

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Monday, 24 February 2020

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
Karina Dostalova	James de Sausmarez
Sheriff Christopher Hayward	Deputy Philip Woodhouse

Observing:

Oliver Sells QC

Officers:

Peter Lisley	- Assistant Town Clerk & Director of Major Projects
Rohit Paul	- Town Clerk's Department
Sarah Baker	- Town Clerk's Department
James Aggio-Brewe	- Town Clerk's Department
Alistair MacLellan	- Town Clerk's Department
Julie Smith	- Chamberlain's Department
Ola Obadara	- City Surveyor's Department
Zahur Khan	- Department of the Built Environment
Clarisse Tavin	- Department of the Built Environment
Leah Coburn	- Department of the Built Environment
Tom Noble	- Department of the Built Environment
Gillian Howard	- Department of the Built Environment
Sam Lee	- Department of the Built Environment
Jason Hayes	- Department of Community and Children's Services
Michael Gwyther-Jones	- Department of Community and Children's Services
Patrick Hegarty	- Department of Open Spaces

1. APOLOGIES

Apologies were received from Rehana Ameer.

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 27 January 2020 be approved as a correct record.

5. **PUBLIC ACTIONS**

Members considered a report of the Town Clerk regarding public actions and the following points were made.

41/2019/P – Housing Revenue Account Commitments

- The Town Clerk noted that the planned briefing note for Members on HRA commitments would be ready for circulation from 27 February 2020.

43/2019/P – Transport Strategy Overview

- The Town Clerk noted that the briefing note regarding Transport Strategy-related projects would be circulated in advance of the March 2020 meeting.

RESOLVED, that the report be received.

6. **GATEWAY 2 - CENTRAL CRIMINAL COURT EAST WING GROUND MEZZANINE COOLING AND HEATING REPLACEMENT**

Members considered a Gateway 2 report of the City Surveyor regarding the Central Criminal Court East Wing Ground Mezzanine Cooling and Heating Replacement and the following points were made.

- The City Surveyor noted that the project was scheduled to be funded as of April 2020, and that no project costs would be incurred in advance of that date.
- The Town Clerk agreed to clarify whether the spending committee decision lay with Corporate Asset Sub (Finance) Committee or the Courts Sub (Policy and Resources) Committee (1/2020/P).
- The Chairman requested a report to a future meeting providing an overview of all current and planned projects at the Central Criminal Court, with a view to ensuring effective scrutiny and oversight of projects at that site (2/2020/P).

RESOLVED, that Members

- Approve the budget of £81,000 to reach the next gateway, noting estimated costs based on similar survey costs for comparable projects.
- Note the total estimated cost of the project range of £800,000 to £1,000,000 plus an estimated risk allowance of £120,000 to £150,000.

- Note that this includes the cost of temporary alternative living arrangements for the Sheriffs and Consorts, and that temporary office accommodation for affected staff is expected to be managed locally.

7. **GATEWAY 3/4 - BERNARD MORGAN HOUSE PUBLIC REALM**

Members considered a Gateway 3/4 report of the Director of the Built Environment regarding Bernard Morgan House Public Realm and the following points were made.

- In response to comments made by a Member, the Director of the Built Environment confirmed that Option 1 set out within the report (repairs as per s278 including repaving of footways and works to Golden Lane zebra crossing) was satisfactory from a health and safety perspective.
- Members expressed concern that the project did not appear to be effectively linked with wider works in the area, and that the s278 agreement had yet to be signed by the developer. The Director of Built Environment confirmed that this presented a low risk to the project and that, ultimately, the developer was obliged to enter into the s278.

RESOLVED, that Members,

- Authorise officers to invoice the developer for £85,361 to undertake work to progress to Gateway 5 (set out at section 3 table 1), in advance of the full S278 payment to avoid delays to the programme. The amount would be deducted from the full S278 payment.
- Approve Option 1 at a cost of up to £725,505, fully funded by a Section 278 agreement with Taylor Wimpy, the developer of Bernard Morgan House.
- Authorise officers to publish proposals in relation to any necessary traffic orders or other consents to implement the project as described in this report.

8. **GATEWAY 3/4 - ST MARY AXE EXPERIMENTAL TIMED CLOSURE (WITHIN CITY CLUSTER VISION PHASE 1 - ACTIVATION, GREENING AND EXPERIMENTS PROGRAMME)**

Members considered a Gateway 3/4 report of the Director of the Built Environment regarding St Mary Axe Experimental Timed Closure (within City Cluster Vision Phase 1 – Activation, Greening and Experiments Programme) and the following points were made.

- In response to a question from a Member, the Director of the Built Environment agreed to confirm the number of persons underpinning the reported percentage within the report who made consultation responses (3/2020/P).

