

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE
Friday, 23 July 2021

Minutes of the virtual meeting of the Projects Sub (Policy and Resources) Committee
held on Friday, 23 July 2021 at 9.00 am

Present

Members:

Deputy Keith Bottomley (Chairman)
Deputy Jamie Ingham Clark (Deputy Chairman)
Rehana Ameer
Randall Anderson
Caroline Haines
Sheriff Christopher Hayward
Andrew McMurtrie
Susan Pearson

Officers:

Peter Lisley	- Assistant Town Clerk
Rohit Paul	- Town Clerk's Department
Dianne Merrifield	- Chamberlain's Department
Nicholas Gill	- City Surveyor's Department
Simon Glynn	- Department of the Built Environment
Sarah Baker	- Town Clerk's Department
Clarisse Tavin	- Department of the Built Environment
Sonia Virdee	- Chamberlain's Department
Richard Chamberlain	- City Surveyor's Department
Trina DeSilva	- Department of the Built Environment
David Downing	- Community & Children's Services Dept.
Maria Herrera	- Department of the Built Environment
Gillian Howard	- Department of the Built Environment
Dorian Price	- City Surveyor's Department
Graeme Quarrington-Page	- Chamberlain's Department
Richard Steele	- Department of the Built Environment
Tony Macklin	- Department of the Built Environment
Leah Coburn	- Department of the Built Environment
Clive Whittle	- Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Deputy Catherine McGuinness, James de Sausmarez and John Petrie.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations of interests.

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 23rd June 2021 are approved as an accurate record.

5. **PUBLIC ACTIONS**

The Sub Committee received a report of the Town Clerk regarding public actions and noted that an update on the Bank Junction Improvement project would be brought to the September meeting of the Sub Committee.

RESOLVED - That the public actions list be received.

6. **GATEWAY 4 ISSUE - WALBROOK WHARF ROOF REPLACEMENT**

The Sub Committee considered a Gateway 4 Issue report of the City Surveyor, which sought to provide a solution to the water ingress problems on Walbrook Wharf roof following unsuccessful patch repairs. The City Surveyor introduced the report and advised that the project would refurbish the roof as part of the medium-term strategy for Walbrook Wharf through to 2027.

RESOLVED, that:

1. Drawdown of £85,000 (from previously approved funding of £920k from the Additional Capital Funds for City Fund Properties) be approved for staff costs, fees, survey costs and pest control, to reach Gateway 5.
2. The repair solution be approved: i.e. - application of a liquid overlay roofing system with guarantee to overcoat the roof; minimising the risk caused by roof coverings, and thereby retaining the operational status of the facility until 2027.
3. The revised total estimated cost of the project at £920,000 be noted.
4. A Costed Risk Provision of £182,700 be noted. *NB. Further information is available in the Risk Register (Appendix 2 to the report).*
5. Delegated Authority be granted to the City Surveyor to Approve A Gateway 5 Report, conditional on total estimated project costs remaining within the budget envelope of £920,000;
6. The revised completion date of July 2022 be noted.

7. **GATEWAY 3/4 - DOMINANT HOUSE FOOTBRIDGE FUTURE OPTIONS**

The Sub Committee considered a Gateway 3-4 report of the Director of the Built Environment in respect of a fault on the City Walkway footbridge over the highway, which has led to spalling on the footbridge support. The Director of the Built Environment introduced the report and advised Members of the footbridge's precise location, in Queenhithe ward. The Chairman commented

that the option proposed demonstrated consideration of value for money and a useful focus on project finances.

RESOLVED, that:

1. Option 2 in respect of concrete and joint repairs, as set out in the report, be approved.
2. The revised total estimated cost of the project at £340,864 be approved; and
3. A budget of £180,000 to move to the next Gateway be approved.

8. **GATEWAY 3 ISSUE - GREENING CHEAPSIDE: SUNKEN GARDEN (PHASE 1B)**

The Sub Committee considered a Gateway 3 Issue report of the Director of the Built Environment in respect of the Greening Cheapside project, which has been identified as a high priority in the Cheapside and Guildhall Area Enhancement Strategy. The Chairman introduced the item and congratulated officers on securing the additional external funding required to progress the project.

RESOLVED, that:

1. The additional external funding secured from Cheapside Business Alliance of £50,000 be approved;
2. The additional funding from City's Climate Action 'Cool Streets and Greening Programme' be approved, subject to approval of a specification allocation to the Greening Cheapside Project sought in the Cool Streets and Greening Programme Gateway 3 report;
3. Members approve the revised total project cost range of £358,000-£530,000; and
4. Officers be authorised to progress the "silver" design option, as set out in Option 2 of the report, and note that the next stage will be Gateway 4/5, to be approved under Delegated Authority, as the project is on the "regular" route of the Corporate Projects Procedure.

