

OPERATIONAL PROPERTY AND PROJECTS SUB COMMITTEE
Monday, 6 March 2023

Minutes of the meeting of the Operational Property and Projects Sub Committee held at Committee Rooms, West Wing, Guildhall on Monday, 6 March 2023 at 1.45 pm

Present

Members:

Deputy Randall Anderson
Deputy Michael Cassidy
Deputy Shravan Joshi
Deputy Edward Lord
Paul Martinelli
Anett Rideg

Officers:

Sarah Baker	- Chief Operating Officer's Department
Sonia Virdee	- Chamberlain's Department
Peter Young	- City Surveyor's Department
Fiona McKeith	- City Surveyor's Department
John Galvin	- City Surveyor's Department
Graeme Low	- City Surveyor's Department
George Wright	- Environment Department
Mark Bailey	- Environment Department
Philippe Greaves	- Environment Department
Kristian Turner	- Environment Department
Polly Dunn	- Town Clerk's Department
Matthew Stickley	- Town Clerk's Department

1. **APOLOGIES**

In the absence of the Chair and Deputy Chair, the Clerk opened the meeting and invited members to nominate a member from among their number to preside for the duration of the meeting. Deputy Michael John Cassidy moved that Deputy Charles Edward Lord be elected as Chair for the duration of the meeting. This was seconded by Deputy Shравan Jashvantri Joshi and agreed by the Sub Committee.

The Chair advised the Sub Committee that the agenda would be reordered such that item 6 would be taken in non-public session, and that item 19 had been withdrawn.

Apologies for absence were received from Alderman Timothy Hailes, Deputy Rehana Ameer, and Deputy Christopher Hayward.

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

There were no declarations of interest.

3. **MINUTES**

RESOLVED - That the minutes and non-public summary of the meeting held on 13 February 2023 be agreed as an accurate record.

4. **GW3 ISSUES: MOORGATE CROSSRAIL STATION LINKS**

The Sub Committee considered a report of the Executive Director, Environment, regarding public realm works around Moorgate Crossrail Station.

RESOLVED, that the Sub Committee:

1. Note the progress made on the various elements of the project.
2. Note the revised timescales for Ropemaker Street junction improvements.
3. Approve the drawdown of £256,375 from the already agreed and secured funding allocation of £1,819,795 to continue the design development and assessment of each element of the project.
4. Approve a revised current project budget of £569,327 (including risk) as set out in appendix 2, table 2.
5. Approve the risk register in appendix 3 with the requested costed risk provision of £48,500, which is to be drawn down via delegation to Executive Director Environment.
6. Note the revised cost estimate of £430,022 for the 101 Moorgate Section 278 works, increasing the overall budget estimate by £30,022.
7. Note the intention to make further funding requests of an estimated £3.2 million to either the OSPR or CIL to progress elements of the work outlined below and that this is reliant on further detailed work regarding feasibility.

5. **GW3-4 ISSUES: LONDON WALL CAR PARK JOINTS AND WATERPROOFING**

The Sub Committee considered a report of the Executive Director, Environment, regarding London Wall Car Park Joints and Waterproofing.

The Sub Committee noted that the costs of delay to the project consisted of a small increase in staffing costs.

RESOLVED, that the Sub Committee:

1. Approve an additional budget of £129,000 at Gateway 3/4 for staff costs, fees, and investigations, as Table 1 below, in order to reach the next Gateway.
2. Note the revised project budget at Gateway 3/4 of £ 141,000 (excluding risk) up to Gateway 5, including for costs expended prior to Gateway 3/4.
3. Approve a Costed Risk Provision of £25,000 at this stage (up to Gateway 5) to cover unforeseen conditions during further investigations, to be drawn down via delegation to the Assistant Director Engineering.
4. Approve Option 3 (implementation of waterproofing, expansion joint replacement and internal structural concrete repairs)
5. Note the total estimated cost of the project at £2,384,000 (excluding risk).
6. Delegate authority to Chief Officer to appoint the successful contractor at Gateway 5 and to instruct the Comptroller and City Solicitor to enter into contract, subject to tendered works costs remaining within the £2,200,000 estimate provided by this report (or to instruct under the new highways term contract subject to satisfactory agreement of costs and the same proviso).
7. Approve a total Costed Risk Provision of £240,000 for use following Gateway 5, subject to tender costs remaining within budget, for expenditure against identified sums from the project risk registers against specified risks at the construction stage and to be drawn down to the Assistant Director Engineering.

6. GW5: PEDESTRIAN PRIORITIES STREETS PROGRAMME - PHASE 1

The Sub Committee considered a report of the Executive Director, Environment, regarding phase one of the Pedestrian Priorities Streets Programme.

The Sub Committee discussed the budget for the programme and related works, noting that staffing costs indicated the salaries of staff whose working week consisted of a portion of time spent working on the programme. In response to questions, officers clarified that a lack of project work would lead to the deletion of posts or reallocation of staff but that the staffing costs were shared with the Sub Committee to illustrate the true costs of programmes.