RESOLVED, that Members,

- Agree that St Mary Axe experimental timed closure project be established as part of the City Cluster phase 1 programme.
- Approve an additional budget of **£41,699** to reach the next Gateway (G5) giving a total budget of **£46,699** for the St Mary Axe experimental timed closure project, and to be set up using a separate cost code to the main Phase 1 project code.
- Agree the total estimated maximum cost of the St Mary Axe experimental timed closure project is **£270,000** (excluding risk).
- Approve to proceed to detailed design stage **Option 2**, trial the closure of St Mary Axe to motor traffic at peak periods through an Experimental Traffic Order and maintain the existing motorcycle bays.
- 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 the Chamberlain, between budget lines if this is within the approved total project budget amount; and
- That the next Gateway report proceeds under delegation to the Director of the Built Environment, in consultation with the Chairmen, subject to:
 - project cost not exceeding the maximum of **£270,000** and
 - the Director of the Built Environment and Chairmen being satisfied with the equality implications after considering the review currently being prepared.

9. **GATEWAY 5 ISSUE - GREENING CHEAPSIDE: SUNKEN GARDEN (PHASE 1B) ST. PAUL'S TUBE STATION AREA IMPROVEMENTS (PHASE 1)**

Members considered a Gateway 5 Issue report of the Director of the Built Environment regarding Greening Cheapside: Sunken Garden (Phase 1B) and St Paul's Tube Station Area Improvements (Phase 1).

- Members welcomed the engagement with and contribution from C Hoare & Co regarding the design of the Sunken Garden, and the installation of a Blue Plaque. Members were mindful that it would be appropriate for a letter of thanks to be sent to C Hoare & Co from the Chairman of the Streets and Walkways Sub (Planning and Transportation) Committee.

RESOLVED, that Members,

- Approve an additional budget of £200,000 for delivering Phase 1b of which an initial sum of £55,000 is allocated to reach the next Gateway, noting that the full amount is to be funded from C Hoare & Co through a voluntary S278 contribution.

- Approve the revised total project budget of **£580,154** (£380,154 allocated for Phase 1, and £200,000 allocated for Phase 1b) subject to receipt of funding.
- Authorise completion of one or more agreements between the City and C Hoare & Co for the provision of funding by C Hoare & Co for enhancements to the Sunken Garden.

10. **GATEWAY 5 - 55 MOORGATE SECTION 278 PUBLIC REALM AND HIGHWAY IMPROVEMENTS**

Members considered a Gateway 5 report of the Director of the Built Environment regarding 55 Moorgate s278 Public Realm and Highway Improvements.

RESOLVED, that Members,

- Approve an additional budget totalling **£299,385** to progress with the implementation of the project, funded by a Section 278 Agreement with the developer and to reach the next Gateway. This is inclusive of any underspends from the previous gateway.
- Grant authority to start work subject to completion of the Section 278 Agreement and receipt of full funding from the developer.
- Approve that City officers publish proposals in relation to any necessary traffic orders or other consents to implement the project as described in this report (Traffic orders will be necessary to relocate parking bays outside the development on Coleman Street);
- Delegate authority to the Director of Transportation and Public Realm to consider any objections to the traffic orders detailed in this report given the minor infraction of relocating existing traffic bays a few metres south of their current location.
- Delegate authority to the Assistant Director of City Public Realm and Head of Finance to adjust the project budget between staff costs, fees and works providing the overall budget is not exceeded beyond standard tolerances in accordance with the Section 278 agreement.

11. **GATEWAY 5 - 150 BISHOPSGATE (HERON PLAZA)**

Members considered a Gateway 5 report of the Director of the Built Environment regarding 150 Bishopsgate (Heron Plaza).

RESOLVED, that Members,

- Authorise officers to update the existing Section 278 agreement via exchange of letters.
- Approve the budget of £954,856 for implementation of the works, to be funded through a Section 278 agreement.

- Approve the revised total estimated cost of the project at £1,273,528 (excluding risk).
- Authorise the extension of the Section 8 agreement and the making of a Traffic Management Order to amend parking, waiting and loading restrictions, subject to addressing any objections

12. **GATEWAY 6 - 72 FORE STREET**

Members considered a Gateway 6 report of the Director of the Built Environment regarding 72 Fore Street.

RESOLVED, that Members,

- Authorise closure of the project.
- Note the reallocation of £16,390 project underspend to the Moorgate Crossrail Station Links project as previously approved in the Department of Built Environment prioritisation report.

13. **GATEWAY 6 - MIDDLESEX STREET SOCIAL HOUSING AND LIBRARY**

Members considered a Gateway 6 report of the City Surveyor regarding Middlesex Street Social Housing and Library.