9. **GATEWAY 3/4 - CLIMATE ACTION STRATEGY - COOL STREETS AND GREENING PROGRAMME**

The Sub Committee considered a Gateway 3-4 report of the Director of the Built Environment in respect of the 'Cool Streets and Greening' Climate Action Strategy Programme, which will pilot climate resilient streets and open spaces in the Square Mile. The Chairman introduced the item and advised that existing projects would be redesigned with a focus on climate resilience. The Director of the Built Environment then introduced the report and drew Members' attention to the key points.

In response to a question from a Member, the Director of the Built Environment gave the Sub Committee further details on monitoring and the sustainability of the project. The Chairman noted that a 'test and learn' approach would be applied to the measures.

RESOLVED, that:

1. Option 1: 'Redesign of 6 existing projects to include climate resilience measures - to be implemented in year 1' be approved. *NB. Individual Gateway 5 reports will be prepared for each project;*
2. A budget of £660K be approved in principle, for design & installation of climate resilience measures on Year 1 projects, to enable re-designs to be progressed;
3. The Revenue costs of £114K, associated with additional maintenance and monitoring be noted; to be funded from the Climate Action Strategy (CAS) revenue budget;
4. The revised project budget for Year 1 of £980K (excluding risk) be noted, comprising £320K for evaluation and programme development, which was approved at Gateway1/2, and £660K for design and implementation. *NB. In addition, revenue budgets of 114K over a period of 5 years, for maintenance and monitoring of Year 1 projects, are required;*
5. It be noted that progress has been made on other elements of the Cool Streets and Greening programme since the Gateway 2 approval in April, and that costs will be incurred during the remainder of 2021; and
6. The total estimated cost of the project at £6.8M (excluding risk) be noted.

10. **GATEWAY 3/4 - MOORGATE CROSSRAIL STATION LINKS**

The Sub Committee considered a Gateway 3-4 report of the Director of the Built Environment, which will develop designs for the public realm across the wider Moorgate area. The project complements and builds on the works completed around the station entrances under the Crossrail Phase 1 project. The Director of the Built Environment introduced the report and drew Members' attention to the key points. The Sub Committee noted some amendments and delay to the project as a result of the impact of COVID-19.

In response to a question from a Member, the Director of the Built Environment advised that it was intended to relocate the dragon figures marking the City of London boundary in the area, but undertook to clarify this and report back to Members following the meeting.

RESOLVED, that:

1. Further scheme development at the Moorgate/Ropemaker Street junction be approved, to progress design work and traffic modelling.
2. Further substantive scheme development at the Moorgate/London Wall junction and on the Moorgate, corridor be paused, until there is more certainty on the progress of interdependent projects and post-COVID traffic flows; and
3. The project budgets and funding allocations detailed in Appendix 2 of the report be approved.

11. **GATEWAY 5 ISSUE - CITY STREETS: TRANSPORTATION RESPONSE TO SUPPORT COVID-19 RECOVERY - PHASE 3 - ISSUES REPORT**

The Sub Committee considered a Gateway 5 Issue report of the Director of the Built Environment, in respect of the transportation response to support COVID-19 recovery. The Chairman introduced the item and drew Members' attention to the proposed measures and funding sources for the project.

The Sub Committee then discussed the proposals. Members expressed their support in principle for the project, particularly in respect of increased greening, but sought assurances that implementation of the project would retain an appropriate balance between modes of transport and satisfactory access for traffic. The Director of the Built Environment advised that the proposed measures were temporary and all would be re-evaluated following a period of assessment which included stakeholder engagement, safety audit and equality impact assessment, with medium-term options to be brought to the October meeting of the Sub Committee.

Members then raised points relating to safety concerns and feedback from constituents in respect of road closures and their impact on deliveries. The Chairman commented that balance was important, and advised that whilst implementation of the schemes was an issue for the Streets & Walkways Sub Committee to consider, the Sub Committee could agree to communicate concerns on the basis of project management considerations in the form of a resolution. A Member added that the implementation of projects had potential cost considerations, as issues such as access could lead to legal challenges, which often led to an increase in project costs. Members noted that they could also make individual representations on the matter.

The Director of the Built Environment assured the Sub Committee that assessing access needs and equality impact on each measure within the scheme would form part of the monitoring and analysis of the project, and was essential to the task and process approach to the project. The Director of the Built Environment added that ten sites had been installed which had been successful as greening measures, and up to six more would be considered, making a maximum total of sixteen sites across the Square Mile.

