

Committee(s): Policy and Resources – For decision	Dated: [Meeting Date] 5 May 2022
Subject: Guildhall Complex Refurbishment Options Member Consultation	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 3, 8, 9, 10, 11. 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: City Surveyor	For Decision
Report author: Fiona McKeith, Head of Corporate Development Management	

Summary

Committees approved in January 2022 the Guildhall Complex Refurbishment Options GW2 proposal to progress an options analysis in respect to the refurbishment of North and West Wings, including the potential commercial redevelopment of the North Wing in order to defray the cost of the West Wing works.

This stage of the project requires co-ordinating engagement across City of London Corporation (COL) departments and Members to develop the vision for the future Guildhall Complex and respective business requirements within a tight timeframe in order to assess the high level options developed by the design team in June, ahead of formal decision making in September.

In order to support this activity, consultation with key Members is necessary.

Recommendation(s)

Members are asked to:

- Authorise the City Surveyor to consult with Members as shown in paragraph 10 of the report for the purpose of developing the vision of the future Guildhall Complex and respective business requirements;
- Note that formal decision making will come back to Committee in September

Main Report

Background

1. The Guildhall Refurbishment project proposal is to refurbish and/or extend the Guildhall North & West Wings and the CII Building to deliver a future Guildhall which meets the City of London Corporation (COL) Corporate Plan objectives, climate action targets and business requirements alongside creating modern fit-for-purpose accommodation for Members, officers and the public, in addition to a potential new commercial office and retail building, and enhanced public realm.
2. The key drivers for change are:-
 - Poor environmental performance and future repair and building renewal requirements,
 - Opportunity to contribute towards CoL's Climate Action Strategy to achieve net zero emissions target by 2027 across the Corporate Estate,
 - Inefficient use of space (post -covid),
 - New ways of working for officers and members.
3. The Gateway 2 Paper provided approval to undertake a high level feasibility study of the following options:
 - 1a. Full refurbishment of the North and West Wings, phased floor by floor;
 - 1b. Full refurbishment of the North and West Wings, phased building by building;
 2. Refurbishment and extension of the West Wing and refurbishment of 20 Aldermanbury for corporate occupation; demolition of the North Wing and 21 Aldermanbury and replacement with a commercial office and retail building (re-sited further north and incorporating 65/65A Basinghall Street) to enable the development of a of new public square overlooking north façade of the Great Hall.

Current Position

4. Subsequent to this, the multi-disciplinary team was appointed in early April. The design team at this stage will generate a range of high level options based on constraints, including Planning, the Listing of West Wing, services as well as operational constraints such as security.
5. The next programme milestone will be to present to the Executive Leadership Board and Members respectively in June followed by a formal Member decision on a recommended option in September 2022.
6. Following this a full public procurement exercise will be undertaken to secure the design team for the recommended option development through to planning and delivery 2026-28, subject to the scope of the selected option.

Proposal

7. As described above, the outputs of this stage of the project will be a range of proposed property solutions. These will need to be assessed against the corporate strategic business requirements drawn from the parallel workstream of engagement across COL departments and Members.
8. The Guildhall Refurbishment project provides an opportunity to be an exemplar within the Square Mile, integrating the corporate strategic business requirements into an Environment Social and Governance (ESG) framework.
9. Engagement with Members is required in order to provide oversight and direction for the development of the project's ESG framework, as well as the forum to clarify the Members' operational requirements. Most importantly it will also support in developing the vision for the future Guildhall Complex which will be required for the subsequent stage of the project.
10. It is proposed that the following Members are consulted with:-
 - The Chairman of the Policy and Resources Committee (or his/her representative)
 - The Deputy Chairman of the Policy and Resources Committee (or his/her representative)
 - The Chairman of Finance (or his/her representative)
 - The Chairman of Operational Property and Project Sub, (or his/her representative)
 - The Chairman of Establishment, (or his/her representative)

Conclusion

11. The Guildhall Refurbishment project is at an early feasibility stage and will generate options that need to be assessed against financial viability as well as business requirements and social value outcomes. The proposed Member consultation provides an efficient forum to engage appropriate Members within a critical timeframe and for officers to gain strategic direction.

Background Papers

Guildhall Complex – Refurbishment Options for the North and West Wings GW2
Proposal November 2021

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