

Committees: Corporate Projects Board - <i>for information</i> Housing Management and Almshouses Sub - <i>for decision</i> Projects and Procurement Sub - <i>for information</i>	Dates: 12 November 2025 27 January 2026 25 March 2026
Subject: William Blake and Dron House Door Entry System Replacement Unique Project Identifier: 11905	Gateway 6: Outcome Report Regular
Report of: Director of Community & Children's Services Report Author: Lochlan MacDonald, Asset Programme Manager	For Decision
PUBLIC	

Summary

1. Status update	Project Description: The door entry systems at these blocks were nearing the ends of their useful lives, it was very difficult to get replacement parts for repairs to the old systems, so replacement was required. RAG Status: Green (Red at last report to committee) Risk Status: Low (Not noted at last report to committee) Costed Risk Provision Utilised: £0 (of which £0 amount was drawn down at the last report to Committee); Final Outturn Cost: £353,958.00
2. Next steps and requested decisions	Requested Decisions: <ol style="list-style-type: none"> 1. That the contents of this report are noted. 2. That approval to close the project is authorised.
3. Key conclusions	All 116 Flats at William Blake Estate and 79 Flats at Dron House benefitted from the works. All flats had new handsets installed and fobs issued to residents for network and cloud-based systems respectively. All panels at main block entrances were

	<p>renewed. Cabling throughout was tested to ensure its integrity and repairs carried out where needed. Minor repairs were also undertaken to front entrance doors.</p> <p>The project was delivered with an underspend against the Gateway 5 sum of £61,000.</p>
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Main Report

Design & Delivery Review

4. Design into delivery	<ul style="list-style-type: none"> The design of the project fulfilled the objectives in that all homes had new equipment installed, and the new networks and cloud-based control systems work as planned.
5. Options appraisal	<ul style="list-style-type: none"> The final account figure of £353,958.00 is considerably less than the original contract sum of £414,958.00. This reduction is due to variations in works on items that were originally priced for but then found not to be required. The sum allowed for preliminaries was not needed. No consultants were needed in the delivery of the project.
6. Procurement route	<ul style="list-style-type: none"> The City of London Procurement Service were consulted on this report. Whilst the estimated amounts could be included under the measured term contract with Wates, it was agreed that the best approach was to seek a design and build contract with three specialist firms.
7. Skills base	<ul style="list-style-type: none"> The Major Works team from the City of London ran the project successfully with no requirement for external support.
8. Stakeholders	<ul style="list-style-type: none"> The major stakeholders, the residents, were directly affected by the works, in terms of providing access, disturbance, delays etc. However, the contractor arranged works directly and this method worked satisfactorily.

Variation Review

9. Assessment of project against key milestones	<ul style="list-style-type: none"> • Works were started and completed on time. • A delay over the final figures has delayed the completion of this outcomes report but that has now been resolved.
10. Assessment of project against Scope	<ul style="list-style-type: none"> • The project achieved its intended objective of installing the bespoke door entry systems required at each estate.
11. Risks and issues	<ul style="list-style-type: none"> • No identified risks were realised. • No CRP was utilised.
12. Transition to BAU	<ul style="list-style-type: none"> • The new equipment installed means that residents are more secure than previously. The previous door entry systems did not provide adequate security, which allowed intruders into the blocks and led to anti-social behaviour. As the old systems were virtually obsolete and spare parts were unavailable, these works will have reduced the amount of required reactive repairs.

Value Review

13. Budget

Estimated Outturn Cost (G2)	Estimated cost (including risk): £262,000.00 Estimated cost (excluding risk): £262,000.00
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	At Authority to Start work (G5)	Final Outturn Cost
Fees	£19,750.00	£0.00
Staff Costs	£10,000.00	£5,000.00
Works	£385,208.00	£348,958.00
Total	£414,958.00	£353,958.00

- The total amount recovered from leaseholders was £126,893.36, approximately 36% of the total project spend.
- No external fees needed to be expended in the completion of the project.
- Final accounts have been subject to an independent verification check undertaken by a suitably experienced officer within the relevant implementing department.

14. Investment	N/A
15. Assessment of project against SMART objectives	<ul style="list-style-type: none"> • Specific – Works targeted specific needs at each estate. • Measurable – All affected dwellings were connected to the new systems. • Achievable – Works were completed on time and under budget. • Relevant – The works tied in with the department's strategies of maintaining homes and ensuring residents safety. • Time Bound – The works were completed in line with expected time frames.
16. Key benefits realised	<ul style="list-style-type: none"> • All dwellings have been connected to the new systems. • Response repairs have reduced. • Residents feel safer due to the works.

Lessons Learned and Recommendations

17. Positive reflections	<ul style="list-style-type: none"> • The contractor, estate staff and the project team worked well together to complete the project. • The project was completed with an underspend of £61,000 from the Gateway 5 sum.
18. Improvement reflections	<ul style="list-style-type: none"> • A more structured approach is required at pre-tender survey stage to robustly identify the individual building fabric repairs that were required.
19. Sharing best practice	<ul style="list-style-type: none"> • This will be used to ensure an understanding of the similar projects in the future.
20. AOB	N/A

Appendices

Appendix 1	Project Coversheet
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Contact

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