

OPERATIONAL PROPERTY AND PROJECTS SUB COMMITTEE
Wednesday, 23 November 2022

Minutes of the meeting of the Operational Property and Projects Sub Committee held
at Committee Rooms, West Wing, Guildhall on Wednesday, 23 November 2022 at
11.00 am

Present

Members:

Alderman Timothy Hailes (Chair)
Deputy Rehana Ameer (Deputy Chairman)
Deputy Randall Anderson
Deputy Keith Bottomley
Deputy Michael Cassidy
Deputy Madush Gupta
Deputy Edward Lord
Paul Martinelli
Anett Rideg

Officers:

Emma Moore	- Chief Operating Officer
Genine Whitehorne	- Chief Operating Officer's Department
Rohit Paul	- Chief Operating Officer's Department
Sarah Baker	- Chief Operating Officer's Department
Peter Young	- City Surveyor's Department
John Galvin	- City Surveyor's Department
Dorian Price	- City Surveyor's Department
Ian Hughes	- Environment Department
Simon McGinn	- Environment Department
Polly Dunn	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Deputy Keith Bottomley and Deputy Christopher Hayward.

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

Deputy Michael Cassidy declared an interest in item 6, Small Business and Research Enterprise Centre and City Centre space swap, noting his involvement with New London Architecture as Chair. He would not participate in the item.

3. MINUTES

The Town Clerk noted that the draft minutes of the meeting held on 26 October 2022, did not include the resolution approving the public minutes of the meeting held on 26 September 2022.

The Chief Operating Officer provided an update on the project governance review, to be overseen by an external provider. A report on outcomes would be prepared for the February 2023 meeting.

RESOLVED, that subject to this correction, the public minutes and non-public summary of the meeting held on 26 November 2022, were approved as an accurate record.

4. **CLIMATE ACTION STRATEGY, COOL STREETS AND GREENING PROGRAMME - PHASE 4**

Members considered a report of the Executive Director of Environment regarding the Climate Action Strategy, Cool Streets and Greening Programme – Phase 4.

RESOLVED, That Members approve:

- i. Option 2 to include SuDS measures in strategically located sites is approved, noting the locations of the proposed sites; and
- ii. A budget of £185,000 for design and monitoring infrastructure for Phase 4 SuDS for Climate resilience to reach Gateway

5. **CITY CLUSTER AREA - PROGRAMME UPDATE**

Members considered a report of the Executive Director of Environment regarding the City Cluster Area Programme Update.

Following a question, it was confirmed that residents would be considered in the communications strategy, if they lived nearby.

RESOLVED, that Members:

- i. Note that there is a funding gap for the delivery of future projects within the City Cluster programme and that a capital bid would be required as part of the funding strategy.
- ii. Approve an increase of funding of £27,000 from the S106 contribution of 40 Leadenhall Street for staff costs, for the management of the City Cluster programme including communications, for the next reporting period. As set out in Appendix 1.
- iii. Regarding the St Mary Axe Improvements - Phase 1 project:
 - a. Note and approve that the scope of the work be amended to include widened footways on the western side of St Mary Axe at the junction with Undershaft to shorten the pedestrian crossing distance and improve accessibility.
 - b. Increase the project's existing approved delegated authority cost limit (inclusive of CRP) to £329,229 from £270,000 (an increase of £122,229), and
 - c. Approve the updated funding strategy as shown in Appendix 1 to accommodate the above increase.

6. **SMALL BUSINESS AND RESEARCH ENTERPRISE CENTRE AND CITY CENTRE SPACE SWAP**

Members considered a joint report of the Executive Director of Environment and the Director of the London Metropolitan Archives regarding the Small Business and Research Enterprise Centre and City Space Business Swap.

RESOLVED, that Members agree that SBREC is reprovisioned within the existing City Centre space and that the City Centre is reprovisioned within the current ground floor SBREC space.

7. **FUTURE OF IRISH CHAMBERS**

Members considered a report of the City Surveyor, regarding the future use of Irish Chambers.

Members were content to approve the recommendations, noting that a full business case would need to be presented by Innovation and Growth before any final offer of usage.

RESOLVED, That Members:

- i. Approve the option 2 for the future corporate use of Irish Chambers, and to endorse the space being offered for use by Innovation and Growth subject to the submission of a business case and, if not suitable, then another corporate use once identified.
- ii. Approve that the required cyclical works for security and refurbishment of the building, estimated at £55k, be met from the approved 2022/23 Cyclical Works Programme funding source.
- iii. Note that any extra cost estimate at £40k to fund additional office furniture and IT/AV equipment will be funded from departmental local risk budgets.

8. **THE CITY SURVEYOR'S DEPARTMENTAL BUSINESS PLAN - 2023/24**

Members considered a report of the City Surveyor regarding the City Surveyor's Departmental Business Plan 2023/24.

A question was raised regarding whether there was any prioritisation within the business plan, where there were financial constraints. It was confirmed that the Department were looking at this aspect.

RESOLVED, that Members

- i. Note the factors taken into consideration in compiling the City Surveyor's Business Plan; and
- ii. Approve, subject to the incorporation of any changes sought by this Committee, the departmental Business Plan 2023/24.

9. **CYCLICAL WORKS PROGRAMME 2023/2024 AND BEYOND**

Members considered a report of the City Surveyor regarding the City Surveyor's Departmental Business Plan 2023/24.

The Chair asked that officers look carefully at properties to decide whether to sell, remediate or fix. This gave rise to a greater debate and concern, that the

Corporation was creating stranded assets following recent decisions such as those contained within the report.

