

<b>Committee(s):</b> Port Health and Environmental Services Committee – For Decision	<b>Date(s):</b> 26 <sup>th</sup> November 2019
<b>Subject:</b> The Walbrook Wharf offices 78 – 83 Upper Thames Street – 4 <sup>th</sup> & 5 <sup>th</sup> floors to be declared surplus.	<b>Public</b>
<b>Report of:</b> Jon Avern, Director of Markets and Consumer Protection.	<b>For Decision</b>
<b>Report author:</b> Rachel Pye, Assistant Director Public Protection	

### Summary

The purpose of this report is to advise the Port Health and Environmental Services committee that Markets & Consumer Protection (M&CP) will be vacating the 4<sup>th</sup> & 5<sup>th</sup> floors of Walbrook Wharf, 78 – 83 Upper Thames Street, EC4R 3TD by February 2020 and to seek Committee authority to declare the 4<sup>th</sup> & 5<sup>th</sup> floors surplus to M&CP's operational requirements to take effect from the date of vacation.

This is subject to all the necessary alternative facilities being provided and refurbishment and associated works being completed at Guildhall and the Central Criminal Courts.

### Recommendation(s)

Port Health & Environmental Services Committee Members are asked to:

- Declare that the 4<sup>th</sup> & 5<sup>th</sup> floor offices at Walbrook Wharf, Upper Thames Street will be surplus to operational requirements when M&CP staff have vacated these floors to take effect from the date of vacation. This is subject to all the necessary alternative facilities being provided and refurbishment and associated works being completed at Guildhall and the Central Criminal Courts.

### Main Report

#### Background

1. The Walbrook Wharf Asset Management Plan and Walbrook Wharf Medium Term Strategy objectives are to achieve vacant possession of the Upper Thames Street offices to allow for lettings to third parties for income generation. These objectives are further supported by the Corporate Asset Management Strategy 2017/2018 objectives of reducing operational asset running costs and creating added value revenue opportunities.

2. On 1 November 2018, Corporate Asset Sub Committee (CASC) approved the terms of a proposed letting of the 2nd – 5th floors for a lease expiring in March 2027.
3. On 5<sup>th</sup> March 2019, the PH&ES Committee approved the request to declare the 3<sup>rd</sup> floor surplus. In the same report this Committee were advised that a further report would be submitted in due course with a request to declare the 4<sup>th</sup> & 5<sup>th</sup> floors surplus to requirements to allow the proposed letting arrangements to be completed.

### **Current Position**

4. The Gateway 5, Authority to Start Work report titled 'Accommodation and Ways of Working (AWOW) vacation of Walbrook Wharf Project' has been approved by Corporate Asset Sub Committee, Projects Sub, Priorities Board, Finance Committee, Policy and Resources Committee and The Court of Common Council.
5. The project description is the 'Relocation of remaining 54 staff from 4th and 5th floors of Walbrook Wharf to Guildhall North Wing to allow the former to be leased to a tenant. To accommodate the move, the existing Guildhall North Wing layout on the basement, 3rd and 4th floors will be reconfigured and refreshed to meet the needs of the staff alongside the refurbishment of three rooms at the Central Criminal Courts to provide a new Coroners Court and offices.'
6. The AWOW project has been approved and is in progress. The anticipated date when M&CP staff will be moved from Walbrook Wharf to the Guildhall is February 2020.

### **Conclusion**

The M&CP staff occupying the 4<sup>th</sup> & 5<sup>th</sup> floor offices at Walbrook Wharf will move to the Guildhall and the Central Criminal Court as part of the AWOW Gateway 5 project, therefore the floors can be declared surplus to the Port Health and Environmental Services Committee operational requirements and will take effect when the M&CP staff have vacated these floors. This is subject to all the necessary alternative facilities being provided and refurbishment and associated works being completed at Guildhall and the Central Criminal Courts.

### **Appendices**

None

### **Background Papers**

None

### **Contact**

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