

OPERATIONAL PROPERTY AND PROJECTS SUB COMMITTEE

Thursday, 26 January 2023

Minutes of the meeting of the Operational Property and Projects Sub Committee held at Committee Rooms, West Wing, Guildhall on Thursday, 26 January 2023 at 10.00 am

Present

Members:

Deputy Rehana Ameer (Deputy Chairman)
Deputy Randall Anderson
Deputy Shravan Joshi
Deputy Edward Lord
Paul Martinelli

Officers:

Genine Whitehorne	- Chief Operating Officer's Department
Rohit Paul	- Chief Operating Officer's Department
Sarah Baker	- Chief Operating Officer's Department
Mitchell Walker	- Chief Operating Officer's Department
Peter Young	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Fiona McKeith	- City Surveyor's Department
Peter Collinson	- City Surveyor's Department
Clarisse Tavin	- Environment Department
Tim Munday	- Environment Department
Sonia Virdee	- Chamberlain's Department
Andrew Little	- Chamberlain's Department
Polly Dunn	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Alderman Tim Hailes (Chair), Deputy Christopher Hayward, Deputy Keith Bottomley and Deputy Michael Cassidy. Deputy Madush Gupta observed the meeting virtually.

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

There were no declarations.

3. MINUTES

RESOLVED – that the public minutes and non-public summary of the meeting held on 14 December 2022, be approved as an accurate record.

4. GW2: MUSEUM OF LONDON S278 PROJECT

Members considered a report of the Executive Director Environment.

RESOLVED, That Members:

1. Approve a budget of £100,000 to reach the next Gateway, when received from the developer;
2. Note the total estimated cost of the project at £5-£10M (excluding risk) at this preliminary stage;
3. Authorise officers to enter into a Section 278 agreement with the developer at the appropriate time.
4. Authorise the Chief Officer, in consultation with the Chamberlain to increase and or adjust the project budget for the Design and Evaluation phase, if following initial Design and Evaluation work, further investigation is deemed necessary to complete the phase (to be carried out at the Developer's cost).

5. **GW2: CLIMATE ACTION STRATEGY (CAS) - CAPITAL DELIVERY PROGRAMME FOR OPERATIONAL BUILDINGS**

Members considered a Gateway 2 report of the City Surveyor regarding the Climate Action Strategy Capital Delivery Programme for the City Corporation's operational building portfolio.

It was confirmed that a separate assessment on the housing portfolio had been commissioned and would be subject to a separate report.

RESOLVED, that Members:

1. Note that these proposals relate to an element of central funding previously allocated in principle to capital interventions under the Climate Action Strategy.
2. Note the total estimated cost of the programme is **£5,311,867** (excluding risk).
3. Note the costed risk budget of **£1,274,847** to cover potential budget variations attributable to unforeseen inflation fluctuations, potential delays due supply chain issues and asbestos removal. This budget will not be materialised at this stage and is not requested at this stage.
4. Approve a budget of **£250,000** from the above Climate Action provisions to progress the work to Gateway stages 3 – 5 (£105,000 City Cash, £143,000 City Fund, £2,000 Bridge House Estates)
5. Note that for expediency, Policy and Resources Committee were to be asked to approve the drawdown of the £248,000 in lieu of the Resource Allocations Sub-Committee.

6. **GW4: 100 MINORIES PHASE TWO: PUBLIC REALM ENHANCEMENTS**

Members considered a Gateway 4 report of the Executive Director Environment regarding 100 Minories Phase 2 of the public realm enhancement works.

RESOLVED, that Members:

1. Approve the additional budget of £49,500 to reach Gateway 5 – Authority to Start Work, funded from S106 receipts as detailed in Appendix 2.

2. Approve the revised total estimated cost range (excluding risk) of £900,00 - £1,150,000, with the additional costs to be funded from S106 receipts, as detailed in Appendix 2;
3. Delegate approval of Costed Risk Provision to Chief Officer if one is sought at Gateway 5;
4. Approve the statutory consultation on proposed traffic management changes as set out in Appendix 6.

7. **GW4: WANSTEAD PARK PONDS PROJECT**

Members considered a Gateway 4 report of the Executive Director Environment regarding the Wanstead Park Ponds Project.

It was clarified that that this report related to essential health & safety works which must be undertaken following the 'high risk' designation from the Environment Agency. The remaining works originally scoped were still to be pursued by the City, but third-party funding had been identified and this aspect of the works would therefore take longer to implement. It was not possible to wait for this and still meet health and safety obligations which is why the two aspects of the project would be undertaken separately.

