

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Tuesday, 23 February 2021

Minutes of the virtual meeting of the Projects Sub (Policy and Resources) Committee held on Tuesday, 23 February 2021 at 11.00 am

Present

Members:

Deputy Keith Bottomley (Chairman)
Deputy Jamie Ingham Clark (Deputy Chairman)
Randall Anderson
Andrew McMurtrie
Deputy Catherine McGuinness
Susan Pearson
James de Sausmarez
Deputy Philip Woodhouse

Officers:

| | |
|-------------------------|---------------------------------------|
| Peter Lisley | - Assistant Town Clerk |
| Joseph Anstee | - Town Clerk's Department |
| Rohit Paul | - Town Clerk's Department |
| Sarah Baker | - Town Clerk's Department |
| Caroline Al-Beyerty | - Deputy Chamberlain |
| Nicholas Richmond-Smith | - Chamberlain's Department |
| Diane Merrifield | - Chamberlain's Department |
| Chris Bell | - Chamberlain's Department |
| Bukola Soyombo | - Chamberlain's Department |
| James Gibson | - Chamberlain's Department |
| Ola Obadara | - City Surveyor's Department |
| Leah Coburn | - Department of the Built Environment |
| Paul Monaghan | - Department of the Built Environment |
| Gillian Howard | - Department of the Built Environment |
| Leila Ben-Hassel | - Department of the Built Environment |
| Maria Curro | - Department of the Built Environment |
| Daniel Laybourn | - Department of the Built Environment |
| Tom Noble | - Department of the Built Environment |
| Clarisse Tavin | - Department of the Built Environment |
| Melanie Charalambous | - Department of the Built Environment |
| Albert Cheung | - Department of the Built Environment |
| Pauline Weaver | - City of London Police |
| Jonathan Poyner | - Barbican Centre |
| Cornell Farrell | - Barbican Centre |
| Hannah Bibbins | - Barbican Centre |

At the start of the meeting, the Chairman welcomed Members and those watching the live broadcast of the meeting via YouTube, before reminding Members of the guidance circulated for the conducting of remote meetings.

1. **APOLOGIES**

Apologies for absence were received from Sheriff Christopher Hayward and Deputy Edward Lord.

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 25 January 2021 are approved as an accurate record.

5. **PUBLIC ACTIONS**

The Sub Committee received a report of the Town Clerk regarding public actions. The Sub Committee noted that a report on the Bank Junction Improvements project was on the agenda for consideration.

RESOLVED - That the public actions list be received.

6. **GATEWAY 4C - BANK JUNCTION IMPROVEMENTS PROJECT: ALL CHANGE AT BANK**

The Sub Committee considered a Gateway 4c report of the Director of the Built Environment regarding the Bank Junction Improvements project. The Chairman introduced the item and advised that as it was not usual Sub Committee practice, the recommendation regarding delegated authority should be amended, with any matters for decision to be brought back to the Sub Committee on an efficient basis. The Director of the Built Environment then introduced the report and drew Members' attention to the key points, also outlining the plan for the public consultation.

The Sub Committee then discussed the proposals, particularly in respect of the public consultation. Members sought assurances that the consultation would be sufficiently broad, account for users of the junction not currently in the City of London and account for the post-COVID-19 landscape. The Chairman added that if the response was not felt to be sufficiently comprehensive then this would need to be addressed, and pausing the project was an option if necessary. The Chairman then reiterated the suggestion made at the Streets & Walkways Sub Committee that officers consult with TfL on the possible use of their channels for advertising the consultation.

The Director of the Built Environment advised that a target for responses had not been set, but cited responses to the Bank on Safety scheme, CAS Return to Work Task Force consultations as a guide. Alongside social media officers would utilise partners such as the Cheapside Business Alliance to encourage businesses to respond to and amplify the consultation. The consultation had been planned in accordance with the project's challenging timeframe, and

whilst there would be an opportunity to pause the project at the next Gateway, it was noted that this would prevent completion by the current 2022 timeframe.

The Chairman asked that the Sub Committee be kept updated on the consultation's progress, noting the anticipated launch in mid-March. Members stressed the importance of ensuring the consultation was effective, by targeting the right people to capture the views of genuine users and stakeholders, and taking proper account of the responses received.

