

<b>Committee:</b>	<b>Date:</b>
Corporate Asset Sub Committee	4 April 2019
<b>Subject:</b> Additional Repairs & Maintenance Programme – Quarterly Progress Report	<b>Public</b>
<b>Report of</b> The City Surveyor	<b>For Decision</b> Report ref CS 052/19

### Summary

At the end of the third quarter of the 2018/19 financial year, the progress and expenditure of the three-year 2016/17 Additional Repairs & Maintenance Programme is mostly on track, to complete this financial year with approval requested to complete some projects in 2019/20.

### Recommendation

- a) Members are asked to note the contents of this report and the progress on the 2016/17 AWP programme at 31/12/2018.
- b) Members are asked to approve the provision of the 2016/17 AWP budget into 2019/20 for the projects, totalling £221,550, listed below.
  - £95,000 for a security project at the Mansion House (ref. C017AW019L)
  - £25,000 for a boundary wall project at Keats House (ref. R157AW001L)
  - £48,000 for conservation works to churchyard railings and boundary walls (ref. R167AW002L & R167AW003L)
  - £23,400 for conservation works to the City Wall (ref. R087AW014L)
  - £20,150 for works to the Policy Chairman's accommodation (ref. C157AW002L)
  - £10,000 for works at St Botolph Street bridge (ref. R087AW001L)
- c) Members are asked to agree that the Cyclical Works Programme Peer Review Group identifies projects from the Cyclical Works Programme 2019/20 reserve list to utilise the balance on the 2016/17 AWP fund after the existing projects are completed.

### Main Report

#### Background

1. The Additional Repairs & Maintenance Programmes (AWP) have been derived from the forward maintenance plans for centrally managed corporate property. Each annual AWP programme has a three-year delivery window.

This report covers the final year of the 2016/17 programme at the end of the third quarter of the 2018/19 financial year. The report is based on the spend and progress position as at 31/12/2018.

2. This is the last year of the AWP. It was replaced in 2017/18 by the Cyclical Works Programme (CWP). Progress on the CWP is reported separately on a half-yearly basis.

### Current Position

3. The spend and progress position is set out on the tables below.
4. A breakdown based on fund and area of service is set out in the appendix.

<b>TABLE 1: TOTAL PROGRAMME PROGRESS TO DATE AT 31/12/2018</b>						
FUND / SERVICE	Total Budget	Total Actual Spent	Further committed	Total Cost	Balance Un committed	Total Progress
CITY CASH	2,905	1,891	664	2,555	350	88 %
CITY FUND	1,574	1,253	111	1,363	211	87 %
GUILDHALL *	843	752	51	802	41	95 %
<b>TOTAL</b>	<b>5,322</b>	<b>3,895</b>	<b>825</b>	<b>4,721</b>	<b>601</b>	<b>89 %</b>

All figures in £000's. Figures may not add up due to rounding

\* £203,784 was transferred to Capital from AWP

<b>TABLE 2: SPEND AGAINST 2018/18 TARGETS AT 31/12/2018</b>				
FUND / SERVICE	Total Budget	Budget 2018/19	Actual Spent 2018/19	Spend Against Target
CITY CASH	2,905	1,629	644	40 %
CITY FUND	1,574	565	223	39 %
GUILDHALL	843	141	51	36 %
<b>TOTAL</b>	<b>5,322</b>	<b>2,335</b>	<b>918</b>	<b>39 %</b>

All figures in £000's. Figures may not add up due to rounding.

### 2016/17 PROGRAMME

5. The 2016/17 programme consists of 269 projects with a total value of £5.322m. The current position is that 89% of the target actual spend for the entire programme has been achieved or committed so that the programme is broadly on track, with actual spend having progressed to 39% of the target for the year with a further 35% committed.
6. Since the Quarter 2 report actual spend has increased by £519,000 (10% of total budget), committed spend by £249,000 (5% of total budget) and total spend by £749,000 (14% of total budget). There is a high level of confidence that the committed expenditure will be converted to actual expenditure by the end of the financial year.
7. The status of the 2016/17 AWP programme is set out below.

