

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Friday, 19 July 2019

**Minutes of the meeting of the Projects Sub (Policy and Resources) Committee
held at the Guildhall EC2 at 11.00 am**

Present

Members:

Deputy Keith Bottomley (Chairman)	Deputy Edward Lord
Deputy Jamie Ingham Clark (Deputy Chairman)	Andrew McMurtrie
Randall Anderson	Deputy Catherine McGuinness
Christopher Hayward	

Officers:

Alistair MacLellan	- Town Clerk's Department
Rohit Paul	- Town Clerk's Department
Sarah Baker	- Town Clerk's Department
James Aggio-Brewe	- Town Clerk's Department
Caroline Al-Beyerty	- Deputy Chamberlain
Alistair Cook	- Chamberlain's Department
Michael Harrington	- Chamberlain's Department (City Procurement)
Kevin Mulcahy	- Chamberlain's Department (Information Technology)
Jonathan Chapman	- Chamberlain's Department (Information Technology)
Dorian Price	- City Surveyor's Department
Mark Lowman	- City Surveyor's Department
Simon Glynn	- Department of the Built Environment
Leah Coburn	- Department of the Built Environment
Paul Monaghan	- Department of the Built Environment
Gillian Howard	- Department of the Built Environment
Tom Noble	- Department of the Built Environment
Craig Stansfield	- Department of the Built Environment
Sam Lee	- Department of the Built Environment
Paul Murtagh	- Department of Community and Children's Services
Paul Thomson	- Department of Open Spaces
Jonathon Poyner	- Guildhall School / Barbican Centre
Perry Stokes	- City of London Police
David Drane	- City of London Police
Pauline Weaver	- City of London Police
Pete Digby	- City of London Police
Sarah Williams	- City of London Police

1. APOLOGIES

Apologies were received from Rehana Ameer, Karina Dostalova, James De Sausmarez and Deputy Philip Woodhouse.

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

There were no declarations.

3. **GATEWAY APPROVAL PROCESS**

RESOLVED, that the Gateway Approval Process be received.

4. **MINUTES**

RESOLVED, that the public minutes and non-public summary of the meeting held on 19 June 2019 be approved.

5. **ACTIONS**

Members considered a report of the Town Clerk regarding actions arising from previous meetings and the following points were made.

34/2019/P – Bridge House Estates 50-year Repairs and Maintenance Fund

- A Member thanked officers for the circulation of a note regarding the Bridge House Estates 50-year Repairs and Maintenance Fund outside of the meeting. In response to a further query from the Member, the Deputy Chamberlain offered a meeting to explain further the financial context of the Fund.
- The Town Clerk noted that the actions sheet would be reviewed over the Summer Recess.

RESOLVED, that the report be received.

6. **GATEWAY 4/5 - BANK ON SAFETY (IMPLEMENTATION OF ENHANCEMENT WORK)**

Members considered a Gateway 4/5 report of the Director of the Built Environment regarding Bank on Safety (Implementation of Enhancement Work).

RESOLVED, that Members

- Agree Option 1A as the base option, (largest area of footway widening is undertaken using concrete paving) and agreed for it to proceed to construction;
- Agree to the proposed prioritisation of the 'Additional Design Measures' in the Design Summary, and that should the selected base option not utilise all of the proposed budget, or additional funding be acquired from other sources, agree that an additional design measure can then proceed. This will be delivered in priority order;
- Delegate authority to the Director of Built Environment to proceed with items in the recommendation above;

- Delegate authority to the Director of the Built Environment to approve budget adjustments, above the existing authority within the project procedures and in consultation with Chamberlains, between budget lines if this is within the approved total project budget amount;
- Note that subject to the outcome of the Capital Funding and Fundamental Review in September 2019, it could be necessary to reassess the material choice if this measure were to be in place for longer than anticipated; and
- Agree that the Bartholomew Lane footway widening improvements proceed to construction using existing and separate local risk funding (as detailed in the last paragraph of the 'Overview of project options section)
- Agree a budget increase of **£398,716** taking the total project budget to £1,822,374 (Current approved budget is £1,423,658); and
- Agree to the departures from the design standards set out in the City's Public Realm SPD (2016) to use concrete paving and concrete scan kerbs (adhesive kerbs) as interim footway materials.

7. **GATEWAY 3 ISSUE - BEECH STREET: TRANSPORT AND PUBLIC REALM IMPROVEMENTS**

Members considered a Gateway 3 Issue report of the Director of the Built Environment regarding Beech Street: Transport and Public Realm Improvements and the following points were made.