The Chairman asked officers to report back to the April meeting of the Sub Committee with an update on the number of responses received so far and how the engagement could be analysed to gauge representation.

RESOLVED – That the Projects Sub Committee:

- 1) Approve the detail and programme set out within this report to go out to public consultation, including:
 - a) Agree to maintain the current restriction timings and mix of traffic of Monday to Friday 7am to 7pm on the 'open arms' to bus and cycle only as the base assumption for the consultation.
 - b) That Queen Victoria Street between Bucklersbury and Bank Junction is closed to all Motor Vehicles in an eastbound direction 24/7
 - c) That Threadneedle Street is closed to Motor Vehicles between the junction and Bartholomew Lane in both directions 24/7
 - d) That Princes Street is open to buses and cycles only in a northbound direction 24/7
 - e) That Princes Street southbound is also intended to be the route for traffic to access Cornhill for servicing, as well as bus and cycles.
 - f) Seeking views on potentially extending the restrictions times
 - g) Seeking views regarding the traffic mix during the hours of restriction
 - h) Seeking feedback on the various public realm enhancement proposals outlined in paragraphs 39 to 50.

- 2) Approve the following details to maintain pace of the programme:
 - a) Agree that for the reasons set out in this report the proposed traffic model submission for TfL traffic management approvals, has the 'open' arms of Cornhill westbound, King William/Lombard Street and Poultry operating as Buses and cycles only Monday to Friday 7am to 7pm.
 - b) Note that Members will be asked to approve the design, timings and mix of traffic following the public consultation, and should they consider it appropriate to seek amendments to the timing and vehicle mix assumptions (in 1a), these can still be considered prior to the scheme becoming operational at the end of 2022.

- 3) Agree to delegate the final approval of the consultation material and consultation survey to the Director of the Built Environment in

consultation with the Chairman and Deputy Chairman of Streets and Walkways Sub-Committee.

- 4) Agree that the project can go to Projects Sub Committee in June ahead of the Streets and Walkways Committee in July if necessary, given the programme constraints.
- 5) Agree that if necessary, delegated authority is given to the Town Clerk in consultation with the Chairman and Deputy Chairman of Streets and Walkways Sub Committee, to consider the outcome of the public consultation to take minor design decisions, and/or agree changes to process or programme that require earlier approval ahead of the next available committee date in July; with these matters to be submitted to the Projects Sub Committee for consideration if required; and
- 6) That a Costed Risk Provision of £95,000 is approved to be retained (to be drawn down via delegation to Chief Officer).

7. **GATEWAY 5 - WEST SMITHFIELD & CHARTERHOUSE STREET (THAMESLINK) BRIDGES REMEDIAL WORKS**

The Sub Committee considered a Gateway 5 report of the Director of the Built Environment regarding a project for essential refurbishment/maintenance at three highway structures over railway near Smithfield Market. The Director of the Built Environment introduced the report and drew Members' attention to the key points.

RESOLVED – That the Projects Sub Committee:

1. Agree the total revised project budget of £645,000 (excluding risk);
2. Approve the appointment of Dyer & Butler (incumbent Tunnel Lids contractor) by means of a variation to their currently approved works order in the total value of £390,000; and
3. Agree that a Costed Risk Provision of £150,000 is approved over and above the £645,000 (to be drawn down via delegation to Chief Officer).

8. **GATEWAY 2 - CAR PARKS - FIRE REMEDIAL WORKS**

The Sub Committee considered a Gateway 2 report of the City Surveyor regarding a project to carry out essential fire door replacements at Baynard House and London Wall Car Park, and ventilation replacement at Tower Hill.

RESOLVED – That the Projects Sub Committee:

1. Agree that a budget of £30,000 is approved to carry out detailed surveys to reach next Gateway;
2. Note the total estimated cost of the project of £300,000 (excluding risk);
3. Note that there is a Costed Risk of £60,000 (post mitigation);

4. Note that the total estimated cost of the project of £360,000 (including risk);
5. Note that 'in principle' central funding from City Fund reserves was agreed as part of the 2020/21 annual capital bids, with draw down subject to the further approval of the Resource Allocation Sub and Policy and Resources Committees.