**TABLE 3: PROJECT STATUS**

Complete	In Progress	Not Started	Total
218	39	14	269
81%	14%	5%	

8. There are three non-started projects with budgets over £5,000 with their situation reported below.
- Bunhill Fields Burial Ground, Conservation Management Plan £20,000 C127AW005L. Your Committee agreed to extend the funding for this project into 2019/20, at the May 2018 meeting, to enable this to be used as matched funding for a Heritage Lottery Funding bid. Unfortunately, the HLF application was not successful. The Conservation Management Plan will now commence in April 2019 and complete by February 2020.
  - London Central Markets, main market underground car park, concrete remedial works £10,000 C037AW009L. This project is at an advanced planning stage and is expected to be completed by year end
  - Hampstead Heath, staff yard complex, lighting and emergency lighting replacement, budget £7,000 (ref C177AW005L). This project is at an advanced planning stage and is expected to be completed by year end.
9. There are six projects that will complete after the financial year end; these are reported below. Extension of funding is requested for these projects.
- Mansion House, CCTV replacement, budget £95,000 (ref C017AW019L). This project is part of a corporate-wide over-arching security project. The works planned for the Mansion House are currently out to tender and are expected to commence in April 2019. Approval for the extension of the funding for this project until 2019/20 is requested.
  - Keats House, works to the boundary wall (R157AW001L). Works planned to remove a redundant oil storage tank bunker, which detracts from the historic setting, have been delayed by the need for listed building consent. The project has a value of £25,000 and is expected to start by June 2019 and complete by November 2019.
  - City Open Spaces, conservation works are planned to boundary walls and railings in churchyards within the City of London's responsibility at St Bride's Fleet Street. There are two constituent projects (R167AW002L & R167AW003L) with a remaining balance of £48,000. These had been delayed by the need for Faculty approval from the Diocese of London, which has now been obtained. The works are necessary due to the poor condition of the railings alongside St Bride's Avenue. If the extension of funding is approved works will start on site in July 2019 and be expected to complete in September 2019. The delay is due to the need for a road closure order to erect scaffolding.
  - Conservation works to the City Wall (R087AW014L). The AWP project budget of £23,400 is planned to be carried out in conjunction with approved projects in the CWP programme, the total work value is £75,000.

The start date for the work was delayed by extended consultation with City of London planners and Historic England. The works are essential to prevent the asset being entered into the Heritage at Risk Register. The start date is March 2019, with completion expected by October 2019.

- Works to the Policy Chairman's accommodation (ref. C157AW015L), agreed by the Members Privileges Sub Committee, at an estimated cost of £20,150, are planned to be undertaken over the summer 2019 recess.
- Works at St Botolph Street bridge (ref. R087AW001L), with an estimated cost of £10,000 have been delayed by extended consultation with London Underground Limited (LUL). It is now not likely that approval will be forthcoming until after April. The realistic target dates for this work is to start by May 2019 and complete by June 2019.

### **Financial Implications**

10. Should Members agree to the carry-forward budget provision for the projects listed in paragraph 9 there will still be a balance left in the programme where projects have been cancelled or completed under budget. This currently stands at £113,407; i.e. the totals of the balance pots for the three funds from the tables in the appendix. Members are asked to agree that the Cyclical Works Programme Peer Review Group identifies projects from the Cyclical Works Programme 2019/20 reserve list to utilise any unspent balance on the fund after the existing projects are completed. The proposed projects will be reported in the Q2 CWP Progress Report to your committee.

### **Corporate & Strategic Implications**

11. The Additional Repairs & Maintenance Programme sets out to deliver three of the key objectives in the Corporate Property Asset Management Strategy.
  - SO.1 – Operational assets remain in a good. Safe and statutory complaint condition
  - SO.2 – Operational assets are fit for purpose and meet service delivery needs
  - SO.3 – Capital and supplementary revenue programmes are affordable, sustainable and prudent and that limited available resources are directed to highest corporate priorities.

### **Conclusion**

12. The progress and expenditure of the three-year 2016/17 Additional Repairs & Maintenance Programme at the end of the third quarter of the 2018/19 financial year is mostly on track to complete this financial year, with approval requested to complete some projects in 2019/20.

### **Appendices**

- 2016/17 Additional Repairs & Maintenance Programme

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## APPENDIX

### 2016/17 Additional Repairs & Maintenance Programme

<b>CITY CASH 2016/17</b> All figures in £	Budget	Spent	Committed	Total	Left to Spend
Mayor & Shrievalty, The Monument	15,288	15,082	0	15,082	206
Mansion House	543,279	406,636	33,191	439,827	103,452
Magistrates Court	321,919	212,136	108,324	320,460	1,459
London Central Markets	729,688	389,114	308,219	697,333	32,355
Epping Forest & The Commons	335,646	198,787	97,849	296,636	39,010
West Ham Park & Bunhill Fields	196,300	144,599	31,282	175,881	20,419
Hampstead Heath, Highgate Wood & Queen's Park	652,685	514,236	82,827	597,063	55,622
Keats House	41,000	10,276	2,000	12,276	28,724
Balance pot	68,995	-	-	0	68,995
<b>TOTAL</b>	<b>2,904,800</b>	<b>1,890,866</b>	<b>663,692</b>	<b>2,554,558</b>	<b>350,242</b>

<b>CITY FUND 2016/17</b> All figures in £	Budget	Spent	Committed	Total	Left to Spend
Central Criminal Court, Mayor's Court, Roman Bath House	439,311	393,865	26,373	420,238	19,073
Culture Heritage & Libraries, City Info Centre	97,765	93,119	0	93,119	4,646
Planning & Transportation	458,576	318,023	59,777	377,800	80,776
Port Health	469,169	428,830	21,495	450,325	18,844
Other Open Spaces	70,000	18,689	3,297	21,986	48,014
Balance pot	39,429	-	-	0	39,429
<b>TOTAL</b>	<b>1,574,250</b>	<b>1,252,526</b>	<b>110,942</b>	<b>1,363,468</b>	<b>210,782</b>

<b>GUILDHALL 2016/17</b> All figures in £	Budget	Spent	Committed	Total	Left to Spend
Guildhall Complex	838,233	751,726	50,772	802,498	35,735
Balance pot	4,983	-	-	0	4,983
<b>TOTAL</b>	<b>843,216</b>	<b>751,726</b>	<b>50,772</b>	<b>802,498</b>	<b>40,718</b>