- The Director of the Built Environment clarified the physical and spatial relationship between car parks within the Barbican.
- At the request of the Director of the Built Environment, Members agreed to consider a revised recommendation arising from paragraph 14 within the report, to ensure that access to the Barbican Centre car parks be maintained for the period of the interim scheme.

RESOLVED, that Members

- Approve Option 2 for Two-way Zero Emission Street as an interim scheme on Beech Street, with access to Barbican Car Parks and Resident Car Parks being retained for non-compliant vehicles in the interim scheme as part of Option 2.
- Note that officers will proceed with further developing options and outline designs in a Gateway 4/5 report to be brought back to Committees in ~October 2019, with work also continuing on investigating all closure options for the longer-term scheme.
- Note work and findings to date.

8. **GATEWAY 4 ISSUE - MOORGATE CROSSRAIL URBAN INTEGRATION**

Members considered a Gateway 4 Issue report of the Director of the Built Environment regarding Moorgate Crossrail Urban Integration.

RESOLVED, that Members

- Note the next steps for Phase 2 of the Moorgate Crossrail Urban Integration project.
- Approve that a new name of 'Moorgate Crossrail Station Links' is allocated to the currently called 'Phase 2' project to clearly distinguish this work from the existing Crossrail reinstatement work (Phase 1).
- Approve project objectives for Phase 2 (MCSL) to align to the adopted Corporate Plan (in Table 4).
- Approve the funding programme as set out in Section 3 and Appendix 6, including any financial interest accrued on the S106 funds (subject to the approval of the DBE Prioritisation report at the other relevant committees)
- Approve a budget of £1,173,062 for Phase 2 – (MCSL). This budget is made up of the following:
 - £114,876 from the Phase 1 pre-evaluation budget (outlined in Section 3)
 - £1,058,186 to be funded from S106 contributions (outlined in Section 4, paragraphs 30 to 32)
- Approve the use of £182,952 of the Phase 2 MCSL budget to reach Gateway 3/4.
- Agree to increase the scope of the Phase 2 (MCSL) project to include the Wilson Street/South Place junction to facilitate cycling and pedestrian improvements.
- Agree to increase the scope of the Phase 2 (MCSL) project to include the whole of the Finsbury Circus western arm.
- Delegate authority to the Director of the Built Environment to approve budget adjustments between budget lines if this is within the approved total project budget amount.
- Approve the increase in scope to facilitate the potential opportunity to formally link Cycle Superhighway 1 through Moorgate into the City.
- Approve the investigation of an interim measure of the western arm of Finsbury Circus as an early deliverable (Phase A) of the Phase 2 (MCSL) project;

- Request an allocation of £80,000 from the overall project budget for the investigation of the delivery of the interim measure, subject to the outcome of the traffic-order making process; and
- Request that a Gateway 4/5 report specifically on this interim measure on Finsbury Circus western arm, be delegated to the Chief Officer for subsequent approvals (as explained in Section 4, paragraph 28).

9. **GATEWAY 5 ISSUE - SHOE LANE QUARTER PHASE 2 - PUBLIC REALM ENHANCEMENTS (LONDON DEVELOPMENT S278)**

Members considered a Gateway 5 Issue report of the Director of the Built Environment regarding Shoe Lane Quarter Phase 2 Public Realm Enhancements (London Development s278).

RESOLVED, that Members

- Approve an increase in the project work budgets of £173,628 taking the total approved budget to £7.78m, due to an increase in construction costs, all to be fully funded by the Developer; and
- Approve that authority is delegated to the Chief Officer, in consultation with the Chamberlain, to further increase or amend the project budgets in the future (above the level of the existing delegated authority) should any increase be fully funded by the Developer.

10. **GATEWAY 4 - MIDDLESEX STREET AREA ENHANCEMENT PHASE 2: PETTICOAT LANE MARKET IMPROVEMENTS AND PUBLIC REALM**

Members considered a joint Gateway 4 report of the Director of the Built Environment and the Director of Markets and Consumer Protection regarding Middlesex Street Area Enhancement Phase 2: Petticoat Lane Market Improvements and Public Realm and the following points were made.

- In response to a question, the Director of the Built Environment confirmed that all City funding was in place, and that Tower Hamlets had committed, in writing, to match funding the project.

