



## Main Report

### Background

1. There is need to conduct planned refurbishment and replacement of buildings and their associated equipment in addition to routine serving and repairs. Resources being limited, such works need to be prioritised across the entire corporate operational estate. The Cyclical Works Programmes consider the requirements of each and prioritises individual projects in the context of the whole to ensure that the City's overall property maintenance objectives are met.
2. The programmes usually last for three years, hence this request for some specific projects to be carried forward. The programmes are intended to deliver prioritised cyclical maintenance works (i.e. replacement or refurbishment of buildings, plant and equipment based on condition assessed at the end of normal useful service life and operational need) across the corporate operational estate, including The Barbican Centre and the Guildhall School of Music and Drama.
3. The timing of the delivery of some projects has been affected by the following:
  - a. Fundamental Review because they depend on larger, capital-scale projects which are delayed e.g. the Thameslink repair works (budget totalling £186k being undertaken alongside the Museum of London project
  - b. Some of the initial programmed budget e.g. underspend of savings from other projects has been rediverted to fund newly identified priority projects in the programme. An example of this is the Moorgate Sidings Remedial Works (budget £158k), where works have been identified by TfL that are the responsibility of the City of London to undertake. Gaining approval and a suitable window to carry out these works has proven difficult
  - c. Some priority projects are less straight-forward to fully complete and have been impacted by both limited access and resource to complete such work e.g. works to the Barbican/Guildhall School for Music and Drama totalling £55k
  - d. The remaining sum of carry forward is £41k and is made up of smaller sums of money for projects that are in progress and almost complete
4. The majority of these projects have already been started and the request and the request will be to carry forward monies to allow these projects to be completed. The full list remaining projects that have not yet completed are below, with justification as to works aren't yet complete:

Project	Project Name	Budget	Justification
C028CW027L	CoL Magistrate's Court- Internal Decorations	18,791.00	Access issues to complete final portion of works
C038CW056L	63 Charterhouse Structural beam repair	1,000.00	Finalising final account
C038CW057L	Moorgate Sidings - Remedial Works	157,845.00	Late addition to the programme, access issues with TfL
C088CW087L	Silk Street- Venue Lighting Control (19/20)	17,037.00	Access issues to complete final portion of works
C088CW095L	Sundial Court- External Decorations (19/20)	35,869.00	Access issues to complete final portion of works

C158CW002L	North Wing Banqueting Kitchen Equipment Replacement	7,280.00	Project initially put on hold following COVID, now awaiting confirmation of equipment required
C158CW003L	City Centre Access System Replacement	11,400.00	Final scope confirmed, though access to areas to complete works has not yet been agreed
C178CW290L	HH Lido leak repairs	2,872.26	Finalising final account
R108CW003L	CIC Alarm works	2,500.00	Budget forms part of much larger part of project which is not yet complete
<i>Sub-Total</i>		<i>254,594.26</i>	
R088CW035L	West Smithfield over Thameslink- Concrete & Stone Repairs	74,151.39	Works associated with Museum of London Project
R088CW036L	West Smithfield over Thameslink- Waterproof Deck	29,500.00	
R088CW037L	Charterhouse over Thameslink- Major Concrete Repairs	81,625.00	
<i>Sub-Total</i>		<i>185,276.39</i>	
		<b>£439,870.65</b>	

## Corporate & Strategic Implications

5. Cyclical Works Programmes set out to deliver three of the key objectives in the Corporate Property Asset Management Strategy.
- SO.1 – Operational assets remain in a good, safe and statutory compliant condition.
  - SO.2 – Operational assets are fit for purpose and meet service delivery needs.
  - SO.3 – Capital and supplementary revenue programmes are affordable, sustainable and prudent and that the limited available resources are directed to the highest corporate priorities.

## Conclusion

6. Some CWP 2017/18 will need an additional financial year to complete, due to various impacts on the programme. It is requested that the budget of this programme is carried forward to a 5<sup>th</sup> year.

## Report Author

Jonathan Cooper  
Assistant Director  
City Surveyor's Department  
T: 020 7332 3563  
E: [jonathan.cooper@cityoflondon.gov.uk](mailto:jonathan.cooper@cityoflondon.gov.uk)