

<b>Committees:</b>	<b>Dates:</b>
Corporate Projects Board – For decision Community and Children’s Service Committee – For decision Projects Sub-Committee – For decision	01/09/2021 24/09/2021 15/09/2021
<b>Subject:</b> Windows Programme & Common Parts Redecorations – Golden Lane Estate  <b>Unique Project Identifier: 11961</b>	<b>Gateway 3 Complex Issue Report</b>  <b>Public</b>  <b>(Appendix 2 Non-public)</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	<b>1,2,4,10,11,12</b>
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	<b>£</b>
<b>What is the source of Funding?</b>	<b>HRA Capital</b>
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	<b>Y</b>
<b>Report of:</b> Director of Community & Children's Services	<b>For Decision</b>
<b>Report Author:</b> Jason Hayes, Head of Major Works, Community & Children’s Services	

<b>1. Status update</b>	<p><b>Project Description:</b> Repair, installation of secondary glazing, or replacement of existing single-glazed windows with double-glazed units and redecoration of internal and external common parts.</p> <p><b>RAG Status:</b> Amber (Amber at last report to Committee).</p> <p><b>Risk Status:</b> Low (risk status was not included in the G3 report templates at last report to Committee in 2017).</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> £8,463,696</p> <p><b>Change in Total Estimated Cost of Project (excluding risk):</b> £66,418</p> <p><b>Spend to Date:</b> £419,527</p> <p><b>Costed Risk Provision Utilised:</b> N/A</p>
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**Funding Source:** HRA Capital Funding

**Summary**

This report covers the requirements to progress the design stage of this project. Previous estimates for consultancy were £749,757. Tender exercises have now been completed and the budget requires increasing to £816,172.

**Recommendations**

1. Approve the budget for the design team fees, including funding for; a Quantity Surveyor, Communications Consultant, planning fees and enhanced advisory fees, enabling works, access to ARUP drawings and additional detailed acoustic surveys.
2. Approve further staff costs.

**Progress**

- Design team – A review of the programme has meant that Crescent House has been prioritised over other blocks on the estate. Costs reflect the need to submit multiple planning applications and the possibility of separate tenders for the block archetypes. Crescent House is currently suffering significant issues, including further deterioration of windows and major repairs. It has seen increased attention from residents during the colder months.
- Quantity surveyor – Following a more detailed review on the options available, a quantity surveyor input is now required to cost the options for repair, refurbishment or replacement. Any previous costs will be superseded by this exercise now that designs for the replacement options are being developed.

A tender exercise has been undertaken, and Keegans are the successful bidder.

- Communications consultant – As we are now engaging with key stakeholders as part of the planning process, we are looking to appoint a communications team to develop a robust stakeholder strategy and clear communications plan. The communications consultant will work very closely with the design team and quantity surveyor. They will be engaging with residents and other key stakeholders, and drawing up a statement of community involvement as this will be key in the planning process.

A tender exercise has been undertaken, and Thorncliffe are the successful bidder.

	<ul style="list-style-type: none"> <li>• Planning fees – Following extensive engagement at pre-planning meetings, funding is also needed to cover enhanced advisory fees from Historic England.</li> <li>• Enabling works – As we are progressing with the design proposals and investigating the feasibility of various options, there is now a need for enabling works. This will allow the structural surveyor, appointed under the design team to assist Studio Partington Architects in assessing the feasibility around refurbishment or replacement options. It will also help support the delivery information.</li> <li>• Specialist design input – The planning application requires more detail following pre-planning application meetings and therefore requires specialist manufacture input. This is only for Crescent House at this stage but may be required for other blocks as their design progresses. This will also aid the delivery information for the project and may help save time long term.</li> <li>• ARUP drawings – To support the structural survey, drawings are required for the structural assessment across the estate. We are estimating a budget requirement of £35,000 to cover all blocks based on costs for Crescent House. Depending on the detail available, this may reduce the amount of opening-up works that may be required, reducing costs elsewhere.</li> <li>• Acoustic surveys – Although some accommodation had been made within the brief for the design team’s remit, we are now looking to incorporate more in-depth acoustic surveys across the whole estate, with specific focus on the Crescent House elevations facing Goswell Road.</li> </ul>
<p><b>2. Requested decisions</b></p>	<p><b>Next Gateway:</b> Gateway 4 - Detailed Options Appraisal (Complex)</p> <p><b>Requested Decisions:</b></p> <ol style="list-style-type: none"> <li>1. That a budget of £569,501 is approved to reach the next Gateway; this consists of: <ol style="list-style-type: none"> <li>a. £221,501 of the remaining fees to cover the appointment of the design team</li> <li>b. £70,000 to cover the appointment of the quantity surveyor</li> <li>c. £70,000 to cover the appointment of the communications consultant</li> <li>d. £22,000 for planning fees</li> <li>e. £90,000 for enabling works</li> <li>f. £35,000 to access ARUP drawings</li> <li>g. £21,000 to accommodate detailed acoustic surveys</li> </ol> </li> </ol>