RESOLVED, that Members

- Approve Option 2 (specific targeted improvements) for the public realm enhancements to be progressed to Gateway 5 stage;
- Authorise the progression of the project and approve funds of £184,146, as set out in Table 2.

11. **GATEWAY 2 - CITY CYCLEWAYS PROGRAMME (PHASES 1, 2 AND 3)**

Members considered a Gateway 2 report of the Director of the Built Environment regarding City Cycleways Programme (Phases 1, 2 and 3).

RESOLVED, that Members

- Approve the first three phases of the Cycleways Programme as described in the report;
- Approve a budget of £450,000 to reach the next Gateway.
- Note the total estimated cost of the three phases is in the region of £3.5M - £4.5M (excluding risk).

12. **GATEWAY 1/2/3/4 - AVONDALE SQUARE ESTATE SE1 - EMERGENCY AND COMMUNAL LIGHTING REPLACEMENT**

Members considered a Gateway 1/2/3/4 report of the Director of Community and Children's Services regarding Avondale Square Estate SE1 – Emergency and Communal Lighting Replacement. Members noted that the recommendation regarding a 10% draw down on risk would be withdrawn.

RESOLVED, that Members

- Note the condition of the emergency and communal lighting at Avondale Square.
- Note the total estimated cost of the project at £399,000 (excluding risk);
- Approve a budget of £19,000 for staff costs to reach Gateway 5;
- Approve Option 2, to replace all communal and emergency lighting, and wiring as necessary.

13. **GATEWAY 1/2/3/4 - DECENT HOMES CALL-BACKS 2020-22**

Members considered a Gateway 1/2/3/4 report of the Director of Community and Children's Services regarding Decent Homes Call-backs 2020-22. In response to a question, the Director of Community and Children's Services noted that the impact of Brexit had the potential to impact on cost of labour and materials during the project.

RESOLVED, that Members

- Approve a budget of £5,000 for internal staff costs to reach the next Gateway;
- Note the project budget of £5,000 (excluding risk);
- Note the total estimated cost of the project at £535,000 (excluding risk);
- Approve Option 2 to appoint a contractor on a fixed budget, 3-year contract.

14. **GATEWAY 2 - SOUTHWARK ESTATE CONCRETE TESTING & REPAIR**

Members considered a Gateway 2 report of the Director of Community and Children's Services regarding Southwark Estate Concrete Testing & Repair. In response to a question, the Director of Community and Children's Services

noted that he was confident all risks had been identified but nevertheless any further risks that materialised would be reported to Members.

RESOLVED, that Members

- Approve the project to progress to Gateway 3/4 (Options Appraisal) via the Regular approval track;
- Approve a budget of **£210,000** to reach the next Gateway;
- Note the project budget of **£210,000** (excluding risk);
- Note the total estimated cost of the project at £500,000 - £1,500,000.

15. **GATEWAY 2 - CITY CLUSTER AND FENCHURCH STREET AREA PROGRAMME**

Members considered a Gateway 2 report of the Director of the Built Environment regarding the City Cluster and Fenchurch Street Area Programme and the following points were made.

- At the prompting of the Chairman, Members confirmed they were content for the programme to continue on the Regular route, with Gateway 5 approval delegated to the Chief Officer.
- In response to a question regarding stakeholder consultation, the Director the Built Environment noted that stakeholder engagement was taking place. For example, he had recently attended a meeting of the City Cluster Business Partnership. Moreover, he agreed to review how best local ward clubs could be engaged.

RESOLVED, that Members

- Agree the proposed programming approach which will include joint regular programme updates;
- Agree Gateway 2 City Cluster and Fenchurch Street Healthy Streets Plan (Appendix 2)
- Agree Gateway 2 City Cluster Vision Phase 1 – Activation, greening and experiments programme (Appendix 3).

16. **GATEWAY 6 - BRANCHING OUT PROJECT - CAR PARKING & ACCESS**

Members considered a Gateway 6 report of the Director of Open Spaces regarding the Branching Out Project – Car Parking & Access and the following points were made.

- In response to a Member's observation that it had not been possible to secure a retrospective stopping up order at High Beach, the Director of Open Spaces noted that the matter rested with Essex County Council,

and the City would not be entering any further agreements with Essex until the matter had been settled.

- In response to a comment from a Member, the Director of Open Spaces agreed that, given the delays involved in the project, the Green RAG rating afforded to the project would be best amended to Amber.