The Chairman, with regard to the Sub Committee's terms of reference, proposed that the Sub Committee could legitimately and constructively put forward its desire to understand the strategic alignment behind the measures

within the scheme, and the value for money represented by the scheme. A Member suggested that the Sub Committee also ask that access and equality issues were given full consideration in agreeing the implementation of the scheme, and that this be recorded for reference.

The Director of the Built Environment then advised that the legal challenge in respect of the Beech Street project had not been on the basis on equalities impact. However, this had been the driving factor in judicial reviews made in respect of projects elsewhere. The Director of the Built Environment accepted that there had been numerous changes to the local environment recently, and this carried a degree of uncertainty during its initial stages, but assured the Sub Committee that officers were committed to following correct process and that all matters would be given proper consideration in developing and implementing the scheme.

The Chairman then proposed that it be resolved to advise the Streets & Walkways Sub Committee that the Sub Committee wished to seek assurance that the scheme and its composite measures were strategically aligned with other COVID-19 recovery work, such as promotion of returning to the City, as well as the existing Transport Strategy. The Sub Committee also sought further detail on assessing the value for money considerations of the scheme, given the temporary nature of the interventions, and to promote the importance of equalities impact assessment in respect of the project, given the risk of challenge to the project if this were not given due regard.

The Chairman then drew Members' attention to the recommendations, noting that the Sub Committee's views would be communicated to the Streets & Walkways Sub Committee following the summer recess, ahead of further approvals in respect of the project.

RESOLVED, that:

1. The progress to date on the implementation of the Covid-19 street recovery project (Phase 3) be noted.
2. The delivery of additional seating and greening measures, as described in the report, be approved.
3. The budget adjustment and increase as set out in Section 3 - table 2 of the report be approved, at a total project cost of £580,500, to continue the management and delivery of the project.
4. Approval be given in principle of the 'asphalt art' initiative from the Culture, Heritage and Libraries Committee on 14th June, for up to 5 sites, subject to funding and the required highway approvals overseen by this Sub-Committee;
5. The addition of the 'asphalt art' initiative within this Covid-19 Recovery Phase 3 project be approved, to be progressed with a separate Gateway

5 report, submitted under delegated authority. *NB. The delivery of the asphalt art is externally funded at a cost of £220,000; and*

6. That a resolution be put to the Streets & Walkways Sub Committee, advising of the Sub Committee's discussion and communicating the concerns raised by Members in respect of strategic alignment, value for money considerations and equalities impact assessment.

12. GATEWAY 2 - LEADENHALL STREET TRAFFIC MANAGEMENT - EASTERN CITY CLUSTER

The Sub Committee considered a Gateway 2 report of the Director of the Built Environment in respect of the delivery of traffic management changes to Leadenhall Street, in order to deliver the aspirations of the adopted Eastern City Cluster vision, and the outcomes of the Transport Strategy and Climate Action Strategy.

RESOLVED, that:

1. A budget of £218,000 be approved to reach the next Gateway for Leadenhall Street (Phase 1);
2. The total estimated cost of the project between £480-£550K be noted; and
3. The funding strategy included at Appendix 3 to the report be approved, including the allocation of S106 funding from 40 Leadenhall Street development.

13. GATEWAY 2 - 40 LEADENHALL STREET SECTION 278 HIGHWAY WORKS

The Sub Committee considered a Gateway 2 report of the Director of the Built Environment in respect of the delivery of Section 278 Highway Works to 40 Leadenhall Street.

RESOLVED, that:

1. A budget of £100,000 be approved for detailed design, engagement with stakeholders and survey work to reach the next Gateway, subject to receipt of funds.
2. Officers be authorised to enter into a Section 278 Agreement with the developer of 40 Leadenhall Street.
3. The estimated cost of the project at £800,000 - £2m (excluding risk) be noted; and
4. Authority be delegated to the Town Clerk, in consultation with the Chair and Deputy Chair of Streets & Walkways Sub Committee, to approve a Gateway 2 report on this basis, with the next Gateway 3-4 report considered by the full meeting of the Streets & Walkways Sub Committee.

14. **GATEWAY 2 - DENTON PIER AND PONTOON OVERHAUL WORKS**

The Sub Committee considered a Gateway 2 report of the City Surveyor in respect of the extensive inspection and refurbishment of the Denton Pier and Pontoon. The Chairman introduced the item before inviting the City Surveyor to introduce the report and give the Sub Committee some further detail on the project options, particularly with regard to value for money considerations.

In response to a question from a Member, the City Surveyor advised that the use of neighbouring piers, as had been agreed as an interim measure during the project period, on a longer-term basis, could be considered if this could be agreed with the Port of London Authority. The Chairman asked that this be explored and included in the options appraisal at the next Gateway.