RESOLVED, that Members:

1. Note a shift of the the project pathway from complex to regular;
2. Approve recommended Option 2 (to carry out panel engineer recommendations and reinstate and extend the up-cascade pumping station);
3. Approve an additional budget of **£333 500** to reach the next Gateway;
4. That a Costed Risk Provision (CRP) of **£40 000** is approved at Gateway 4, to be drawn down via delegation to Chief Officer for the fee/investigation items specifically identified in the appended Risk Register, funded by **City Cash**.
5. Note the total estimated cost of the project at **£1.15 million** (excluding risk);
6. That the Executive Director of Environment be authorised to consider the Gateway 5 report on behalf of the Sub-Committee.

8. **GW3/4: CITY GREENING AND BIODIVERSITY - PHASE 3 OF THE COOL STREETS AND GREENING PROGRAMME**

Members considered a Gateway 3-4 report of the Executive Director Environment, regarding City Greening and Biodiversity: Phase 3 of the Cool Streets and Greening Programme.

RESOLVED, That Members:

1. Approve the proposals for re-landscaping and re-planting strategically located sites in the City to reach Gateway 5 as described in this report;
2. Approve an additional budget of £95,000 for design development of the re-landscaping and re-planting proposals to reach the next Gateway, funded from the On Street Parking Reserve (OSPR) Climate Action Strategy funding agreed for the Cool Streets and Greening programme;

3. Note that the tree planting proposals have already been approved at Gateway 5 at a total estimated cost of £755,000 (excluding risk) and are to be implemented across the next two planting seasons; and
4. Note the total estimated cost of the project (Phase 3) at £2.5m (excluding risk).

9. **GW3/4/5: 40 LEADENHALL STREET SECTION 278 HIGHWAY WORKS**

Members considered a Gateway 3-5 report of the Executive Director Environment, regarding 40 Leadenhall Street Section 278 highway works (including deferred works from the 52-54 Lime Street S278 and 10 Fenchurch Avenue S278 projects).

RESOLVED, that Members:

40 Leadenhall Street S278

1. Note and approve the associated contents of this report;
2. Approve an increase in the approved budget of £995,111 (an increase of £895,111, excluding costed risk and commuted maintenance) to reach Gateway 6;
3. Approve the Risk Register in Appendix 2 and the requested Costed Risk Provision of £190,000, and that the Executive Director Environment is delegated to authorise the drawdown of funds from this register;
4. Note the Commuted Maintenance sum of £47,135;
5. Note the revised total project cost of £1,232,246 inclusive of costed risk and commuted maintenance.

52-54 Lime Street and 10 Fenchurch Avenue S278 projects

1. Note and approve the associated contents of this report;
2. Approve that the previously approved works from 52-54 Lime Street and 10 Fenchurch Avenue projects which were deferred (as shown in Appendix 4 and 5 respectively) will be delivered using their existing funding alongside the improvements around 40 Leadenhall Street;
3. Approve the budget adjustment for the 10 Fenchurch Avenue S278 project as shown in Appendix 6; and
4. Note that the associated remaining budget is sufficient to complete the 52-54 Lime Street S278 work.

All projects covered by this report

1. Note and approve that project closure for all projects is to occur no later than Spring 2024.

10. **GW5: 51 LIME STREET S106 PUBLIC REALM ENHANCEMENTS - OUTSTANDING WORKS**

Members considered a Gateway 5 report of the Executive Director Environment, regarding 51 Lime Street S106 public realm enhancements – outstanding works.

RESOLVED, that Members:

1. Note the update on the project and the intention to complete outstanding works; and
2. Approve the additional tree planting and the budget adjustment, as set out in Appendix 1 to enable the works to proceed.

11. **MONITORING OF THE FINANCIAL HEALTH OF CONTRACTS**

Members received a report of the Chief Operating Officer regarding the monitoring of financial health of contractors.

RESOLVED, that the report be noted.

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

There were no questions.

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

There was no other business.

14. **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.

15. **NON-PUBLIC MINUTES**

RESOLVED, that the non-public minutes of the meeting held on 14 December 2022, be approved as an accurate record.

16. **GW2: GUILDHALL COMPLEX - REFURBISHMENT OPTIONS FOR THE NORTH AND WEST WINGS**

Members considered a Gateway 2 report of the City Surveyor, regarding the Guildhall Complex and options for the refurbishment of the North and West Wings.

17. **GW5: ST LAWRENCE JEWRY CHURCH**

Members received a Gateway 5 progress report of the City Surveyor regarding St Lawrence Jewry Church.

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

There were no questions.

19. **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 10.40 am

Chairman

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