 2 – refurbishing the playground within the existing footprint be implemented, to be funded from the resources previously identified for this scheme;
2. Agree the revised scope of the project; and
3. Approve Costed Risk Provision of £155,000.

**8. GATEWAY 6 - GUILDHALL WEST WING - PROVISION OF UPGRADED LAVATORIES AND CLOAKROOM FACILITIES FOR MEMBERS AND GUILDHALL GUESTS**

The Sub Committee considered a Gateway 6 report of the City Surveyor regarding the Guildhall West Wing – Provision of Upgraded Lavatories and Cloakroom Facilities for Members and Guildhall Guests project. The City Surveyor introduced the report and drew Members' attention to the key points. Members noted the lessons learned and commented the project would be less likely to progress under the current climate.

**RESOLVED** – That the Projects Sub Committee note the contents of the report, and close the project with a final outturn cost of £1,716,298; a £102,532 (6%) cost increase since GW5.

9. **GATEWAY 4C - TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**

The Sub Committee considered a Gateway 4c report of the City Surveyor regarding the Tower Bridge HV System Replacement and Increasing Resilience project. In response to a question from a Member, the City Surveyor advised that closure of the bridge was not currently anticipated but there may be some road closure involved, for which engagement with TfL was underway. Officers noted some concerns voiced by Members regarding the risks and possible delays attached to the required processes for enacting closures and advised this was something currently under discussion.

**RESOLVED** – That the Projects Sub Committee:

1. Agree that additional budget of £128,115 is approved for professional fees to progress from Gateway 4c to Gateway 5;
2. Agree that a Costed Risk Provision of £335,000 is approved to progress from Gateway 4c to Gateway 5. (to be drawn down via delegation to Chief Officer);
3. Note the revised project budget of £888,270 (excluding risk);
4. Note the total estimated cost of the project at £5,687,003 (excluding costed risk); this is a decrease of £112,997 since the previous report; and
5. Note the total estimated cost of the project at £7,872,003 (including £2,185,000 costed risk); this is a decrease of £527,997 since the previous report.

10. **GATEWAY 3 ISSUE - MOOR LANE ENVIRONMENTAL ENHANCEMENTS**

The Sub Committee considered a Gateway 3 Issue report of the Director of the Built Environment regarding the Moor Lane Environmental Enhancements project. The Director of the Built Environment introduced the report and advised that the project pre-dated the Gateway process, but had been aligned with existing procedure.

**RESOLVED** – That the Projects Sub Committee approve the recommencement of this project and the inclusion of the Section 278 works for 21 Moorfields on Moor Lane as part of the project scope; and

1. Approve a total budget of £230,382 to reach the next Gateway and proceed with the design review of Moor Lane, subject to the funds being received. This is to be funded by both the existing Moor Lane budget and the 21 Moorfields Section 278 as outlined below;
2. Approve a budget allocation of £128,566 from the existing approved implementation budget of £1,133,610 for the review and modification of the Moor Lane design to reach the next Gateway;

3. Approve the initiation of the Section 278 design, evaluation and the negotiation, drafting and completion of a Section 278 agreement in respect of 21 Moorfields relating to Moor Lane, at an estimated cost of £101,816 to reach the next Gateway and subject to the receipt of funds; and
4. Note the total estimated cost of the project at £1.7M-£2.2M (excluding risk).

11. **GATEWAY 2 - LINDSEY STREET BRIDGE STRENGTHENING**

The Sub Committee considered a Gateway 2 report of the Director of the Built Environment regarding the Lindsey Street Bridge Strengthening project, which had been added to the agenda under Any Other Business and circulated separately. The Director of the Built Environment introduced the report and drew Members' attention to the key points.

**RESOLVED** – That the Projects Sub Committee:

1. Agree that a budget of £100,000, of which £70,000 has been secured from the London Bridges Engineering Group (LoBEG), is approved to reach the next Gateway, by supplementation from the On-Street Parking Reserve; and
2. Note the total project budget of £2,500,000 (excluding risk).