9. **GATEWAY 2 - SMITHFIELD MARKET CAR PARK - SPRINKLER AND FIRE DOOR REMEDIAL WORKS**

The Sub Committee considered a Gateway 2 report of the Director of the Built Environment regarding a project to carry out essential fire door and sprinkler head replacement at Smithfield Market Car Park.

RESOLVED – That the Projects Sub Committee:

1. Agree that a budget of £20,000 is approved to carry out detailed surveys to reach the next Gateway;
2. Note the total estimated cost of the project of £120,000 (excluding risk);
3. Note that there is a Costed Risk of £30,000 (post mitigation);
4. Note that the total estimated cost of the project of £150,000 (including risk); and
5. Note that 'in principle' central funding from City Cash reserves was agreed as part of the 2020/21 annual capital bids.

10. **GATEWAY 3 ISSUE - CROSSRAIL LIVERPOOL STREET URBAN INTEGRATION (PHASE 2)**

The Sub Committee considered a Gateway 3 Issue report of the Director of the Built Environment regarding Phase 2 of the Crossrail Liverpool Street Urban Integration project. The Director of the Built Environment introduced the report and advised the Sub Committee of preparations for the public consultation at the next stage of the project, which would account for local stakeholders and the impact of COVID-19. Officers would continue to work with TfL and monitor the impact of temporary schemes in response to COVID-19 in the area.

RESOLVED – That the Projects Sub Committee:

- a) Note the recent delays incurred by the project, the reasons behind them and what the next steps are; and
- b) Note and approve the updated Costed Risk Register – Appendix 1 (overall CRP has not changed).

11. **GATEWAY 3 - GREENING CHEAPSIDE: SUNKEN GARDEN (PHASE 1B & PHASE 2)**

The Sub Committee considered a Gateway 3 report of the Director of the Built Environment concerning Phase 1B and Phase 2 of the Greening Cheapside project. The Chairman introduced the item and advised that there were three separate projects within the proposals. The option progressed would be dependent on the funding procured for the project, and officers would return with a preferred option once this had become known.

As two of the possible projects were not funded at this stage, the Chairman proposed that the Sub Committee consider the funded option, and if further funding was secured the project could be brought back for further consideration.

RESOLVED – That the Projects Sub Committee:

1. Agree that the increased scope, in response to additional external funding secured, be approved;
2. That Option 1 ‘bronze’ is approved, and to note that options 2 ‘silver’ and 3 ‘gold, will only be progressed should further funding be confirmed. This funding decision will be taken by Members via a separate report on the implementation of the Climate Action Strategy;
3. That additional budget of £50,000 is approved for fees and staff costs (fully externally funded) to reach the next Gateway (G4/5) and that £13,905 underspent from the current budget allocation is carried forward to be used on this next stage of the project; and
4. Note the total estimated cost of the project (Phase 1B) at £296,095-£515,000 (excluding costed risk provision).

12. **GATEWAY 2 - 1 LEADENHALL STREET SECTION 278 HIGHWAY WORKS**

The Sub Committee considered a Gateway 2 report of the Director of the Built Environment regarding Section 278 (S278) highway works to facilitate the 1 Leadenhall Street development. The Sub Committee noted that an additional recommendation authorising officers to enter into the S278 agreement once negotiated with the developer had been omitted in error, and this was also agreed.

RESOLVED – That the Projects Sub Committee:

1. Agree that a budget of £100,000 is approved for detail design, engagement with stakeholders and survey work to reach the next Gateway;
2. Note the total estimated cost of the project at £550,000 - £800,000 (excluding risk); and

3. Authorise officers to enter into the S278 agreement once negotiated with the developer.

13. **GATEWAY 5 - 100 MINORIES PHASE ONE: S278 WORKS**

The Sub Committee considered a Gateway 5 report of the Director of the Built Environment regarding Phase One of the S278 works at 100 Minories.

RESOLVED – That the Projects Sub Committee:

1. Note the revised total estimated cost of the project at £510,236 (excluding risk), subject to successful completion of S278 agreement and receipt of monies; and
2. Agree that a Costed Risk Provision of £68,000 is approved (to be drawn down via delegation to Chief Officer), subject to successful completion of S278 agreement and receipt of monies.

