

City of London Corporation Committee Report

Committee(s): Housing Management & Almshouses Sub-Committee – For Decision	Dated: 27/01/2026
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 two Gateway 6 reports on the Committee agenda which seek authority to close off legacy project delivered between 2019-21 by the Housing Major Works Team which still remain live on the City's reporting and financial systems. The Gateway 6 Outcome Report has been a mandatory part of the outgoing project procedure and forms the final part of a project's journey through the City's current governance procedures. With the recent launch of the new P3 Portfolio Management Framework, these will be the last Gateway 6 reports submitted to this Committee in this old format.

The two Gateway 6s which follow this report present successfully delivered projects which came in under budget 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 two Gateway Six Reports:

- Harman Close Decent Homes, Avondale Square Estate
- William Blake and Dron House Door Entry System Replacement

Main Report

Background

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

Harman Close Decent Homes, which was predominantly delivered between 2019-21.

William Blake and Dron House Door Entry System Replacement, which was predominantly delivered between 2019-20.

Current Position

3. Both 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 recent changes to the City's project procedures with the launch of the new P3 Framework in mind, 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

4. Members are asked to review and authorise the two Gateway 6 Reports which follow relating to the historic projects detailed above. As per the outgoing 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	At Authority to Start work (Gateway 5)	Final Outturn Cost (Gateway 6)	Variance
Harman Close Decent Homes	£990,383.00	£986,695.10	-£3,687.90
William Blake and Dron House Door Entry System Replacement	£414,958.00	£353,958.00	-£61,000
Total	£1,405,341.00	£1,340,653.10	-£64,687.90

6. The Gateway 6 outturn cost across both projects was within reasonably expected tolerances of the Gateway 5 (Authority to Start Work) costs.

7. A total of £126,893.36 was recovered from leaseholders for the Door Entry project. As a sheltered scheme, there is no leaseholder recovery at Harman Close.

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 for both projects were within reasonable expected tolerances of the Gateway 5 (Authority to Start Work) costs with a small underspend against each.

Resource implications – Both 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

8. The Gateway 6 reports submitted for approval form part of a housekeeping exercise ahead of adoption of the new P3 Project Framework. Both projects presented here were completed successfully in the challenging Covid and immediately post-Covid environments with both closing at a minor underspend against expected sums at Gateway 5. Works on both projects were completed several years ago under the previous senior leadership regime.

Appendices

None

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