RESOLVED, that Members approve that the project be closed.

14. **GATEWAY 6 - SOUTHWARK ESTATE, NEW DOOR ENTRY INSTALLATION - STOPHER AND PAKEMAN HOUSES AND SUMNER BUILDINGS 2012/13**

Members considered a Gateway 6 report of the Director of Community and Children's Services regarding Southwark Estate New Door Entry Installation – Stopher and Pakeman Houses and Sumner Buildings 2012/13,

RESOLVED, that the projects Southwark Estate New Door Entry Installation – Stopher and Pakeman Houses and Sumner Buildings 2012/13 be closed.

15. **GATEWAY 6 - ST BOTOLPH BISHOPSGATE CHURCHYARD IMPROVEMENTS**

Members considered a Gateway 6 report of the Director of Open Spaces regarding St Botolph Bishopsgate Churchyard Improvements.

RESOLVED, that the project be closed.

16. **GATEWAY 5 PROJECT STATUS - CITY CYCLEWAYS PROGRAMME - PHASE 1 (Q11 UPGRADE AND OTHER QUICK WINS)**

Members considered a Gateway 5 Project Status report of the Director of the Built Environment regarding City Cycleways Programme Phase 1 (Q11 Upgrade and Other Quick Wins) and the following points were made.

- The Director of the Built Environment noted that the project was undergoing delays following a request from Transport for London (TfL) that elements on the project be put on hold pending further design work. A further report would be made to the April 2020 meeting.

- The Town Clerk agreed to liaise with the Chairman of the Streets and Walkways Sub (Planning and Transportation) Committee over whether the report could be tabled as an urgent item at that Sub-Committee's meeting on 25 February 2020 (4/2020/P).

RESOLVED, that the report be received.

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

Contractor Lighting

In response to a question, the City Surveyor agreed to clarify the assessment process through which appropriate levels of lighting were arrived at in projects at Guildhall (5/2020/P).

18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

19. 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.

20. NON-PUBLIC MINUTES

RESOLVED, that the non-public minutes of the meeting held on 27 January 2020 be approved as a correct record.

21. NON-PUBLIC ACTIONS

Members considered a report of the Town Clerk regarding non-public actions.

22. PORTFOLIO OVERVIEW

Members considered a Portfolio Overview report of the Town Clerk.

23. REPORT ON ACTION TAKEN

Members considered a report of the Town Clerk regarding action taken since the last meeting.

24. GATEWAY 3/4 - BARBICAN PODIUM WATERPROOFING, DRAINAGE AND LANDSCAPING WORKS (BEN JONSON, BRETON & CROMWELL HIGHWALK) PHASE 2 - 1ST PRIORITY

Members considered a Gateway 3/4 report of the Director of Community and Children's Services regarding Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton and Cromwell Highwalk) Phase 2 – 1st Priority.

25. GATEWAY 5 ISSUE - CITY OF LONDON PRIMARY ACADEMY ISLINGTON

The Town Clerk noted that this item had been withdrawn.

26. **GATEWAY 5 PROGRESS - SECURITY ENHANCEMENTS/SECURITY CROSS CUTTING - MANSION HOUSE, GUILDHALL, CENTRAL CRIMINAL COURT AND BARBICAN CENTRE**
Members considered a Gateway 5 Progress report of the City Surveyor regarding Security Enhancements/Security Cross Cutting – Mansion House, Guildhall, Central Criminal Court and Barbican Centre.
27. **GATEWAY 4 ISSUE - 20 / 21 ALDERMANBURY - FUTURE USE AND BUILDING OPPORTUNITIES**
Members considered a Gateway 4 Issue report of the City Surveyor regarding 20/21 Aldermanbury – future use and building opportunities.
28. **GATEWAY 6 - GREAT ARTHUR HOUSE RECLADDING PROJECT**
Members considered a Gateway 6 report of the City Surveyor regarding Great Arthur House Recladding.
29. **GATEWAY 6 - THE LORD MAYOR'S STATE COACH: CONSERVATION AND REPAIR**
Members considered a Gateway 6 report of the City Surveyor regarding The Lord Mayor's State Coach: Conservation and Repair.
30. **GATEWAY 6 - GUILDHALL WEST WING BARRIERS**
Members considered a Gateway 6 report of the City Surveyor regarding West Wing Barriers.
31. **GATEWAY 6 - CITY OF LONDON FREEMEN'S SCHOOL SWIMMING POOL**
Members considered a Gateway 6 report of the City Surveyor regarding City of London Freeman's School Swimming Pool.
32. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**
There were no questions.
33. **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 12.15 pm

Chairman

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