

PROJECTS SUB (POLICY AND RESOURCES) COMMITTEE

Wednesday, 15 December 2021

Minutes of the meeting of the Projects Sub (Policy and Resources) Committee held at the Guildhall EC2 at 11.00 am

Present

Members:

Deputy Jamie Ingham Clark (Deputy Chairman)	Susan Pearson
Randall Anderson	John Petrie
Caroline Haines	James de Sausmarez
Christopher Hayward	Deputy Philip Woodhouse

Officers:

Joseph Anstee	- Town Clerk's Department
Peter Lisley	- Assistant Town Clerk
Rohit Paul	- Town Clerk's Department
Bridget Danso	- Town Clerk's Department
Dianne Merrifield	- Chamberlain's Department
Paul Wilkinson	- City Surveyor
Martin O'Regan	- City of London Police
Savita Kardam	- City of London Police
Jason Preece	- City of London Police
Melanie Charalambous	- Environment Department
Clarisse Tavin	- Environment Department
Leah Coburn	- Environment Department
James Aggio-Brewe	- Environment Department
Daniel Laybourn	- Environment Department
Jonathan Cooper	- City Surveyor's Department
Emma Cunnington	- Town Clerk's Department
Jeremy Dagley	- Open Spaces Department
Declan Gallagher	- Open Spaces Department
Gillian Howard	- Environment Department
Ian Hughes	- Environment Department
Ruth Kocher	- Environment Department
Fiona McKeith	- City Surveyor's Department
James Murray	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Kristian Turner	- Environment Department
Sonia Virdee	- Chamberlain's Department
Clive Whittle	- Environment Department

The Deputy Chairman, in the Chair, welcomed all those in attendance and members of the public observing via YouTube to the meeting.

1. **APOLOGIES**

Apologies for absence were received from Deputy Keith Bottomley (Chairman), Rehana Ameer, Andrew McMurtrie, Deputy Catherine McGuinness and Deputy Philip Woodhouse.

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 17 November 2021 be agreed as an accurate record.

5. **PUBLIC ACTIONS**

The Sub Committee received a report of the Town Clerk regarding public actions and noted the updates in respect of outstanding items. The Town Clerk advised that there were around 50 projects with outstanding Gateway 6 reports. Most of these were expected to be submitted within the next 6 months, with Corporate Projects Board to receive regular updates on the matter.

RESOLVED - That the public actions list be received.

6. **GATEWAY 5 - BANK JUNCTION IMPROVEMENTS: ALL CHANGE AT BANK**

The Sub Committee considered a Gateway 5 report of the Executive Director of Environment regarding the Bank Junction Improvements project. The Executive Director of Environment introduced the report, providing a general update on the project before outlining the proposals and drawing Members' attention to the key points. The Sub Committee noted the recommendation to agree Option 1 subject to confirmation of the required funding, with Option 2 to be progressed if the funding was not secured.

The Deputy Chairman, in the Chair, commented that this was a pragmatic approach which took account of the pressures of time and inflation, noting that Option 1 was preferred with a contingency to avoid delay to the project. The Sub Committee noted that the recommendations had been approved by the Streets & Walkways Sub Committee. A Member commented that the options presented were preferable to pausing the project, as measures were needed in place in time for the completion of upgrades to Bank Station.

In response to a question from the Deputy Chairman, the Chamberlain confirmed that the confirmation of funding was subject to the outcome of a Capital Bid request for 2022/23.

RESOLVED – That the Projects Sub Committee approve (subject to the outcome of the Capital Bid request for 2022/23):