It was felt that the City urgently needed to develop a new plan to address the 'bow wave' of works and associated costs. This would require a fundamental understanding of the City's maintenance requirements.

Members were inclined to support the report recommendations but that a roadmap to long-term resolution was needed. Following confirmation from officers, it was agreed that this would be prepared for the second quarter of 2023, so would ideally be reported in April.

It was suggested by the Chief Operating Officer that this piece of work was a project of its own, and should be managed altogether, with a plan.

It was noted that heritage assets were an example of buildings that the City would never sell.

The length of time required to deliver this work was not a staffing issue. The Chair suggested it was caused by limited finances and the politics surrounding funding. It was also impacted by the City's ability to manage multiple projects.

RESOLVED, that Members:

- i. Approve a funding request for £4,980,000 for the 2023/2024 CWP. This will fund projects required to comply with minimum statutory requirements, work presenting a significant health, safety & security risk, or work with a significant impact to heritage property.
- ii. Approve the proposed approach to consider a CWP funding request to cover 3 years from 2024 to 2027. This request will be submitted in 2023 and will fund a programme of works to be delivered between April 2024 and March 2027.
- iii. Approve that any unspent funding from previous CWP allocations to be retained so that these can be reallocated by the peer review group, which will continue to provide governance around the delivery of the CWP.
- iv. Agree that the proposals to address the CWP backlog and 'bow wave', be brought forward to the Sub-Committee as a project.

10. GW5 ISSUE: 2-6 CANNON STREET PUBLIC REALM IMPROVEMENTS: PHASES 2 AND 3

Members considered a Gateway 5 report of the Executive Director of Environment regarding 2-6 Cannon Street Public Realm Improvements (phases 2 and 3).

RESOLVED, that Members

- i. Agree the extension of the project programme from June 2022 to March 2023 to allow time to complete the project within the upcoming planting season and implement Phase 3 works
- ii. Agree for the remaining project budget of £372,163 (including any interest accrued) to be revised as set out in the finance tables in

Appendix E; to complete the project in accordance with the Section 106 Agreement.

- iii. Approval of the budget adjustment summarised in table 2 Appendix E.
- iv. Agree that the Corporate Programme Management Office, in consultation with the Chairman of the Operational Property and Projects Sub Committee and Chief Officer as necessary, is to decide whether any project issues or decisions that fall within the remit of paragraph 45 of the 'City of London Project Procedure– Oct 2018' (Changes to Projects: General), as prescribed in Appendix E of this report, are to be delegated to Chief Officer or escalated to the relevant committee(s).

11. ***CITY SURVEYOR'S BUSINESS PLAN 2022-27: QUARTER 2 2022/23 UPDATE**

Members received a report of the City Surveyor, regarding the City Surveyor's Business Plan 2022-27 (Quarter 2 2022/23) update.

RESOLVED, that the report be noted.

12. ***THE CITY SURVEYOR'S DEPARTMENTAL RISK REGISTER - NOVEMBER 2022 UPDATE**

Members received a report of the City Surveyor regarding the City Surveyor's November Risk Register update.

RESOLVED, that the report be noted.

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

There were no questions.

14. **ANY OTHER BUSINESS THE CHAIR CONSIDERS URGENT**

The Town Clerk asked the Chair if the Sub-Committee might confirm its intentions with delegated authority provisions granted in July 2022, which provided for the consideration of projects during the capital review.

Members agreed that, providing the funding had been found as part of the capital review, reports should come back to the sub-committee and should not be considered under delegated authority.

15. **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 Schedule 12A of the Local Government Act.

16. **NON-PUBLIC MINUTES**

RESOLVED, that the non-public minutes of the meeting held on 23 November 2022, be approved as an accurate record.

17. **INTEGRATED FACILITIES MANAGEMENT AWARD REPORT – FURTHER COMPETITION**

Members considered a report of the City Surveyor regarding the Integrated Facilities Management Award.

18. **IDENTIFYING SUITABLE CITY OF LONDON EXPANSION SPACE FOR THE CITY OF LONDON SCHOOL FOR GIRLS**
Members considered a report of the Headmistress of the City of London School for Girls regarding the identification of suitable space within which the City of London School for Girls might expand.
19. **GW1-2: PROJECT PROPOSAL ISSUE - SECURE CITY PROGRAMME (SCP) ISSUES REPORT**
Members considered a Gateway 1-2 Project Proposal Issues report of the Executive Director of Environment and Commissioner of Police, regarding the Secure City Programme.
20. **GW4: BILLINGSGATE MARKET - BILLINGSGATE ACTION PLAN - ADDITIONAL FISH HANDLING UNIT**
Members considered a Gateway 4 report of the City Surveyor regarding Billingsgate Market and the action plan for the additional fish handling unit.
21. **GW4C: REFURBISHMENT/EXTENSION OF 1-6 BROAD STREET PLACE AND 15-17 ELDON STREET**
Members considered a Gateway 4C report of the City Surveyor regarding the refurbishment and extension of 1-6 Broad Street Place and 15-17 Eldon Street.
22. **GW6: BARBICAN TURRET - JOHN WESLEY HIGH WALK**
Members considered a Gateway 6 report of the Director of Community and Children's Services, regarding the Barbican Turret, John Wesley High Walk.
23. ***ANNUAL REPORT ON THE OPERATIONAL PROPERTY PORTFOLIO**
Members received a report of the City Surveyor regarding the City Corporation's Operational Property Portfolio.
24. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE**
There were no questions.
25. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE SUB COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There was no other business.

The meeting ended at 11.52 am

Chairman

Contact Officer: Polly Dunn
Polly.Dunn@cityoflondon.gov.uk