

Committee(s): Policy and Resources – For decision	Date: [Meeting Date] 23 March 20223
Subject: Guildhall Complex Refurbishment: Member Engagement	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: Deputy Town Clerk	For Decision
Report authors: Fiona McKeith, City Surveyor’s	

Summary

In February 2023, the Policy & Resources Committee partly approved a Gateway 2 Progress Report concerning prospective options for the Refurbishment of the North and West Wings.

This approval included authority for officers to continue engagement with City of London Corporation departments, staff, and Members, to develop the vision/brief for the future Guildhall Complex and identify the respective business and operational requirements. The intention would be to then apply this vision/brief for requirements to the property options developed during the initial stage of the project, with the subsequent options analysis to inform any formal decision-making in late 2023.

In the interests of ensuring focussed, robust, and appropriate Member input and engagement, the Committee’s view is now sought in respect of confirming an informal group of Members to support with this activity, with a view to ensuring that engagement is undertaken with a representative, appropriate, and diverse grouping.

Recommendation(s)

Members are asked to:

1. Authorise the Town Clerk and City Surveyor to engage with Members as shown in paragraph 10 of the report for the purpose of developing the vision of the future Guildhall Complex and respective Member business requirements;
2. Note that any formal proposals presenting options around the redevelopment or refurbishment of Guildhall will be presented to Committee in due course in 2023

Main Report

Background

1. The Guildhall Refurbishment project proposal is intended to refurbish and/or extend the Guildhall North & West Wings to deliver a future Guildhall Headquarters which meets the City of London Corporation's 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.

Current Position

3. The Gateway 2 Progress report considered by the Policy & Resources Committee in February 2023 provided an update following extensive design team work generating a range of property options for the North and West Wings, 20 and 21 Aldermanbury, and 65/65A Basinghall Street including the options for the future Guildhall Headquarters..
4. MCM workspace were commissioned as a part of the initial feasibility and undertook workshops with the Executive Leadership Board and staff. These have contributed to draft set of strategic objectives.
5. MCM undertook a high-level analysis of current space utilisation, as well as assessing how staff and Members could utilise space for each of the options. This work, however, did not benefit from a more detailed understanding of business requirements for both the Members and officers, as well visitors.
6. Members have, therefore, approved funding for officers to proceed and develop a detailed understanding of business requirements in order to inform a decision on the most viable option for the future of the Guildhall Complex.

Proposal

7. As described above, the outputs of this next stage will be assessed against the property solutions/options developed in 2022.
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 for the development of the project's ESG framework, as well as to act as an informal forum to help scope Members' operational requirements, both now and looking to the future. It is important that this group is as representative as possible as we

look to ensure that any design scope identifies fully the current and future needs of the wide range of prospective users and stakeholders.

10. Members are, therefore, invited to consider the optimal composition of a group of members for informal engagement, to help guide proposals as they are developed (prior to presentation for formal decision making. As an initial proposal, the following list of Chairs (or their representatives) is suggested, based upon the group originally identified by the Policy & Resources Committee and expanded to incorporate a small number of other postholders, in view of the respective remits and responsibilities of their committees as they relate to the Guildhall Complex and / or users thereof.
 - The Chairman of Policy and Resources Committee (or his/her representative)
 - The Chairman of Finance Committee (or his/her representative)
 - The Chairman of Operational Property and Project Sub-Committee (or his/her representative)
 - The Chairman of Corporate Services Committee (or his/her representative)
 - The Chair of Civic Affairs Sub-Committee (or his/her representative)
 - The Chief Commoner (or his/her representative)
 - The Chair of Equalities Diversity and Inclusion Sub-Committee (or his/her representative)
 - The Chair of Culture Heritage and Libraries Committee (or his/her representative)
 - The Chair of Community and Children's Services (or his/her representative)
 - The Chair of Health and Wellbeing Board (or his/her representative)
11. Members are also invited to consider whether there are additional specific Members or postholders who should form part of this group, particularly with a view to ensuring representation in relation to the needs of those with seen or unseen disabilities.
12. **Corporate & Strategic Implications** This work will inform the requirements for a future fit-for-purpose Guildhall Complex.
13. **Financial implications** None
14. **Resource implications** Resourcing will be provided by the City Surveyor and the externally appointed workspace consultant.
15. **Legal implications** None
16. **Risk implications** None

17. **Equalities implications** In the event there are gaps in respect to equalities and diversity of the Informal Member Working Group, officers will agree with Members engagement approaches to address identified gaps.
18. **Climate implications** None
19. **Security implications** None

Conclusion

20. 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 engagement provides an efficient forum to engage appropriate Members within a critical timeframe.

Background Papers

Guildhall Complex – Refurbishment Options for the North and West Wings GW2
Progress update January 2023

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

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