

CORPORATE ASSET SUB (FINANCE) COMMITTEE
Wednesday, 30 January 2019

Minutes of the meeting of the Corporate Asset Sub (Finance) Committee held at
Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 30 January
2019 at 1.45 pm

Present

Members:

Nicholas Bensted-Smith (Chairman)
Randall Anderson
John Chapman
Alderman Alison Gowman
Michael Hudson
Deputy Wendy Hyde
Deputy Jamie Ingham Clark
Jeremy Mayhew
Jeremy Simons

Officers:

Alison Bunn	- City Surveyor's Department
James Carter	- Chamberlain's Department
Andrew Crafter	- City Surveyor's Department
Paul Friend	- City Surveyor's Department
John Galvin	- Performance Management Officer
Michael Harrington	- Chamberlain's Department
Ian Hughes	- Department of the Built Environment
Richard Jeffrey	- Comptroller and City Solicitor's Department
Andrew Little	- Chamberlain's Department
Dianne Merrifield	- Chamberlain's Department
Fiona McKeith	- Head of Corporate Development – Assistant Director
Martin Newton	- Town Clerk's Department
Ola Obadara	- Property Projects Director, City Surveyor's Department
Dorian Price	- Guildhall Manager
James Rooke	- Energy Manager
Mansi Sehgal	- City Surveyor's Department
Paul Wilkinson	- City Surveyor
Peter Young	- City Surveyor's Department

1. APOLOGIES

Apologies for absence were received from the Deputy Chairman, Marianne Fredericks, Christopher Hayward and Deputy Philip Woodhouse and for lateness from Deputy Jamie Ingham Clark.

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

The Town Clerk notified the meeting of Deputy Ingham Clark's interest in Item 19 (Guildhall and Walbrook Wharf Gateway Projects Update) insofar as he was a church warden of St. Lawrence Jewry, which is mentioned in that report.

3. **MINUTES**

RESOLVED – That the public minutes and non-public summary of the previous meeting held on 1 November 2018 be approved as an accurate record.

It was noted that the Court had received an update on Mansion House at its December meeting and that a further report would come before the Sub-Committee in June or July (**P01/2019**).

4. **OUTSTANDING ACTIONS**

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

Members were informed that insurance cover for flooding to the Art Gallery basement would depend on the circumstances of any incident, that mitigation measures were in place to decrease water ingress possibilities, and that no problems had occurred since last Spring 2018.

On ratings relief for owners of public conveniences, it was noted that primary legislation was required for this, but that a possible saving of £45,000 would be in scope.

RECEIVED.

5. **WORK PROGRAMME**

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

RECEIVED.

6. **BUSINESS PLAN 2018-23 - QUARTER 2, 2018/19**

Members considered the report of the City Surveyor on the Business Plan 2018-23 (quarter 2, 2018/19).

RECEIVED.

7. **DEPARTMENTAL RISK REGISTER UPDATE**

The City Surveyor reported to Members on the Departmental Risk Register Update.

RECEIVED.

8. **ENERGY PERFORMANCE UPDATE 2018/19, Q2**

The City Surveyor reported on the Energy Performance Update 2018/19, Quarter 2.

A Member raised the issue of performance improvements that could be made and the issue of the pool at City of London Freemen's School that was not covered every night. It was noted that a 'roll on, roll off' cover would greatly assist energy consumption figures.

RESOLVED – That

- a) a new method comparing the performance of the top 30 highest consuming sites be adopted for the next report as set out in table 2 (Performance comparison: 2018/19 Q2 with 2017/18) on page 28 of the agenda pack; and
- b) future reports be on half-hourly data for electricity and gas sites that already are or shortly will be AMR capable.

9. **RIGHTS OF LIGHT CLAIM PROGRESS - BERNARD MORGAN HOUSE**

The Sub-Committee had before them the report of the City Surveyor on progress on the Rights of Light Claim, Bernard Morgan House.

Members were asked to note that the CoL's rights to light compensation will be finalised under the powers within the scheme of delegations to officers.

Discussion turned to the restriction prohibiting the CoL from claiming or acting on behalf of tenants on the loss of light claims and, in response to a question from a Member, the City Surveyor confirmed that tenants had not been informed of this and that the intention was to advise ward members accordingly. The City Surveyor undertook to liaise with the Director of Community and Children's Services on the communication issue. The Chairman asked that this matter be added to the outstanding actions report for resolution by the next meeting (**P02/2019**).

RECEIVED.

10. **PUBLIC CAR PARKS UPDATE**

The Director of the Built Environment provided his update to the Sub-Committee on public car parks.

During brief discussion, it was noted that option 3(b) had been favoured by the Planning and Transportation Committee and the Markets Committee.

RECEIVED.

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

There were no questions.

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no urgent items.
13. **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.
14. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the previous meeting held on 1 November 2018 be approved as an accurate record.
15. **NON-PUBLIC OUTSTANDING ACTIONS**
The Sub-Committee noted a report of the Town Clerk which provided information of outstanding non-public actions from previous meetings.
16. **ASSET MANAGEMENT SERVICE BASED REVIEW REPORT**
The Sub-Committee considered the report of the City Surveyor on the Asset Management Service Based Review.
17. **TEMPLE BAR – LETTING**
The City Surveyor reported on a lease proposal relating to Temple Bar and additional accommodation.
18. **MINOR WORKS FRAMEWORKS - STAGE 2 AWARD**
Members had before them the joint report of the Chamberlain and the City Surveyor, on behalf of the Facilities Services Category Board, on the Minor Works Frameworks – Stage 2 Award.
19. **GUILDHALL AND WALBROOK WHARF - GATEWAY PROJECTS UPDATE**
The City Surveyor updated the Committee on the Guildhall and Walbrook Wharf Project.
20. **GUILDHALL MASTERPLAN**
The Sub-Committee considered the report of the City Surveyor on the Guildhall Complex Masterplan.
21. **SMART WORKING AND RELOCATION OF WALBROOK WHARF CITY TEAM**
Members had before them the City Surveyor's report on smart working and relocation of the Walbrook Wharf City Teams.
22. **GLA ROADS - LAND DISPUTE WITH TRANSPORT FOR LONDON**
The Comptroller and City Solicitor and the City Surveyor reported to Members on the GLA Roads land dispute with Transport for London.
23. **COMBINED HEAT AND POWER SYSTEM - ANNUAL REPORT 2017/18**
The City Surveyor submitted his annual report to Members on the Combined Heat and Power System.

24. **CITIGEN CONTRACT - ORAL UPDATE**
The City Surveyor gave an oral update on the Citigen Contract.
25. **REGISTRATION OF THE CITY'S FREEHOLD TITLES**
The Sub-Committee considered the Comptroller and City Solicitor's report on the first registration of the City's freehold titles.
26. **ACTION TAKEN BETWEEN MEETINGS**
The Town Clerk reported on delegated and urgent action taken between meetings.
27. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**
There were no questions.
28. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were no items of urgent business.
29. **GUILDHALL PLANT TEAM - NEW WAYS OF WORKING**
Members had before them the City Surveyor's report on new ways of working for the Guildhall Plant Team.

The meeting ended at 3.34 pm

Chairman

Contact Officer: Martin Newton
martin.newton@cityoflondon.gov.uk
020 7332 3154