

City of London Corporation Committee Report

Committee(s): Housing Management & Almshouses Sub-Committee – For information	Dated: 26/11/2027
Subject: Gateway 6 Reports – Closure of Legacy Projects	Public report: For Decision
This proposal: <ul style="list-style-type: none"> • provides statutory duties • provides business enabling functions 	Providing Excellent Services
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	HRA
Has this Funding Source been agreed with the Chamberlain's Department?	Yes
Report of:	Director of Community & Children's Services
Report author:	David Downing, Asset Programme Manager

Summary

This report introduces the following four Gateway 6 reports on the Committee agenda which seek authority to close off four legacy projects as delivered between 2020-2023 by the Housing Major Works Team which still remain live on the City's reporting and financial systems. The Gateway 6 Outcome Report is a mandatory part of the current project procedure and forms the final part of a project's journey through the City's current governance procedures.

The four Gateway 6s which follow this report all present successfully delivered projects which came in either under budget or only with a minor overspend despite delivery spanning the challenging Covid and post-Covid periods where projects were beset by complicated access arrangements and rampant industry cost inflation.

Recommendation(s)

Members are asked to:

Note the report and authorise approval of the following four Gateway Six Reports:

- Balcony Door & Screen Replacements in Petticoat Tower, Middlesex Street Estate
- Fire Door Replacements in Petticoat Tower, Middlesex Street Estate
- Cold Water Distribution System Replacement at Middlesex Street Estate
- Cold Water Distribution System Replacement at York Way Estate

Main Report

Background

1. This paper provides an overview and additional context for the four Gateway 6 Outcomes Reports which follow on this Committees agenda.
2. The four reports concern:

Balcony Door & Screen Replacements in Petticoat Tower, Middlesex Street Estate, which was predominantly delivered in 2020-22.

Fire Door Replacements in Petticoat Tower, Middlesex Street Estate, which was predominantly delivered in 2022-23.

Cold Water Distribution System Replacement at Middlesex Street Estate, which was predominantly delivered in 2022-23.

Cold Water Distribution System Replacement at York Way Estate, which was predominantly delivered in 2022-23.

Current Position

3. All four projects have been successfully completed, with final accounts fully settled, and defects liability periods at an end. The projects are now overdue for formal closure; the Gateway 6 Outcome Reports having been delayed during the recent senior management transformation within DCCS Housing. With the forthcoming change to the City's project procedures with the launch of the new P3 Framework, it is prudent to close off any remaining completed projects without further delay as a housekeeping exercise and to reduce the administrative burden of transferring old projects from one governance framework to another.

Options

None.

Proposals

- Members are asked to review and authorise the four Gateway 6 Reports which follow relating to the historic projects detailed above. As per the current Project Procedure, each report must be presented individually on the correct project template, with Members asked to note the content ahead of formal project closure.

Key Data

5.

Project	<i>At Authority to Start work (Gateway 5) £</i>	<i>Final Outturn Cost (Gateway 6) £</i>	<i>Variance £</i>
Balcony Door & Screen Replacements (Petticoat Tower)	316,879	346,049	+29,170
Fire Door Replacements (Petticoat Tower)	298,428	298,471	+43
Cold Water Distribution System Replacement (Middlesex Street Estate)	468,600	447,202	-21,398
Cold Water Distribution System Replacement (York Way Estate)	349,700	333,574	-16,126
Total	1,433,607	1,425,296	-8,311

- The Gateway 6 outturn cost of all four projects was, across all the projects, within reasonable expected tolerances of the Gateway 5 (Authority to Start Work) costs, with two projects closing at a modest underspend, one with a small overspend, and the fourth only £43 over the expected sum at Gateway 5.

Corporate & Strategic Implications

Strategic implications – These projects formed part of the Housing Major Works investment programme which commenced in 2014.

Financial implications – The outturn costs of all four projects were within reasonable expected tolerances of the Gateway 5 (Authority to Start Work) costs.

Resource implications – All four projects were delivered by the Housing Major Works team.

Legal implications – None.

Risk implications – None.

Equalities implications – None.

Climate implications – None.

Security implications – None.

Conclusion

7. The four Gateway 6 reports submitted for approval form part of a housekeeping exercise ahead of adoption of the new P3 Project Framework. The four projects were completed successfully in the challenging Covid and immediately post-Covid environments with only minimal cost variance against expected sums at Gateway 5. Works on all four projects were completed several years ago under the previous senior leadership regime.

Appendices

None

David Downing

Asset Programme Manager, DCCS Major Works

T: 020 7332 1645

E: david.downing@cityoflondon.gov.uk