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Committees: Corporate Projects Board <i>[for decision]</i> Streets & Walkway Committee <i>[for decision]</i> Projects Sub <i>[for decision]</i>	Dates: 2nd February 15 February 2022 17 February 2022
Subject: St Paul's Cathedral External Re-lighting Project Unique Project Identifier: 9672	Gateway 3 Regular Issue Report
Report of: Director of the Built Environment Report Authors: Simon Glynn and Clarisse Tavin	For Decision
Report <h1 style="text-align: center;">PUBLIC</h1>	

1. Status update	<p>Project Description: The project proposes to replace the ageing external lighting system at St Paul's Cathedral with a new energy efficient system. A recent inspection of the lighting has deemed many of the light fittings and cabling need replacement; many of the fittings have already failed and the system overall is not compliant with current IET regulations.</p> <p>RAG Status: Red (Red at last report to Committee -RASC 19 November 2021)</p> <p>Risk Status: High (High at last report to Committee -RASC 19 November 2021)</p> <p>Total Estimated Cost of Project (excluding risk): £2.075M (at last report to Committee -RASC 19 November 2021)</p> <p>Change in Total Estimated Cost of Project (excluding risk): Increase/Decrease of £0 since last report to Committee (RASC 19 November 2021)</p> <p>Spend to Date: £75k</p> <p>Funding Source: City Fund, External sponsorship, S106s</p>
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	<p>Costed Risk Provision Utilised: £0 (of which £0 amount has been drawn down since the last report to Committee)</p> <p>Slippage: The completion of the project programme was awaiting confirmation of funds and the results of the recent lighting inspection before being updated.</p> <p>Previous Gateway: G3 report May 2013 / City Lighting Programme Update July 2021</p>										
2. Requested decisions	<p>Next Gateway: Combined Gateway 4 - Detailed Options Appraisal (Complex)</p> <p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. Note that a project capital funding bid of £1.16M was approved by RASC on 14th January 2022, with further approval of all capital funds for 2022/23 required from Finance Committee and Court of Common Council in February and March 2022 respectively. 2. Note that should this report be approved, a draw-down of the capital funds will then be sought via the Chamberlains 'Project Funding Update' report to Policy and Resources Committee in March 2022. 3. Approve the project budget of £2.075M, funded as referenced in Section 3 of this report. 4. Approve the £250k budget to progress the project to the next Gateway. 5. Approve the updated programme for the delivery of the project. 										
3. Budget	<p>3.1 The total project cost is £2,075,000. This comprises the following estimated funding sources as part of the capital investment. Further details of the funding assessment are available in the St Paul's Cathedral External Re Lighting (RASC) – <i>Delegated report to Chair and Deputy Chairman - December 2021</i> in Appendix 2.</p> <table border="1"> <thead> <tr> <th>Table 1: Source of Funding</th><th>Cost (£)</th></tr> </thead> <tbody> <tr> <td>City of London Capital Bid (City Fund)*</td><td>£1.16M</td></tr> <tr> <td>External Sponsorship</td><td>£650k</td></tr> <tr> <td>S106 contributions</td><td>£190k</td></tr> <tr> <td>Finance Committee</td><td>£75K</td></tr> </tbody> </table> <p>*Subject to approval from Finance Committee and Court of Common Council in February and March 2022 respectively.</p>	Table 1: Source of Funding	Cost (£)	City of London Capital Bid (City Fund)*	£1.16M	External Sponsorship	£650k	S106 contributions	£190k	Finance Committee	£75K
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3.2 Subject to approval of this sub Committee, the capital funds will be drawn down via the Chamberlains 'Project Funding Update' report to be submitted to Policy and Resources Committee in March 2022. This would allow the project to progress immediately if funding are approved at the beginning of the financial year.

3.3 The external sponsorship, already secured as part of the capital investment detailed above, will only be released once the project is fully funded. This is a condition of the external sponsors. The capital funding component enables the additional external funding to be secured and the existing external sponsorship to be released by April 2023 at the latest. As per the Project procedure, the detailed funding strategy for the external funding will be confirmed prior to Gateway 5. For further details see Appendix 2.

