

Committees: Corporate Projects Board <i>[for information]</i> Hampstead Heath, Highgate Wood and Queen's Park Committee <i>[for decision]</i> Projects Sub <i>[for decision]</i>	Dates: 12 January 2022 09 February 2022 17 February 2022
Subject: Hampstead Heath Swimming Facilities - Safety, Access and Security Improvements Unique Project Identifier: 12265	Gateway 2 Regular Issue Report
Report of: Joint Report of the Executive Director of Environment & City Surveyor Report Author: Edwin Birch	For Decision
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: <i>Capital Project to implement safety, access and security works across the four Hampstead Heath Swimming Facilities.</i></p> <p><i>The above project is being delivered by the City's Surveyors Property Projects Group department on behalf of the Open Spaces Division.</i></p> <p>RAG Status: Red (Green at last report to Committee) – Red status is due the contents of this issue report being programme delay of Gateway 3/4 from January – June 2022.</p> <p>Risk Status: Low (Low at last report to committee)</p> <p>Total Estimated Cost of Project (excluding risk): £697,000 or £755,000 including Risk.</p> <p>Change in Total Estimated Cost of Project (excluding risk): £0.</p> <p>Spend & Committed to Date: £20,000</p> <p>Funding: Central funding from City's Cash reserves was agreed in principle for this scheme as part of the 2021/22 annual capital</p>
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	<p>bids. Release of these funds is subject to the further approval of the Resource Allocation Sub Committee.</p> <p>Costed Risk Provision Utilised: £0</p> <p>Slippage: +11 weeks (as noted in the Gateway 2 report with no further slippage) to appoint design team due to supplier selection and interest connected with the size, scale of the project.</p>																								
2. Requested decisions	<p>Next Gateway: Gateway 3/4 - Options Appraisal (Regular)</p> <p>Requested Decisions:</p> <ol style="list-style-type: none">1. Approve the Gateway 3/4 (Options Appraisal) report to be pushed back to June 2022.2. Approve a further fee drawdown of £79,000 to support RIBA stage 3 design in facilitating the Gateway 3/4 report.3. Note that that if the additional fee request is approved the total fee drawdown to date would be £133,000 (excluding Risk) and £143,000, (including Risk).4. Note that the projected completion within the Gateway 2 report of May 2023 is unchanged by this delay.																								
3. Budget	<table><tr><th>Item</th><th>Reason</th><th>Funds/ Source of Funding</th><th>Cost (£)</th></tr><tr><td>Project Manager</td><td>Specialist consultant Outline Appraisal</td><td>City Cash*</td><td>£15,000</td></tr><tr><td>Cost Consultant</td><td>Outline cost plans and whole-life-cost analysis</td><td>City Cash*</td><td>£10,000</td></tr><tr><td>Architect</td><td>Options development and technical feasibility</td><td>City Cash*</td><td>£21,000</td></tr><tr><td>M&E</td><td>Specialist M&E options development</td><td>City Cash*</td><td>£8,000</td></tr><tr><td>Structural Engineer</td><td>Options development support</td><td>City Cash*</td><td>£7,000</td></tr></table>	Item	Reason	Funds/ Source of Funding	Cost (£)	Project Manager	Specialist consultant Outline Appraisal	City Cash*	£15,000	Cost Consultant	Outline cost plans and whole-life-cost analysis	City Cash*	£10,000	Architect	Options development and technical feasibility	City Cash*	£21,000	M&E	Specialist M&E options development	City Cash*	£8,000	Structural Engineer	Options development support	City Cash*	£7,000
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	Surveys	Condition, landscape, etc	City Cash*	£10,000
	Staff costs/Legal Fees	Client-side Support	City Cash*	£8,000
	Total			<u>£79,000</u>
<p>As per the Gateway 2 Report (May 2021) approval was given to drawn down £54,000 (and £10,000 risk provision if required) to reach gateway 3.</p> <p>As the next Gateway is a combined 3/4, further funds £79,000 are needed to be drawn down to facilitate RIBA 3, to be combined with the original approved £64,000 (including Risk) totalling £143,000.</p> <p>Funding for this scheme was agreed in principle as part of the 2021/22 annual capital bids, to be met from City's Cash reserves. Draw-down of the additional £79,000 now required is subject to approval of the Resource Allocations Sub Committee.</p> <p>Costed Risk Provision requested for this Gateway: £10,000, being carried forward from previously approved CRP at Gateway 2. This is being carried forward to cover the risk of the additional surveys or unforeseen appointments to help reach Gateway 3/4. (As detailed in the Risk Register – Appendix 2)</p>				
4. Issue description	<ol style="list-style-type: none"> 1. The Gateway 2 report submitted in May 2021 put forward a submission date for the next Gateway 3/4 report in January 2022. Due to the following issues, the project team cannot meet this deadline: <ol style="list-style-type: none"> a. With the 2022 City of London Elections, this has created a two-month window where we cannot take the Gateway 3/4 report to committee and although options were explored to expediate the report through 'delegated authority', the client department requested that members would prefer to review the options appraisal at a regular scheduled committee, with the earliest being June 2022. b. Procurement – The tender for the design team was unexpectedly demanding due to several approached suppliers, turning down the opportunity to bid. The common reasons being that they felt the work was either too niche or that the advised fee cap was too low for what they would need to fulfil the programme. 			

	<p>c. T&C negotiations in confirming contracts also added time onto the appointments.</p> <p>d. Once the project team were assembled and started reviewing the client brief and doing a feasibility review it became clear that more time would be needed to put together an options appraisal that would allow for a more extensive consultation with the swimming user groups.</p> <p>2. Stage 2 design (Gateway 3) did not include RIBA 3 (Gateway 4) fees due to an oversight by the Project Manager. As such, further fees are going to be needed to facilitate the design team completing the Gateway 3/4 report, now being proposed for committee review in June 2022.</p>
5. Options	<p>Recommended:</p> <p>1. The Gateway 3/4 report will be submitted for committee approval at:</p> <ul style="list-style-type: none"> • Sports & Wellbeing Forum – 9 May 2022 • Hampstead Heath Consultative Committee – 23 May 2022 • Hampstead Heath Management Committee – 15 June 2022 • Projects Sub – 21 June 2022 <p>The Gateway 5 Report was previously communicated at Gateway 2 that it would be brought to committee in November 2022, but it is now estimated the report will be ready in September 2022, two months earlier due to refining the procurement strategy.</p> <p>Approve the requested £79,000 to allow the design team to continue working on the concept design/detailed design to allow the Gateway 3/4 report to be put before members in June 2022.</p> <p>Not recommended:</p> <p>2. A Gateway 3 report could be submitted separately, as opposed to a combined Gateway 3/4, however it would not be ready till the end of January/start of February 2022 and as such would need delegated authority to be considered/approved. Furthermore, the design team would need to pause work while the report was being considered. The Gateway 5 deadline would also need to remain in November to allow time for the separate Gateway reports.</p>

Appendices

Appendix 1	Project Coversheet
Appendix 2	Cost Plan
Appendix 3	Risk Register
Appendix 4	Programme

Contact

Report Author	Edwin Birch
Email Address	Edwin.Birch@CityofLondon.gov.uk
Telephone Number	0207 332 1030