1. The revised project budget of £6,677,930;
 2. Note the total estimated cost of the project (for the base scheme and some enhancement) is now £6.7 million of which currently £1,090,000 is in the costed risk provision; and agree that as risk decreases and the risk provision is released, the money will be diverted towards the further delivery of the enhancements of the scheme;
 3. The following additional funding is approved to be used to reach the next gateway:
 - o £394,473 of S106 funding (outlined in appendix 3 – table 3)
 - o The remaining existing approved Capital funding of £3,415,724 is released (outlined in appendix 3 table 3); and
 - o The sum of up to £700,000 of Capital funding is also approved to be used (subject to the outcome of the Capital Bid approvals); and
 - o That all remaining funding from pre-evaluation and up to gateway 5 will be carried forward to reach the next gateway as set out in table 2 of Appendix 3;
 4. The risk register in appendix 2 with the requested costed risk provision of £1,090,000, which is to be drawn down via delegation to Executive Director Environment;
 5. That Option 1, described in section 4 is taken forward (subject to the outcome of the statutory consultation of the Traffic Management Orders) to construction; and
 6. If the funding Bid for 2022/23 is not successful that the Project budget and costed risk provision be amended accordingly to (£5,977,930 and £390,000 respectively) and that the descoped scheme option – Option 2, be taken forward to construction (subject to the outcome of the Statutory Consultation of the Traffic orders).
7. **GATEWAY 3 ISSUE - WEST SMITHFIELD AREA PUBLIC REALM AND TRANSPORTATION PROJECT**

The Sub Committee considered a Gateway 3 Issues report of the Executive Director of Environment regarding the West Smithfield Area Public Realm and Transportation project. The Executive Director of Environment introduced the report and drew Members' attention to the key points.

The Sub Committee noted that the recommendations had been approved by the Streets & Walkways Sub Committee, but with the proposals having been heavily scrutinised and further work requested to take account of the impact of the Museum of London Relocation on the project proposals. The Chamberlain advised that sufficient funds were in place within the On Street Parking Reserve to fund the project. The Sub Committee, considering the proposals from a project management perspective, then approved the report.

RESOLVED – That the Projects Sub Committee:

1. Approve the updated programme as per Project Programme in Appendix 5;
2. That budget of £15,000 for staff cost is approved to cover additional tasks associated with the revised programme and the completion of Stage 3.1;
3. That budget of £60,000 is approved to cover costs to salvage existing paving materials;
4. That £75,000 is allocated from OSPR from the £12m funding approved in principle for the project, subject to relevant approvals;
5. Note the revised project budget of 1,355,014 (excluding risk), from the £12m estimated budget which is unchanged; and
6. That Option 2 is approved, including completion of Stage 3.1, a revised programme and the release of funding to salvage historic materials.

8. **GATEWAY 5 ISSUE - BEECH STREET TRANSPORTATION AND PUBLIC REALM PROJECT**

The Sub Committee considered a Gateway 5 Issues report on the Beech Street Transportation and Public Realm project. The Executive Director of Environment introduced the report, also outlining the next steps and recommendations.

A Member commented that the Streets & Walkways Sub Committee had been clear that the two options presented for progressing the project should not be considered distinct options as if they were opposed to each other, and that both options should be part of the project going forward. The Member outlined the way forward agreed by the Streets & Walkways Sub Committee, with a consultation to be undertaken regardless. The Executive Director of Environment confirmed that a consultation-led approach had been discussed, and that a commitment would not be made until this had been satisfied.

In response to a question from the Deputy Chairman, the Chamberlain confirmed that the officers were content with the funding strategy for the project. The Deputy Chairman then drew the Sub Committee's attention to the recommendations for the Sub Committee, noting the approach to the project that would be taken forward.

RESOLVED – That the Projects Sub Committee:

1. Approve the drawing down of costed risk (£189k) for the risks that have turned into issues;
2. Approve an increase in the project budget of £50k available from the 2021/22 capital bid to fund the investigation of occasional culture events on Beech Street;

3. Note the experiment findings (as set out from paragraph 33) and conclusions;
4. Note the intent to comprehensively engage with the public, user groups and stakeholders on the next phase of the project (Appendix 9); and
5. Note that the Barbican Healthy Streets Plan has been initiated which (in the medium term) will work towards delivering an area-based plan to delivering Healthy Streets, managing traffic and improving air quality in the Barbican and Golden Lane area.

9. **GATEWAY 2 - STONECUTTER COURT SECTION 278**

The Sub Committee considered a Gateway 2 report of the Executive Director of Environment on highway and public realm changes at Stonecutter Court. The Executive Director of Environment introduced the report and drew Members' attention to the key points. In response to a question from the Deputy Chairman, the Executive Director of Environment confirmed that the survey fees were within the expected range.

RESOLVED – That the Projects Sub Committee agree:

1. That budget of £65,000 is approved to reach the next Gateway;
2. Authorise officers enter in a section 278 agreement with the Developer; and
3. Note the total estimated cost of the project is £400,000 - £550,000 (excluding risk).