Table 2: Spend to date - St Pauls External Lighting - 16800038

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
PreEv P&T Fees	35,000	34,322	678
PreEv P&T Staff Cost	15,000	15,000	-
TOTAL	50,000	49,322	678

Table 3: Spend to date - St Pauls Cathedral External Lighting - 51800003

Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Marketing Fees	1,900	1,900	-
Sponsorship Consultants	7,775	7,775	-
P&T Staff Costs	15,325	15,325	-
TOTAL	25,000	25,000	678
TOTAL	75,000	74,322	678

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	<p>3.4 The estimated figure to reach Gateway 4 stage is £250k. This will comprise (see details in Table 4):</p> <ul style="list-style-type: none">• Fees (specialist consultants, lighting designers, surveys) - £200k• Staff costs £50k <table><tr><th colspan="4">Table 4: Resources Required to reach the next Gateway</th></tr><tr><th>Description</th><th>Approved Budget (£)</th><th>Resources Required (£)</th><th>Revised Budget (£)</th></tr><tr><td>PreEv P&T Fees</td><td>35,000</td><td>-</td><td>35,000</td></tr><tr><td>PreEv P&T Staff Cost</td><td>15,000</td><td>-</td><td>15,000</td></tr><tr><td>Marketing Fees</td><td>1,900</td><td>-</td><td>1,900</td></tr><tr><td>Sponsorship Consultants</td><td>7,775</td><td>-</td><td>7,775</td></tr><tr><td>P&T Fees</td><td>-</td><td>200,000</td><td>200,000</td></tr><tr><td>P&T Staff Costs</td><td>15,325</td><td>38,000</td><td>53,325</td></tr><tr><td>Env Servs Staff Costs</td><td>-</td><td>10,000</td><td>10,000</td></tr><tr><td>Legal Staff Costs</td><td>-</td><td>2,000</td><td>2,000</td></tr><tr><td>TOTAL</td><td>75,000</td><td>250,000</td><td>325,000</td></tr></table> <table><tr><th colspan="4">Table 5: Revised Funding Allocation</th></tr><tr><th>Funding Source</th><th>Current Funding Allocation (£)</th><th>Funding Adjustments (£)</th><th>Revised Funding Allocation (£)</th></tr><tr><td>Finance Committee Contingency Budget</td><td>75,000</td><td></td><td>75,000</td></tr><tr><td>City of London Capital Bid (City Fund)</td><td>-</td><td>250,000</td><td>250,000</td></tr><tr><td>TOTAL</td><td>75,000</td><td>250,000</td><td>325,000</td></tr></table>	Table 4: Resources Required to reach the next Gateway				Description	Approved Budget (£)	Resources Required (£)	Revised Budget (£)	PreEv P&T Fees	35,000	-	35,000	PreEv P&T Staff Cost	15,000	-	15,000	Marketing Fees	1,900	-	1,900	Sponsorship Consultants	7,775	-	7,775	P&T Fees	-	200,000	200,000	P&T Staff Costs	15,325	38,000	53,325	Env Servs Staff Costs	-	10,000	10,000	Legal Staff Costs	-	2,000	2,000	TOTAL	75,000	250,000	325,000	Table 5: Revised Funding Allocation				Funding Source	Current Funding Allocation (£)	Funding Adjustments (£)	Revised Funding Allocation (£)	Finance Committee Contingency Budget	75,000		75,000	City of London Capital Bid (City Fund)	-	250,000	250,000	TOTAL	75,000	250,000	325,000
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4. Issue description	<p>4.1 This report confirms a proposed change to the programme to deliver the St Paul’s Cathedral external re-lighting project, which, as per the Project Procedure, must be presented as an Issue report. The reasons for the change in programme are detailed below. The programme itself is</p>																																																																

