

Committees: Corporate Projects Board [for information] Projects Sub [for decision] Housing Management and Almshouses Sub [for decision]		Dates: 04 February 2020 24 February 2020 23 March 2020
Subject: Southwark Estate, New Door Entry Installation – Stopher and Pakeman Houses and Sumner Buildings 2012/13 Unique Project Identifier: <i>9362 (29100020 Stopher and Pakeman Houses)</i> <i>9363 (29100019 Sumner Buildings)</i>	Gateway 6: Summarised Outcome Report Light (unspecified at Gateway 5)	
Report of: Director of Community & Children's Services Report Author: Lochlan MacDonald		For Decision
PUBLIC		

Summary

1. Status Update	Project Description: Installation of brand new secure door entry systems to 216 dwellings at three separate blocks at the City's Southwark estate was undertaken: Stopher House (60 flats) and Pakeman House (56), and Sumner Buildings (100). All other blocks at Southwark estates already had working secure door entry systems, to prevent unauthorised access to the blocks and these works were undertaken to: <ul style="list-style-type: none"> • achieve parity with other Southwark blocks • prevent potential criminal and anti-social behaviour in the blocks. The Metropolitan Police support the installations, which were a response to an attempted serious crime in one of the open stairwells at these blocks.
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	<p>RAG Status: Red (project completed, Project status at Gateway 5 was Green).</p> <p>Risk Status: Low (project completed, low risk status given at Gateway 5 Report, December 2013).</p> <p>Final Outturn Cost: £258,637 (Combined cost)</p> <p>Slippage: Six Months</p> <p>Works completed are: The works covered installation of new main entrance doors, call panels at each stairwell entrance, receiving units in all flats and new electronic door opening fob controls for residents.</p>
<p>2. Next steps and Requested decisions</p>	<p>Requested Decisions:</p> <p>That the projects are now closed.</p>

<p>3. Budget</p>	<p>The original approved budgets, actual expenditure and underspend (saving) on each project are shown below</p> <table border="1" data-bbox="488 1104 1262 1440"> <thead> <tr> <th colspan="4" data-bbox="488 1104 1262 1200">Stopher & Pakeman Houses, and Sumner Buildings Door Entry Installation</th> </tr> <tr> <th data-bbox="488 1200 644 1272">Project</th> <th data-bbox="644 1200 858 1272">Approved Budget</th> <th data-bbox="858 1200 1059 1272">Actual Spend</th> <th data-bbox="1059 1200 1262 1272">Underspend</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 1272 644 1317">9362</td> <td data-bbox="644 1272 858 1317">£153,006</td> <td data-bbox="858 1272 1059 1317">£159,304</td> <td data-bbox="1059 1272 1262 1317">See below</td> </tr> <tr> <td data-bbox="488 1317 644 1361">9363</td> <td data-bbox="644 1317 858 1361">£116,480</td> <td data-bbox="858 1317 1059 1361">£99,333</td> <td data-bbox="1059 1317 1262 1361">See below</td> </tr> <tr> <td data-bbox="488 1361 644 1406">TOTALS</td> <td data-bbox="644 1361 858 1406">£269,486</td> <td data-bbox="858 1361 1059 1406">£258,637</td> <td data-bbox="1059 1361 1262 1406">£10,849</td> </tr> <tr> <td data-bbox="488 1406 644 1440"></td> <td data-bbox="644 1406 858 1440"></td> <td data-bbox="858 1406 1059 1440"></td> <td data-bbox="1059 1406 1262 1440"></td> </tr> </tbody> </table> <p>Capital projects and funding were set up on the City's Oracle system for expenditure to be made against. However, orders were raised through separate revenue codes, meaning the capital works budgets on each remain unused. Fees and staff costs have been incurred and correctly charged to the capital projects.</p> <p>Chamberlains have been advised and are taking the necessary action to reconcile the finances.</p> <p>The table below illustrates the total expenditure across both projects.</p>	Stopher & Pakeman Houses, and Sumner Buildings Door Entry Installation				Project	Approved Budget	Actual Spend	Underspend	9362	£153,006	£159,304	See below	9363	£116,480	£99,333	See below	TOTALS	£269,486	£258,637	£10,849				
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Estimated Total Project Cost G2

This was not subject to a G2 report but reports requesting permission to tender were submitted to the Chief Officer. The combined costs of both projects was £400,000 (see appendix one for more details)

	At Authority to Start work (G5)	Final Outturn Cost (G6)
<i>Fees Staff Costs</i>	£29,943	£31,374
<i>Works</i>	£239,543	£227,263
<i>Purchases</i>	£0	£0
<i>Other Capital Expend</i>	£0	£0
<i>Costed Risk Provision (Contingency)</i>	£0	£0
<i>Recharges</i>	£0	£0
<i>Other</i>	£0	£0
Total	£269,486	£258,637

The Final Account for these works has not been verified due to how expenditure was made and coded. Chamberlains have been notified of how expenditure was attributed.

4. Programme

Activity	Authority to Start work (G5) Programme	Final (G6) Programme
Appointment of Contractor	January 2014 (gateway 5)	June 2014
Start on Site	December 2013	June 2014
Finish On Site	June 2014	December 2014

Actual dates cannot be verified. However, the first order was issued in June 2014 and the final order was issued in December 2014. From this information, the dates above have been extrapolated.

<p>5. Key Conclusions</p>	<ol style="list-style-type: none"> 1. The Project was delivered below budget but not on time. Reasons for these conclusions cannot be given as the project manager for the works has since retired from the City. 2. The use of orders on revenue codes rather than the use of specified capital budgets may have adversely affected the ability to carry out other revenue works. A capital works programme is now in place. 3. Lessons learned include the need for a more robust monitoring, checking and storage of data on works undertaken. 4. Property information is now stored on our asset management system and will allow better future planning, programming and monitoring. Details of all completed works are now immediately uploaded to the Department's Keystone Access Management System, allowing details of works done on estate, block and dwelling level to be accessed.
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Appendices

Appendix A	Summary of estimates and costs

Contact

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