10. **CLS PILOT EXTENSION: PROCUREMENT & PROJECTS**

The Sub Committee considered a report of the TOM Programme Director proposing that the pilot proposals concerning streamlined processes relating to procurement and the projects gateway be extended to all relevant departments and institutions. The TOM Programme Director introduced the report, advising that the report had been withdrawn from other Committees for the time being in order to be submitted to the Sub Committee first, The TOM Programme Director also clarified a slight change to the recommendations for the Finance Committee which would take in new procurement thresholds.

Members commented that the pilot had been successful and welcomed changes to the corporate Scheme of Delegations as part of a move towards more strategic decision-making.

RESOLVED – That the Projects Sub Committee agree that the following pilot proposals be extended to all departments and institutions within the City of London Corporation family: -

- The delegation in relation to development, refurbishment and revenue programme schemes be increased from a total project cost (including

works, fees and staff costs) of £250,000 to £1,000,000 in line with the recommended changes to the Gateway process; and

- Chief Officers, in consultation with the City Surveyor, approve schemes for maintenance or refurbishment of up to £1,000,000 per scheme.

11. GATEWAY 6 - CITY MENTAL HEALTH CENTRE

The Sub Committee considered a Gateway 6 report of the City Surveyor regarding the City Mental Health Centre. The City Surveyor introduced the report and drew Members' attention to the key points. In response to a question from a Member, the City Surveyor advised that more asbestos had been found at the property than expected, which had required more resource to resolve. A Member commented that this had happened on a number of projects and suggested that the matter be reviewed as a potential Project Management Academy topic. The Deputy Chairman endorsed this and added that it was relevant to the undertaking of correct and sufficient surveys.

RESOLVED – That the Projects Sub Committee agree approval of closure of project and lessons learned.

12. GATEWAY 6 - REDEVELOPMENT OF HAMPSTEAD HEATH ADVENTURE PLAYGROUND

The Sub Committee considered a Gateway 6 report of the Executive Director of Environment regarding the redevelopment of Hampstead Heath Adventure Playground. The Executive Director of Environment introduced the report, outlining the challenges faced during the project, which was completed behind schedule and slightly over budget. However, the Sub Committee was advised that the redeveloped adventure playground had been well-received by stakeholders.

RESOLVED – That the Projects Sub Committee:

1. Note the contents of this report;
2. Note the lessons learnt; and
3. Authorise closure of this project.

13. GATEWAY 6 - BARTHOLOMEW CLOSE AND LITTLE BRITAIN ENHANCEMENT SCHEME

The Sub Committee considered a Gateway 6 report of the Executive Director of Environment on the Bartholomew Close and Little Britain Enhancement Scheme. The Executive Director of Environment introduced the report and drew Members' Attention to the key points. The Sub Committee noted that the project had been completed under budget, and the Deputy Chairman commented that the project benefitted from dealing with stakeholders at the right time and that this would be a useful learning point to take forward.

RESOLVED – That the Projects Sub Committee:

- Approve to close this project once the outstanding actions referred to in section 13 are complete;
- Approve the budget adjustment outlined in Appendix 4, table 4 existing funding commitments with JB Riney to be receipted; and
- Authorise the return of any underspend funds to the developer or their successor in title following closedown of the accounts related to the Section 278 and Section 106 contributions.

14. **ENVIRONMENT PROJECTS - CONSOLIDATED PROGRESS REPORT**

The Sub Committee considered a report of the Executive Director of Environment setting out project updates and proposed associated programme changes for five projects from the Environment portfolio; St Paul's Churchyard, London Wall Place S278, Mark Lane Public Realm and Transportation Enhancements, Culture Mile – Look and Feel Experiments Phases 1-4 and 22 Bishopsgate S278. The Executive Director of Environment introduced the report, explaining the delay to the programme and advising that all five projects were currently under budget and considered low risk. The Sub Committee noted that a decision was required in respect of the programme changes.

In response to a question from a Member regarding St Paul's Churchyard, the Executive Director of Environment confirmed that officers were confident of completing the work under budget, adding that delay to the project was time-related due to a staff resource issue.