RESOLVED, that Members

- Approve that the lessons learned be noted, and the project closed.

17. **GATEWAY 6 - CITY TRANSPORTATION CONSOLIDATION [SNOW HILL/HOLBORN VIADUCT; NEWGATE STREET/WARWICK LANE; ALDERMAN'S HOUSE; MILTON COURT]**

Members considered a Gateway 6 City Transportation consolidation report of the Director of the Built Environment regarding Snow Hill/Holborn Viaduct, Newgate Street / Warwick Lane, Alderman's House and Milton Court.

RESOLVED, that Members

- Note the lessons learned and approved the closure of the following projects:
 - Snow Hill/Holborn Viaduct,
 - Newgate Street / Warwick Lane,
 - Alderman's House,
 - Milton Court.

18. **GATEWAY 6 - CITY TRANSPORTATION CONSOLIDATION [SUGAR QUAY S278; NEW LUDGATE S278; 52-54 LIME STREET S278; 10 FENCHURCH AVENUE S278; 30-32 LOMBARD STREET S278]**

Members considered a Gateway 6 City Transportation consolidation report of the Director of Built Environment regarding Sugar Quay s278; New Ludgate s278; 52-54 Lime Street s278; 10 Fenchurch Avenue s278 and 30-32 Lombard Street s278 and the following points were made.

- In response to a comment from a Member, the Town Clerk agreed to provide an update on outstanding historic Gateway 6 projects at the next meeting **(36/2019/P)**.
- The Chairman noted that work costs had been cheaper on projects such as 30-32 Lombard Street and Sugar Quay and emphasised that RAG risk assessments could be better allocated according to project performance.

RESOLVED, that Members

- approve the content of the outcome report;

- authorise the Chamberlain's department to return unspent section 278 funds as set out subject to the verification of the final accounts;
- agree to close Sugar Quay, New Ludgate and 30-32 Lombard St projects;
- agree to split 52-54 Lime Street and 10 Fenchurch Avenue projects into two phases;
- agree to close phase one of 52-54 Lime Street and 10 Fenchurch Avenue projects;
- agree to retain current balances (appendix 3) for phase two for 52-54 Lime Street and 10 Fenchurch Avenue to enable completion of deferred works listed in section 3 and shown in appendix 2
- Note Progress Report for phase two will be submitted to Projects Sub Committee and Streets and Walkways committee prior to recommencing their respective works.

19. **GATEWAY 6 - CITY-WIDE PEDESTRIAN MODEL**

Members considered a Gateway 6 report of the Director of the Built Environment regarding a City-wide Pedestrian Model and the following points were made.

- In response to a question, the Director of the Built Environment agreed that officers had hoped that the model would be more predictive, but it had proved difficult to integrate sites and buildings within the model. He was hopeful that the involvement of a mobile provider in the medium-term would make the model more predictive.
- The Director of the Built Environment confirmed that the project accounts had been verified.

RESOLVED, that Members authorise the closure of the project.

20. **GATEWAY 6 - HOLLOWAY ESTATE - ELECTRICAL REWIRING**

Members considered a Gateway 6 report of the Director of Community and Children's Services regarding the Holloway Estate – Electrical Rewiring.

RESOLVED, that Members note the content of the report, the lessons learnt, and approve the closure of the project.

21. **GATEWAY 6 - PARK STREET BRIDGE WATERPROOFING**

Members considered a Gateway 6 report of the Director of the Built Environment regarding Park Street Bridge Waterproofing.

RESOLVED, that Members approve the content of the Outcome Report and approve that the project be closed, subject to successful verification of the final account by the Chamberlain's Financial Services Division.

22. REVIEW OF PROJECTS WITHIN THE BUILT ENVIRONMENT DIRECTORATE

Members considered a report of the Director of the Built Environment regarding a review of projects within the Built Environment Directorate. In response to a request, the Director of the Built Environment agreed to provide an update at a future meeting with regards to Community Infrastructure levy projects **(37/2019/P)**, but noted that these would be dependent on the City's Fundamental Review and so it was difficult to give an accurate timescale on when the report could be delivered.

RESOLVED, that Members

- Note the methodology and ranking of DBE projects set out in the report.
- Note those DBE projects funded centrally during the period of the fundamental review as set out in Appendix 2.
- Agree the allocation of £3,917,518 S106 funding to 4 projects to mitigate the specific developments from which the funds were generated, including the interest accrued.
- Authorise officers seek an extension of time to S106s with the relevant developer/building owner where applicable as set out in Appendix 4.
- Authorise officers to re-negotiate the use of any S106 deposits, not allocated in this report, that require a variation of scope, to seek their use in mitigating the impacts of the developments generating the deposits, consistent with corporate priorities.