RESOLVED, that the Sub Committee:

1. Approve the adjustment of the existing Phase 1 budget of £2,402,628 (including Costed Risk as detailed in Section 3, below), to progress the detailed design of three locations and the development of the remaining schemes in the Phase 1 programme.
2. Approve the drawdown of the Costed Risk provision of £56,000 as outlined in paragraph 6.
3. Approve the costed risk register in Appendix 9 and delegate authority to the Executive Director Environment to draw down funds from this.
4. Delegate authority to the Executive Director Environment, in consultation with the Chamberlain, to make any further adjustments (above existing authority within the project procedures) between elements of the budget.

7. *22/23 ENERGY & DECARBONISATION PERFORMANCE Q3 UPDATE FOR THE OPERATIONAL PORTFOLIO

The Sub Committee received a report of the City Surveyor regarding the Energy and Decarbonisation Performance Q3 Update for the Operational Portfolio.

RESOLVED – That the report be noted.

8. ***CARBON ACTION STRATEGY (CAS) NZ1, NZ3 AND RS3 WORKSTREAM UPDATE FOR THE OPERATIONAL PORTFOLIO**

The Sub Committee received a report of the City Surveyor regarding the Carbon Action Strategy.

In response to a question regarding the developer of the London Wall site, it was confirmed that the City of London Corporation was the developer rather than an external organisation.

RESOLVED – That the report be noted.

9. ***CITY SURVEYOR'S BUSINESS PLAN 2022-27 QUARTER 3 2022/23 UPDATE**

The Sub Committee received a report of the City Surveyor regarding a third quarter update of the departmental business plan.

In response to a question regarding the Corporation's response to market trends, officers clarified that the organisation's strategic response as property owner was considered by the Property Investment Board and that the broader strategy in relation to use of the Square Mile was a matter for Policy and Resources Committee.

RESOLVED – That the report be noted.

10. ***THE CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER - FEBRUARY 2023 UPDATE**

The Sub Committee received a report of the City Surveyor regarding the departmental risk register.

RESOLVED – That the report be noted.

11. ***HERITAGE AT RISK REGISTER (HARR) REPORT 2022**

The Sub Committee received a report of the City Surveyor regarding the heritage at risk register.

RESOLVED – That the report be noted.

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

In relation to Item 7 - Pedestrian Priorities Streets Programme, a question was asked regarding the staffing costs for the Pedestrian Priorities Streets Programme. In response, officers confirmed that the staffing costs were met by the budget for the specific project; and that the cost of time spent by an officer

on a specific project was recharged to the project which allowed for the true cost of a project to be illustrated.

In relation to Item 9 – Carbon Action Strategy Update, a question was asked regarding the developer of the London Wall. In response, officers confirmed that the City of London Corporation would be the developer of this site.

In relation to Item 10, City Surveyor's Business Plan Update, a question was asked regarding any strategy the Corporation may have to address the reduction of physical space utilisation of office spaces and the subsequent loss of revenue this had caused. In response, officers confirmed that the matter was within the remit of the Property Investment Board and Policy and Resources Committee.

13. **ANY OTHER BUSINESS THE CHAIR CONSIDERS URGENT**

There was no urgent business.

14. **EXCLUSION OF THE PUBLIC**

RESOLVED - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the remainder of the meeting on the grounds that the remaining items involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

15. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 13 February 2023 be agreed as an accurate record.

16. **GW5: INSTALLATION OF SPRINKLERS IN SOCIAL HOUSING TOWER BLOCKS - PETTICOAT TOWER - MIDDLESEX STREET ESTATE**

The Chair reordered the agenda such that the item would be heard in non-public session.

17. **GETTING THE BEST VALUE FROM OUR LOW VALUE SPEND**

The Sub Committee considered a report from the Chief Operating Officer regarding a procurement strategy for low value spend.

18. **UNIFORM MANAGED SERVICE FOR CITY OF LONDON POLICE VIA THE NATIONAL UNIFORM MANAGED SERVICE - CONTRACT EXTENSION**

The Sub Committee considered a report from the Commissioner and Chief Operating Officer of the City of London Police.

19. **GW5: DOMINANT HOUSE FOOTBRIDGE FUTURE OPTIONS**

The item was withdrawn as the recommendations of this report were able to be determined under existing delegations to officers.

20. ***GW5 PROGRESS: YORK WAY ESTATE PROVISION OF SOCIAL HOUSING**

The Sub Committee received a report from the Director of Community and Children's Services regarding the provision of social housing at York Way estate.

21. ***THE CITY OF LONDON HERITAGE ESTATE 2023 UPDATE**
The Sub Committee received a report from the City Surveyor regarding the City of London Heritage Estate.
22. ***CITIGEN UPDATE**
The Sub Committee received a report from the City Surveyor regarding an update on Citigen.
23. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**
There were no questions.
24. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE SUB COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was no urgent business.

Prior to the close of the meeting, the Chair noted the Sub Committee's thanks to Rohit Paul, who had recently left the Corporation and his post of Corporate Programme Manager.

The meeting ended at 2.23 pm

Chairman

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