	<p>provided in Appendix 3, and further details are provided in the <i>St Paul's Cathedral External re Lighting</i> delegated report to Resource Allocation Sub-Committee (RASC) (Appendix 2).</p> <p>Reasons for Programme Change</p> <p>4.2 Following a comprehensive lighting inspection, undertaken in September 2021, it has been confirmed that the current external lighting system is failing and is no longer compliant with current IET regulations. Already the western and northern sides of the dome are in darkness at night; the southern and eastern sides of the dome are expected to fail in due course. The current condition of the external lighting poses a health and safety risk to users of the Cathedral and to the fabric of this Grade I listed building. The impact of the failure of the external lighting system could result in a catastrophic event. The likelihood of such an event is possible and will increase over time. The Cathedral's external lighting system has now been submitted as an item on the Environment Department's Risk Register (given the Corporation's responsibilities – see para 4.3)</p> <p>4.3 The Corporation maintains the Cathedral's external lighting system, having assumed responsibility for this system since 1966. Under the IET regulations and BS 7671, it is the Corporation's responsibility (as maintainer) to ensure safe management and use of the external lighting system. The continued deterioration of the existing system would ultimately require the Corporation to advise the Cathedral that the system was inadequate for continued use and to switch off the power supply.</p> <p>4.4 There is an important upcoming anniversary in 2023, in addition to other events which would place St Paul's Cathedral at the heart of national and global media interest.</p> <p>4.5 It is a high probability that without progressing with a new lighting system now, these major events will occur without adequate external lighting (leaving the Cathedral in partial or possibly complete darkness) and these images will be broadcast worldwide.</p> <p>4.6 It is proposed to progress the project immediately that funds are available with the aim of completing the project at the end 2023. The re-lighting would be undertaken in a phased manner to prioritise the most prominent sections of the Cathedral, starting with the Cathedral Dome.</p>
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	<p>4.7 If the existing lighting system was promptly replaced it would:</p> <ul style="list-style-type: none"> • Limit the period of time the Corporation manages the increased risk of electrical failure within the existing system and/or prevent the complete switch off of the external lighting system • Facilitate the readiness of the Cathedral for forthcoming anniversaries and events of national and global importance • Transfer the City's on-going revenue costs associated with maintenance of the new lighting system to the Cathedral • Significantly reduce the carbon emissions of the Cathedral lighting system and therefore would contribute towards the Corporation's commitment to net zero carbon emissions by 2040.
<p>5. Project Background</p>	<p>5.1 Since 1966, the City Corporation and Cathedral have continued an informal arrangement whereby the responsibility for the maintenance of the external lighting system, the associated maintenance costs and the running costs are borne by the Corporation. In so doing, the Corporation must ensure compliance with The Institute of Engineering and Technology (IET) regulations and British Standard 7671. Duty-holders are required by law to consider the risks associated with the use of electrical equipment.</p> <p>5.2 The annual costs are in the region of £25k per annum. The specific responsibility sits within the Environment Department.</p> <p>5.3 In 2010, an evaluation of the external lighting was carried out with input from the Cathedral's Dean and Chapter. This led to a Gateway 3 report approved in May 2013 with the preferred option being the implementation of a new design using Light-Emitting Diodes (LED) technology (see Appendix 4 for illustrations). The programme for the project was dependent on securing external funding.</p> <p>5.4 The new proposed LED system is designed to meet the criteria of the City's Lighting Strategy, creating a highly attractive night-time appearance for the Cathedral, which has been absent in recent years. The new lighting system would be both a contributor and a symbol of the City's post-pandemic recovery and in particular the recovery of its night-time economy.</p>

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	<p>5.5 Replacement with a new energy efficient lighting system will reduce on-going revenue costs by 60% and reduce its carbon emissions by 66%, contributing towards the Corporation's commitment to net zero by 2040.</p> <p>5.6 In September 2021, a comprehensive audit of the external lighting system was conducted. The audit stated that many of the lanterns have already failed and the system overall is not compliant with current IET regulations. The current condition of the external lighting therefore poses a health and safety risk to users of the Cathedral and to the fabric of this Grade I listed building.</p> <p>5.7 St Paul's Cathedral external re-lighting project was previously identified as one that would be progressed via receipt of external contributions only. However, the findings of the recent external lighting audit, coupled with approaching Cathedral anniversaries and events has prompted the recent capital funding bid as part of a mixed funding model, in order to expedite the replacement of the existing lighting system. The various funding sources are listed in Section 3 of this report with full details of the funding sources and assessment undertaken to date provided in Appendix 2.</p> <p>5.8 Officers can confirm that St Paul's Cathedral has agreed in writing to accept financial responsibility for new external lighting system once it has been installed. This agreement is subject to a final sign-off by the Dean and Chapter at its next meeting in 2022. The Cathedral has agreed to pay the revenue costs associated with the external lighting of the Cathedral, which includes maintenance costs and electricity costs, which is estimated to be £10k p.a. once the new lighting system has been installed.</p> <p>5.9 On this basis, the City would be able to reduce its current revenue outlay of £25k per annum to zero in respect of the existing lighting system and would have no further financial responsibility or liability, formally or informally, in respect of the new external lighting system once installed.</p>
<p>6. Options</p>	<ul style="list-style-type: none"> • <u>Option 1</u> : Approve the of the project as per the updated programme (in Appendix 3) and progress the replacement of the Cathedral's external lighting system • <u>Option 2</u>: Do not approve the updated programme. Do not progress the replacement of the Cathedral's external lighting system

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Appendices

Appendix 1	Project Briefing Sheet – St Paul’s Cathedral external re-lighting project
Appendix 2	NON PUBLIC - Resource Allocation Sub-Committee (RASC) – Delegated report to Chair and Deputy Chairman - December 2021
Appendix 3	Project Programme
Appendix 4	Visuals of Lighting Design
Appendix 5	Risk Register

Contact

Report Author	Simon Glynn and Clarisse Tavin
Email Address	Simon.glynn@cityoflondon.gov.uk ; Clarisse.tavin@cityoflondon.gov.uk
Telephone Number	0207 332 1095