14. **GATEWAY 6 - 60-70 ST MARY AXE**

The Sub Committee considered a Gateway 6 report of the Director of the Built Environment concerning the creation of a new public space and wider improved public realm in the vicinity of the 60-70 St Mary Axe development. The Sub Committee noted the success of the project and delivery within budget.

RESOLVED – That the Projects Sub Committee:

1. Note the contents of this report and authorise closure of the project; and
2. Authorise the return of £94,030 to the developer under the terms of the Section 278 agreement, subject to verification of final accounts.

15. **GATEWAY 6 - 80 FENCHURCH STREET**

The Sub Committee considered a Gateway 6 report of the Director of the Built Environment regarding a project to undertake the required S278 highways works in the vicinity of the development at 80 Fenchurch Street.

RESOLVED – That the Projects Sub Committee:

- i) Approve the content of this outcome report;
- ii) Authorise the Chamberlain's department to return unspent section 278 funds to the Developer as set out in the respective legal agreement (subject to the verification of the final account); and
- iii) Agree to close the 80 Fenchurch Street project.

16. **GATEWAY 6 - 100 BISHOPSGATE S278**

The Sub Committee considered a Gateway 6 report of the Director of the Built Environment regarding highway improvements implemented under the S278 works at 100 Bishopsgate. The Sub Committee noted that whilst there had

been delays, the project had delivered positive outcomes and was within budget.

RESOLVED – That the Projects Sub Committee:

- a) Approve the content of this outcome report;
- b) Authorise the Chamberlain’s department to return unspent Section 278 funds as set out in the respective legal agreement (subject to the verification of the final accounts); and
- c) Agree to close the 100 Bishopsgate project.

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

There were no questions.

18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items of urgent 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.

| Item No. | Paragraph No |
|-----------------|---------------------|
| 20 - 23 | 3 |
| 24 - 26 | 7 |
| 27 - 29 | 3 |
| 30 - 31 | -, 3 |

20. **NON-PUBLIC MINUTES**

RESOLVED - That the non-public minutes of the meeting held on 17 December 2020 be approved.

21. **NON-PUBLIC ACTIONS**

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

22. **PROPERTY PROJECTS GROUP - COVID-19 UPDATE**

The City Surveyor provided an COVID-19 update regarding the Property Projects Group.

23. **GATEWAY 2 - BARBICAN CENTRE & GUILDHALL SCHOOL CONFINED AND DANGEROUS SPACES**

The Sub Committee considered a report of the Barbican Centre and the City Surveyor.

24. **GATEWAY 2 - 21 MOORFIELDS AND FORE STREET AVENUE SECTION 278**
The Sub Committee considered a report of the Director of the Built Environment.
25. **GATEWAY 2 - BANK STATION UPGRADE - CANNON STREET ENTRANCE S278**
The Sub Committee considered a report of the Director of the Built Environment.
26. **GATEWAY 2 - BUILDING I HVM MEASURES**
The Sub Committee considered a report of the Director of the Built Environment.
27. **GATEWAY 4 ISSUE - CITY OF LONDON SCHOOL - SUMMER WORKS 2021**
The Sub Committee considered a report of the City Surveyor.
28. **PPG COVID-19 CAPITAL PROJECTS FUND - UPDATE**
The Sub Committee considered a report of the City Surveyor.
29. **PORTFOLIO OVERVIEW**
The Sub Committee received a report of the Town Clerk.
 - a) **Gateway 5 Issue - Bridge House Estates - Candlewick House, 116-126 Cannon Street, London, EC4**
The Sub Committee considered a report of the City Surveyor.
 - b) **Gateway 6 - GSMD Roof Phase 2**
The Sub Committee considered a report of the Guildhall School of Music and Drama.
 - c) **Red Report: Ring of Steel Compliance (iMS-DRS) Video Management System**
The Sub Committee received a report of the City of London Police.
 - d) **Red Report: 123-124 New Bond Street**
The Sub Committee received a report of the City Surveyor.
 - e) **Red Report: Barbican Centre Fire Safety Projects**
The Sub Committee received a report of the City Surveyor.
30. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**
There were no questions.
31. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were two items of urgent business.

a) **GATEWAY 6 - CENTRAL CRIMINAL COURT PLANT REPLACEMENT:
PHASE 3**

The Sub Committee considered a report of the City Surveyor.

The meeting ended at 12.13 pm

Chairman

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