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| <b>Committees:</b><br>Community and Children’s Services – <i>For information</i><br>Operational Property and Projects Sub – <i>For information</i>  | <b>Dates:</b><br>23/01/2023<br><br>13/02/2023 |
| <b>Subject:</b><br>Sydenham Hill Redevelopment, Lewisham<br><b>Unique Project Identifier:</b> 11960   | <b>Gateway 5 Complex Progress Report</b>      |
| <b>Joint report of:</b><br>City Surveyor and Director of Community and Children’s Services<br><b>Report author:</b><br>Edwin Birch <b>CS 444/22</b> | <b>For Information</b>                        |
| <h1>PUBLIC</h1>   |   |

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| <b>1. Status update</b> | <p><b>Project description:</b> To optimise the land and social housing provision within the Sydenham Hill Estate by demolition and redevelopment of Mais House and associated garages.</p> <p><b>RAG status:</b> Red (Red at G5 report)</p> <p><b>Risk status:</b> High (High at last report to Committee)</p> <p><b>Total estimated cost at G5:</b> £51,129,039 (including risk) or £46,083,539 (excluding risk)</p> <p><b>Total budget approved to date:</b> £51,129,039 (inclusive of £310,270 drawdown from the approved CRP via the CCN process)</p> <p><b>Change in total estimated cost of project since last report:</b> £0</p> <p><b>Spend to date:</b> £3,161,677</p> <p><b>Costed risk provision utilised:</b> £436,427 of which £310,270 has been drawn down since the last Gateway 5 report to Committee in December 2020); use has been as a direct result of the two Judicial Reviews.</p> <p><b>Slippage:</b> +23 months since Gateway 5 – December 2020 due to:</p> <ul style="list-style-type: none"> <li>• Two Judicial Reviews (May 2021 and July 2022) upheld</li> <li>• Failed application for appeal (July 2022)</li> <li>• Extended contract negotiation period due to inflation (September – October 2022)</li> </ul> |
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| <b>2. Key points to note</b> | <p><b>Next Gateway:</b> Gateway 6</p> <p><b>Key points:</b></p> <ol style="list-style-type: none"> <li>1. Main contract fully executed on 24 November 2022</li> <li>2. Site possession date confirmed as 3 January 2023</li> <li>3. Commencement of demolition works (soft strip) 30 January 2023</li> <li>4. Practical completion June 2025</li> </ol>  |
| <b>3. Reporting period</b>   | <p><i>August 2022 – January 2023</i></p>   |
| <b>4. Progress to date</b>   | <p>Since the August Gateway 5 Issues report, the professional team have been working with Lovells to enter into the contract.</p> <p>Due to several unauthorised access incidents, including attempts of occupation by squatters, the building security has been increased to include 24/7, mobile security patrols. This provision will remain in place until January 2023 when the principal contractor takes site possession and responsibility for security.</p> <p>To ensure that all tenants and external stakeholders are kept informed, the communications protocol has been refreshed, so that it focuses on the construction phase and sets out the aims, channels, and processes for communications regarding the Sydenham Hill Project. Communications sent out on 1 December 2022 included details of the new website, confirming how to make contact, while letting residents know that a ‘drop-in surgery’ will be held in January 2023 to answer questions, with an opportunity to meet the contractor at a separate event.</p> <p>Rights of Light engagement commenced on 28 November 2022.</p> <p>Pre-commencement planning conditions are being discharged between 28 November 2022 and 13 February 2023.</p> <p>To secure the funding, the Greater London Authority (GLA) has confirmed that the start of site must be by 30 January 2023. Housing will submit the first funding application on 30 January, which the GLA confirmed will be 90% or £9.9 million.</p> |
| <b>5. Next steps</b>         | <ol style="list-style-type: none"> <li>1. <i>Site possession and handover – January 2023</i></li> <li>2. <i>Drop-in surgery – 10 January 2023</i></li> <li>3. <i>Meet the contractor event – 12 January 2023</i></li> <li>4. <i>Members (City of London and London Borough of Lewisham) Presentation – January 2023</i></li> <li>5. <i>Re-establishment of the community Liaison Group</i></li> </ol>  |

## **Appendices**

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| <b>Appendix 1</b> | Project coversheet |
| <b>Appendix 2</b> | Cost book          |
| <b>Appendix 3</b> | Risk register      |
| <b>Appendix 4</b> | Programme          |

## **Contact**

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| <b>Report author</b>    | Edwin Birch                          |
| <b>Email address</b>    | Edwinjames.birch@cityoflondon.gov.uk |
| <b>Telephone number</b> | 0207 332 1030                        |