

Committee	Dated:
Corporate Asset Sub Committee – For Information	5 th September 2018
Subject: Guildhall Complex and Walbrook Wharf future major capital projects update report	Public
Report of: City Surveyor	For Information
Report author: Dorian Price	

Summary

This report provides an update on the Guildhall programme delivery of future major/capital supplementary revenue projects in the City Surveyor's business plan across the Guildhall complex and Walbrook Wharf, presented and approved by Corporate Asset Sub Committee in October 2017.

All projects will be undertaken through the Capital Gateway process via Project Sub Committee, and are required to maintain the operational assets at the Guildhall complex and Walbrook Wharf so they remain in a safe and statutory compliant condition. The list of projects (Appendix 1) have been programmed to be delivered over the next three years and are subject to the availability of funding.

Recommendations

Members are asked to:

1. Note the contents of this report.
2. Note the Guildhall programme of future capital projects (Appendix 1).

Main Report

Background

1. Past major capital projects have been undertaken at Guildhall North Wing, GYE refurbishment for City of London Police, Members areas including bedrooms and include some of the backlog of cyclical maintenance that are required to maintain Guildhall complex.

2. The total estimated cost of the work in the list on Appendix 1 ranges from £21,518,000 to £33,018,000. There are 21 projects in total;
 - 18 projects at Guildhall complex – ranging from essential damp proofing and relocation of electrical supplies, to installation of new steam generators. To be funded from City Cash, subject to availability.
 - 3 projects at Walbrook Wharf –
 - i. 1 project, Walbrook Wharf roof replacement is an approved City Funded project,
 - ii. 2 projects, ranging from reception door replacement to replacement plant, require City Fund approval, subject to availability.
3. All works have been prioritised using the criteria and scoring mechanism developed for the Cyclical Works Programme, and whilst it would be prudent to undertake all works, officers have prioritised works (Appendix works 1 to 10) above the red line as being essential. The remaining works (Appendix works 11 to 21) are identified as desirable works that may be deferred if there are limited, or no funds available.

Current Position

4. The essential Guildhall complex and Walbrook Wharf projects 1 to 10 (Appendix 1, above the red line), have now been programmed to deliver over the three years 2018/19, 2018/20 and 2020/21.
5. Projects 1, 2 and 10 have been approved as Gateway 1/2 reports and are progressing to the next Gateway 3/4, September/November 2018 Project Sub Committee and Corporate Asset Sub Committee.
6. Project 3 Gateway 1/2 report will be submitted to September 2018 Project Sub Committee and Corporate Asset Sub Committee.
7. Projects 4 to 6 are programmed to report in year 2; 2019/20.
8. Projects 7 to 9 are programmed to report in year 1; 2018/19.
9. In addition to this list of essential Guildhall complex and Walbrook Wharf projects, there are 5 further capital projects currently being undertaken;
 - i. St Lawrence Jewry Church – Gateway 3/4 Issues Report, May 2018 approved City funding, with the Gateway 5 report expected to be submitted summer 2019 and works estimated to commence during autumn 2019.
 - ii. Guildhall West Wing Cloakroom project – Gateway 5 approval to proceed and appoint QOB Interiors for the main refurbishment works, July 2018 with completion scheduled in October 2018.
 - iii. Cotag door access control system replacement project – Gateway 5 approval to proceed, August 2018, with completion scheduled for December 2018.

- iv. Guildhall complex and Walbrook Wharf Sub-metering project – Gateway 1/2 approved May 2018, with the next Gateway 3/4 being submitted to November 2018 committees.
- v. Walbrook Wharf Electrical Infrastructure upgrade project for the new Street Cleansing Contract – Gateway 1/2 report to be submitted August 2018. The City’s new Street Cleansing tender proposal for the introduction of various types of electrically driven commercial vehicles has created a requirement for electric vehicle rapid charging stations to be installed at various locations within Walbrook Wharf depot. With the requirement of the electric vehicle charging stations to be installed in the depot, the load assessment has determined that extra demand will necessitate an upgrade to the existing incoming supply to this part of the building.

Corporate & Strategic Implications

- 10. The proposals in this list support the theme “Protects, promotes and enhances our environment” within the City Together Strategy.
- 11. Once the projects are agreed, a rationalisation exercise will be undertaken to maximise opportunities for economies of scale and effectiveness of delivery by bundling types of projects and the procurement together wherever possible.
- 12. These projects will help to address the backlog of cyclical maintenance works by renewing and improving the operational effectiveness of our assets and delivering savings from more efficient maintenance.

Implications

- 13. If essential works are not undertaken, there is a risk that operational assets are not fully fit for purpose and do not meet service delivery needs and the cost is likely to increase in the future if deferred.
- 14. These works support the requirements of City heritage and reputational risk by improving and securing Listed buildings for the future and enhancing the overall environment for visitors and enclave of historic buildings.
- 15. Funding has yet to be identified for most of these projects. However, it is proposed that, subject to Resource Allocation sub-committee approval, funding for major capital projects would come from;
 - i. City Cash for Guildhall complex - total budget cost range £19,968,000 to £30,968,000
 - ii. City Fund for Walbrook Wharf depot works – total budget cost range £1,550,000 to £2,050,000

Conclusion

- 16. This report provides an update on the programme of future major capital projects across the Guildhall complex and Walbrook Wharf that are being taken

through the Capital Gateway process, via Corporate Asset Sub Committee and Project Sub Committee in a delivery programme over the next three to five years.

17. Whilst this programme highlights a significant financial liability it also offers a further opportunity to continue to contribute to the maintenance of the City's operational asset portfolio and that annual revenue expenditure is efficiently managed to ensure value for money, reducing the backlog of cyclical maintenance/renewal and operational asset running costs wherever possible.

Appendices

- Appendix 1 – Guildhall complex and Walbrook Wharf prioritised Gateway projects

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