23. GATEWAY 2 - CEMETERY & CREMATORIUM MECHANISED DIGGER REPLACEMENT

Members considered a Gateway 2 report of the Director of Open Spaces regarding a Cemetery & Crematorium Mechanised Digger Replacement. The Chairman noted that, whilst this was technically a project due to the costs involved, in reality it was more a procurement exercise and so would be factored into a review of project governance.

RESOLVED, that Members

- Approve a budget of £500 for staff costs to reach next Gateway 5;
- Note the project budget of £500 (excluding risk);
- Note the total estimated cost of the project at £55,000 (excluding risk).

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

There were no questions.

25. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There was no other business.
26. **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 item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.
27. **NON-PUBLIC MINUTES**
RESOLVED, that the non-public minutes of the meeting held on 19 June 2019 be approved.
28. **NON-PUBLIC ACTIONS**
Members considered a report of the Town Clerk regarding non-public actions arising from previous meetings.
29. **GATEWAY 6 ISSUE - ACTION AND KNOW FRAUD CENTRE**
Members considered a Gateway 6 Issue report of the Commissioner regarding the Action and Know Fraud Centre.
30. **GATEWAY 6 ISSUE - HR INTEGRATED TIME MANAGEMENT AND E-EXPENSES PROJECT**
Members considered a Gateway 6 Issue report of the Commissioner regarding the HR Integrated Time Management and e-Expenses Project.
31. **CITY FUND, CITY'S ESTATE & BRIDGE HOUSE ESTATES - REVENUE WORKS PROGRAMME - PROGRESS REPORT**
Members considered a report of the City Surveyor regarding City Fund, City's Estate and Bridge House Estates – Revenue Works Programme – Progress.
32. **GATEWAY 4 - CITY OF LONDON POLICE IT MODERNISATION PROGRAMME**
Members considered a joint Gateway 4 report of the Chamberlain and the Commissioner regarding the City of London Police IT Modernisation Programme.
33. **GATEWAY 4 - IT SERVICE 2020 CONTRACT - SOURCING**
Members considered a Gateway 4 report of the Chamberlain regarding IT Service 2020 Contract – Sourcing.
34. **GATEWAY 2 - WALBROOK WHARF DEPOT - REPLACEMENT OF MECHANICAL AND ELECTRICAL SERVICES**
Members considered a Gateway 2 report of the City Surveyor regarding Walbrook Wharf Depot – Replacement of Mechanical and Electrical Services.
35. **GATEWAY 2 - BRIDGE HOUSE ESTATES, 30-34 NEW BRIDGE STREET, LONDON EC4**
Members considered a Gateway 2 report of the City Surveyor regarding Bridge House Estates, 30-34 New Bridge Street, London EC4.

36. **REQUEST FOR DELEGATED AUTHORITY - GATEWAY 5 - GUILDHALL EVENT CHAIRS**
Members considered a request for delegated authority from the City Surveyor regarding the Gateway 5 report for Guildhall Event Chairs.
37. **REQUEST FOR DELEGATED AUTHORITY - GATEWAY 5 - ACCOMMODATION AND WAYS OF WORKING - VACATION OF WALBROOK WHARF**
Members considered a request for delegated authority from the City Surveyor regarding the Gateway 5 report for Accommodation and Ways of Working – Vacation of Walbrook Wharf.
38. **GATEWAY 6 - CASE, CUSTODY, CRIME & INTELLIGENCE**
Members considered a Gateway 6 report of the Commissioner regarding Case, Custody, Crime & Intelligence.
39. **PORTFOLIO OVERVIEW**
Members considered a report of the Town Clerk regarding a Portfolio Overview.
40. **REPORT ON ACTION TAKEN BETWEEN MEETINGS**
Members considered a report of the Town Clerk regarding action taken between meetings.
41. **GATEWAY 2 ISSUE - SECURITY PROGRAMME**
Members considered a Gateway 2 report of the Director of the Built Environment regarding the Security Programme. The Town Clerk noted the report could be considered non-public rather than confidential.
42. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**
There were no questions.
43. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was no other business.

The meeting closed at 12.30 pm

Chairman

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