

# Project Coversheet

## [1] Ownership

**Unique Project Identifier:** 12035      **Report Date:**  
**Core Project Name:** Barbican Estate Redecoration Programme 2020-25  
**Programme Affiliation** (if applicable): N/A  
**Project Manager:** David Downing  
**Next Gateway to be passed:** Gateway 3/4

## [2] Project Brief

**Project Mission statement:** This project will address the cyclical redecoration of internal and external areas of the residential blocks of the Barbican Estate as identified for the next five financial years (2020/21-2024/25) of the redecoration programme. The current five-year contract, ending March 2020, has to date been a success with the works being delivered within budget, to the required quality and with a high level of resident satisfaction. It is intended to procure a similar contract which will deliver cost surety and maintain the high standards set.

The outline programme, as approved at Gateway 2, for the next five years encompasses the internal redecoration of nine blocks and the external redecoration of fifteen blocks.

YEAR	Internal Redecoration	External Redecoration
<b>2020/21</b>	Ben Jonson House Breton House Mountjoy House	Bryer Court Bunyan Court John Trundle Court
<b>2021/22</b>	Andrewes House Lauderdale Tower Seddon House	Ben Jonson House Breton House Cromwell Tower Frobisher Crescent
<b>2022/23</b>	Shakespeare Tower Thomas More House	Lauderdale Tower Shakespeare Tower
<b>2023/24</b>		Andrewes House Defoe House Speed House
<b>2024/25</b>	Frobisher Crescent	Brandon Mews Gilbert House Willoughby House

**Definition of need:** The City has legal responsibilities as freeholder of the Barbican Estate to undertake maintenance to protect the assets from deterioration. A cyclical programme of works has been drawn up whereby the exterior of blocks are redecorated on a seven-year cycle, with the interiors on a ten-year cycle as dictated by recommended product lifecycles.

### Key measures of success:

- 1) Barbican Estate redecorated and maintained to the high standards required.
- 2) Works are managed to minimise disruption to residents and impact on the general public and wider public realm.
- 3) Resident satisfaction above City's corporate targets.

## [3] Highlights

### Finance:

**Total anticipated cost to deliver [£]:** £3,037,500 - £3,375,000  
**Total potential project liability (cost) [£]:** £3,037,500 - £3,375,000  
**Total anticipated on-going commitment post-delivery [£]:** N/A  
**Programme Affiliation [£]:** N/A

<b>[A] Budget Approved to Date*</b>	<b>[B] New Financial Requests</b>	<b>[C] New Budget Total (Post approval)</b>
£37,500	£3,000	£40,500
<b>[D] Previous Total Estimated Cost of Project</b>	<b>[E] New Total Estimated Cost of Project</b>	<b>[F] Variance in Total Estimated Cost of Project (since last report)</b>
£2,600,000	£3,375,000	£775,000
<b>[G] Spend to Date</b>	<b>[H] Anticipated future budget requests</b>	
£15,000	£3,334,500	

**Headline Financial changes:**

**Since 'Project Proposal' (G2) report:**

▲ Increase from £2,600,000 to £3,375,000 due to expanded project scope.

**Since 'Options Appraisal and Design' (G3-4) report:**

N/A

**Since 'Authority to start Work' (G5) report:**

N/A

**Project Status:**

**Overall RAG rating:** Green

**Previous RAG rating:** Green

**[4] Member Decisions and Delegated Authority**

N/A

**[5] Narrative and change**

**Date and type of last report:**

Gateway 2 – Project Proposal (12 December 2018)

**Key headline updates and change since last report.**

The project scope has expanded to include the internal decoration of additional blocks removed from the current 5-year redecorations contract due to ongoing uncertainty regarding the need to replace internal fire doors.

Internal redecorations to the following blocks have been added to the Gateway 2 programme: Gilbert House, Willoughby House, Bunyan House, Cromwell Tower, Speed House & Defoe House. The scheduling and scope of works for all internal redecorations covered by the new 5-year programme will be confirmed once the fire-door strategy is determined.

**Headline Scope/Design changes, reasons why, impact of change:****Since 'Project Proposal' (G2) report:**

The project scope has expanded to include the internal decoration of additional blocks removed from the current redecorations contract due to ongoing uncertainty regarding the need to replace internal fire doors.

**Since 'Options Appraisal and Design' (G3-4 report):**

N/A

**Since 'Authority to Start Work' (G5) report:**

N/A

**Timetable and Milestones:**

**Expected timeframe for the project delivery:** April 2020 – March 2025

**Milestones:**

- 1) Gateway 3/4 approval - March 2019
- 2) Pre-tender S20 consultation - April/May 2019
- 3) Procurement - June 2019

**Are we on track for this stage of the project against the plan/major milestones?** Yes

**Are we on track for completing the project against the expected timeframe for project delivery?** Yes

**Risks and Issues****Top 3 risks:**

<i>Risk description</i>	Internal redecoration programme dependent on results of fire door testing.
<i>Risk description</i>	Economic uncertainty may cause market instability and industry disruption.
<i>Risk description</i>	Leaseholder challenge to any fire door works may cause internal redecorations to be further deferred.

See 'risk register template' for full explanation.

**Top 3 issues realised**

<i>Issue Description</i>	Impact and action taken	<i>Realised Cost</i>

**Has this project generated public or media impact and response which the City of London has needed to manage or is managing?**

N/A