The Sub Committee welcomed reporting in this format, noting that issues of this nature could also be agreed under delegation in some circumstances, with this aspect of the Project procedure currently under review to identify any possible improvements.

RESOLVED – That the Projects Sub Committee note the project updates and agree the associated programme changes.

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

There were no questions.

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

There were no items of urgent business.

The Deputy Chairman then thanked any Members of the public watching via YouTube for their participation and wished all a happy Christmas, with the next meeting of the Sub Committee in January 2022.

17. **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
18-25	3
26	3, 7
27-28	7
29-33	3
34-35	-
36	1, 2, 3
37	3, 7

18. **NON-PUBLIC MINUTES RESOLVED** – That the non-public minutes of the meeting held on 17 November 2021 be agreed as an accurate record.
19. **NON-PUBLIC ACTIONS**
The Sub Committee noted that there were currently no non-public outstanding actions.
20. **PROPERTY PROJECTS GROUP (PPG) CONSTRUCTION MARKET UPDATE**
The Sub Committee received an oral update from the Property Projects Group (PPG) Director.
21. **NON-PUBLIC APPENDIX - GATEWAY 3 ISSUE - WEST SMITHFIELD**
The Sub Committee received a non-public appendix to the report at Item 7.
22. **GATEWAY 2 - GUILDHALL COMPLEX - REFURBISHMENT OPTIONS FOR THE NORTH AND WEST WINGS**
The Sub Committee considered a Gateway 2 report of the City Surveyor.
23. **GATEWAY 5 ISSUE - 29A BROOK STREET**
The Sub Committee considered a Gateway 5 Issues report of the City Surveyor.
24. **GATEWAY 2 - GREAT GREGORIES YARD - FUTURE PROOFING BUILDINGS**
The Sub Committee considered a Gateway 2 report of the Executive Director of Environment.
25. **GATEWAY 3 ISSUE - PHASE 2, 3 & 4 - CITY OF LONDON SCHOOL MASTERPLAN**
The Sub Committee considered a Gateway 3 issues report of the City Surveyor.
26. **GATEWAY 3-4 - SECURE CITY PROGRAMME (SCP) - CCTV & TELECOMMUNICATIONS WORKSTREAM**
The Sub Committee considered a Gateway 3-4 report of the Executive Director of Environment and the Commissioner of the City of London Police.

27. **GATEWAY 2 ISSUE - EASTERN CITY CLUSTER SECURITY SCHEME**
The Sub Committee considered a Gateway 2 Issues report of the Executive Director of Environment.
28. **GATEWAY 3-5 - BANK STATION UPGRADE - CANNON STREET ENTRANCE S278**
The Sub Committee considered a Gateway 3-5 report of the Executive Director of Environment.
29. **GATEWAY 1-5 - ESSENTIAL CITY OF LONDON POLICE ESTATE SECURITY UPGRADES**
The Sub Committee considered a report of the Gateway 1-5 report of the City of London Police.
30. **GATEWAY 1-5 - AUDIO VISUAL REFRESH FOR CITY OF LONDON POLICE**
The Sub Committee considered a Gateway 1-5 report of the Chamberlain.
31. **GATEWAY 6 - AVONDALE SQUARE RE-DEVELOPMENT OF COMMUNITY CENTRE PROJECT**
The Sub Committee considered a Gateway 6 report of the City Surveyor.
32. **PORTFOLIO OVERVIEW**
The Sub Committee received a report of the Town Clerk.
 - a) **Red Report: Barbican Fire Safety and Barbican/GSMD Confined Spaces**
The Sub Committee received a red report of the City Surveyor.
 - b) **Red Report: Climate Action Strategy - Carbon Removals Project**
The Sub Committee received a red report of the Director of Open Spaces.
33. **REPORT OF ACTION TAKEN**
The Sub Committee received a report of the Town Clerk.
34. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**
There were no questions.
35. **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.
36. **GATEWAY 1-4 - COVERT SURVEILLANCE EQUIPMENT - REPLACING END OF LIFE EQUIPMENT**
The Sub Committee considered a confidential report of the Commissioner of the City of London Police.
37. **CHIEF OPERATING OFFICER TOM PROPOSALS**
The Sub Committee considered a confidential report of the Chief Operating Officer.

The meeting closed at 12.59 pm

Chairman

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