	h. £40,000 to cover additional staff fees.																						
<b>3. Budget</b>	<p><b>Design team</b></p> <p>Reprioritising blocks and multiple planning applications has led to an increase in fees to cover this additional element of work. As pre-application meetings have progressed, there has been a requirement to provide more information as part of the planning application. This level of detail will save time and potentially cost, post-application with potential planning conditions.</p> <table border="1" data-bbox="478 609 1332 1377"> <thead> <tr> <th data-bbox="478 609 1029 676">Item</th> <th data-bbox="1029 609 1332 676">Cost (£)</th> </tr> </thead> <tbody> <tr> <td data-bbox="478 676 1029 743">Works</td> <td data-bbox="1029 676 1332 743">£7,497,573</td> </tr> <tr> <td data-bbox="478 743 1029 810">Consultancy (design team)</td> <td data-bbox="1029 743 1332 810">£507,672</td> </tr> <tr> <td data-bbox="478 810 1029 878">Consultancy (communications)</td> <td data-bbox="1029 810 1332 878">£70,000</td> </tr> <tr> <td data-bbox="478 878 1029 945">Consultancy (quantity surveyor)</td> <td data-bbox="1029 878 1332 945">£70,000</td> </tr> <tr> <td data-bbox="478 945 1029 1046">Planning Fees (City of London &amp; Heritage England)</td> <td data-bbox="1029 945 1332 1046">£22,000</td> </tr> <tr> <td data-bbox="478 1046 1029 1113">ARUP (access to design drawings)</td> <td data-bbox="1029 1046 1332 1113">£35,000</td> </tr> <tr> <td data-bbox="478 1113 1029 1180">Enabling works</td> <td data-bbox="1029 1113 1332 1180">£90,000</td> </tr> <tr> <td data-bbox="478 1180 1029 1247">Acoustic surveys</td> <td data-bbox="1029 1180 1332 1247">£21,500</td> </tr> <tr> <td data-bbox="478 1247 1029 1314">Staff costs</td> <td data-bbox="1029 1247 1332 1314">£149,951</td> </tr> <tr> <td data-bbox="478 1314 1029 1377"><b>Total (excl. spend to date)</b></td> <td data-bbox="1029 1314 1332 1377"><b>£8,463,696</b></td> </tr> </tbody> </table> <p><b>Costed Risk Provision requested for this Gateway: N/A</b></p>	Item	Cost (£)	Works	£7,497,573	Consultancy (design team)	£507,672	Consultancy (communications)	£70,000	Consultancy (quantity surveyor)	£70,000	Planning Fees (City of London & Heritage England)	£22,000	ARUP (access to design drawings)	£35,000	Enabling works	£90,000	Acoustic surveys	£21,500	Staff costs	£149,951	<b>Total (excl. spend to date)</b>	<b>£8,463,696</b>
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<b>4. Issue description</b>	<p>As described above, additional funding of professional fees are required to continue to develop the project through rising complexity:</p> <ol style="list-style-type: none"> <li>1. £221,501 to cover the remainder for the design team budget</li> <li>2. £70,000 to cover the appointment of the quantity surveyor</li> <li>3. £70,000 to cover the appointment of communications consultant</li> <li>4. £22,000 to cover City of London and Heritage England fess &amp; advice</li> <li>5. £90,000 to cover enabling works</li> <li>6. £35,000 to access design/construction drawings (ARUP)</li> <li>7. £21,500 for acoustic surveys</li> <li>8. £40,000 to cover additional staff fees.</li> </ol>																						

<b>5. Options</b>	Not applicable, as the only alternative is to close the project.

### **Corporate & Strategic Implications**

6. Financial implications – Market analysis on recent tendered window replacement work for other estates saw increases against original forecasted costs.
7. Resource implications – N/A
8. Legal implications – N/A
9. Risk implications – N/A
10. Equalities implications – N/A
11. Climate implications – N/A
12. Security implications – N/A

### **Conclusion**

13. **Next steps:** to progress the design to aid consultation with residents and support the planning application on the outline proposals.

### **Appendices**

<b>Appendix 1</b>	Project Coversheet
<b>Appendix 2</b>	Risk Register ( <b>Non-Public</b> )

### **Jason Hayes**

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