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

There were no questions.

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

The Town Clerk gave the Sub Committee an update on the Project Management Academy

14. **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 item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Item No.	Paragraph No
15-18	3
19	

15. **NON-PUBLIC MINUTES**

**RESOLVED** - That the non-public minutes of the meeting held on 21 October 2020 be approved.

16. **NON-PUBLIC ACTIONS**

Members considered a report of the Town Clerk regarding non-public actions.

17. **PROPERTY PROJECTS GROUP - COVID-19 UPDATE**  
The City Surveyor provided an COVID-19 update regarding the Property Projects Group.
18. **NON-PUBLIC APPENDIX: TOWER BRIDGE HV SYSTEM REPLACEMENT AND INCREASING RESILIENCE**  
**RESOLVED** - That the non-public appendix to Item 20 – Gateway 3 Issue Tower Bridge HV System Replacement and Increasing Resilience be received.
19. **GATEWAY 3/4 ISSUE - ST. LAWRENCE JEWRY CHURCH UPDATE**  
The Sub Committee considered a report of the City Surveyor.
20. **GATEWAY 5 ISSUE - CITY OF LONDON PRIMARY ACADEMY ISLINGTON (COLPAI)**  
The Sub Committee considered a report of the City Surveyor.
21. **GATEWAY 6 - CITY OF LONDON FREEMEN'S SCHOOL - ENABLING WORKS**  
The Sub Committee considered a report of the City Surveyor.
22. **GATEWAY 5 - GREAT ARTHUR HOUSE NEW FLATS**  
The Sub Committee considered a report of the Director of Community and Children's Services.
23. **GATEWAY 5 - SECURE CITY PROGRAMME (SCP) - CCTV & TELECOMMUNICATIONS WORKSTREAM**  
The Sub Committee considered a report of the Director of the Built Environment and the Commissioner of the City of London Police.
24. **GATEWAY 1-5 - UPGRADE OF CITY OF LONDON POLICE CUSTODY CCTV AND CONTRIBUTION TO FORCE WIDE VIDEO MANAGEMENT SOLUTION**  
The Sub Committee considered a report of the Commissioner of the City of London Police and the Chamberlain.
25. **GATEWAY 2 ISSUE - PUBLIC REALM SECURITY PROGRAMME**  
The Sub Committee considered a report of the Director of the Built Environment.
26. **GATEWAY 3 ISSUE - CITY FUND - REFURBISHMENT AND EXTENSION OF NEW LIVERPOOL HOUSE, 15/17 ELDON STREET, LONDON EC2M**  
The Sub Committee considered a report of the City Surveyor.
27. **GATEWAY 1-4 - PERSONAL DEVICE REPLACEMENT (LAPTOPS, DESKTOPS AND TABLET/MOBILE DEVICE)**  
The Sub Committee considered a report of the Chamberlain.
28. **GATEWAY 3/4 - ORACLE PROPERTY MANAGER (OPN) REPLACEMENT**  
The Sub Committee considered a report of the City Surveyor.

29. **GATEWAY 2 - CITY FUND - REFURBISHMENT/EXTENSION OF 6 BROAD STREET PLACE, EC2M**  
The Sub Committee considered a report of the City Surveyor.
30. **GATEWAY 6 - 6-8 EASTCHEAP SERVICES REPLACEMENT**  
The Sub Committee considered a report of the City Surveyor.
31. **DELEGATED AUTHORITY REQUEST: BRIDGE HOUSE ESTATE: 30-34 NEW BRIDGE STREET**  
The Sub Committee considered a report of the City Surveyor.
32. **PORTFOLIO OVERVIEW**  
The Sub Committee received a report of the Town Clerk.
- 32.1 **Kenley Revival Project**
- The Sub Committee received a report of the Director of Open Spaces.
33. **REPORT OF ACTION TAKEN**  
The Sub Committee received a report of the Town Clerk.
34. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**  
There were no questions.
35. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
There were no items of urgent business.

**The meeting ended at 12.38 pm**

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Chairman

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