RESOLVED, that:

1. A budget of £50,000 for a condition survey and options appraisal be approved in order to reach the next Gateway.
2. The total estimated cost of the project at £850,000 (excluding risk) be noted.
3. The estimated costed risk of £150,000 be noted.

15. **GATEWAY 6 - CITY CYCLEWAYS PROGRAMME - PHASE 1 (Q11 UPGRADE AND OTHER QUICK WINS)**

The Sub Committee considered a Gateway 6 report of the Director of the Built Environment in respect of the delivery of a programme of pedal cycle projects, as proposed in the City's adopted Transport Strategy.

RESOLVED, that – the contents of this report be noted, and Phase 1 of the project be closed.

16. **GATEWAY 6 - COMMUNAL REPAIRS & REDECORATION PROGRAMME FOR THE BARBICAN ESTATE (2015-2020)**

The Committee considered a Gateway 6 report of the Director of Community and Children's Services in respect of the communal repairs and redecoration programme for the Barbican Estate

RESOLVED, that – the contents of this report and lessons learn be noted and the project be closed.

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 – 31	3
32 – 33	-
34	3

20. **NON-PUBLIC MINUTES**

RESOLVED – That the non-public minutes of the meeting held on 23rd June 2021 be approved as an accurate record.

21. **NON-PUBLIC ACTIONS**

The Sub Committee received a report of the Town Clerk regarding non-public actions.

22. **CITY FUND, CITY'S ESTATE AND BRIDGE HOUSE ESTATES - SCHEME OF DELEGATIONS AND GATEWAYS**

The Sub Committee considered and approved a report of the City Surveyor

23. **GATEWAY 2 - BARBICAN FIRE SAFETY PROJECTS (MULTIPLE) BARBICAN CONFINED SPACES PROJECT**

24. **GATEWAY 5 - UPGRADE OF CITY OF LONDON POLICE CUSTODY CCTV AND CONTRIBUTION TO FORCE WIDE VIDEO MANAGEMENT SOLUTION**

The Sub Committee considered and approved a Gateway 5 report of the Commissioner, City of London Police.

25. **GATEWAY 5 - PLANNING & REGULATORY SERVICES CASEWORK MANAGEMENT SYSTEM (PRSCMS) PROJECT**

The Sub Committee considered and approved a Gateway 5 report of the Director of the Built Environment and the Director of Markets and Consumer Protection

26. **GATEWAY 1-5 - YORK WAY ESTATE - COLD WATER DISTRIBUTION SYSTEM REPLACEMENT**

The Sub Committee considered and approved a Gateway 5 report of the Director of Community and Children's Service.

27. **GATEWAY 1-5 - MIDDLESEX STREET ESTATE - COLD WATER DISTRIBUTION SYSTEM REPLACEMENT**

The Sub Committee considered and approved a Gateway 5 report of the Director of Community and Children's Service.

28. **GATEWAY 2 - SOFTWARE DEFINED WIDE AREA NETWORK (SD WAN) UPGRADE**

The Sub Committee considered and approved a Gateway 2 report of the Chamberlain.

29. **GATEWAY 6 - SECURITY ENHANCEMENTS/SECURITY CROSS CUTTING - GUILDHALL, BARBICAN CENTRE, CENTRAL CRIMINAL COURT & MANSION HOUSE**

The Sub Committee considered and approved a Gateway 6 report of the City Surveyor.

30. **DELEGATED AUTHORITY REQUESTS**

The Sub Committee considered 3 reports of the City Surveyor seeking approval to delegate authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Projects Sub Committee during the Summer recess period, in respect of the following projects:

- a) City Fund - Refurbishment/Extension of 6 Broad Street Place, EC2M.
- b) Refurbishment of Tower Chambers, 74 Moorgate, EC2 - Bridge House Estates - Gateway 5.
- c) Refurbishment of Electra House, 84 Moorgate, EC2 - Bridge House Estates - Gateway 5

31. **PORTFOLIO OVERVIEW**

The Sub Committee received three reports of the City Surveyor, providing portfolio overviews in respect of the following 3 red status projects:

- a) City of London Primary Academy Islington (COLPAI)
- b) City of London Freeman's School Main House Refurbishment
- c) BHE - Candlewick House, 116-126 Cannon Street, London, EC4

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 were no items of urgent business.

34. **CONFIDENTIAL MINUTES**

RESOLVED, that – the confidential minutes of the meeting held on 17th May 2021 be approved as an accurate record

The meeting ended at 10.22 am

Chairman

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