

RESOURCE ALLOCATION SUB (POLICY AND RESOURCES) COMMITTEE

Monday, 3 November 2025

Minutes of the meeting of the Resource Allocation Sub (Policy and Resources) Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 3 November 2025 at 1.45 pm

Present

Members:

Deputy Christopher Hayward (Chairman)	Deputy Caroline Haines
Deputy Henry Colthurst (Deputy Chairman)	Shravan Joshi MBE
Deputy Helen Fentimen OBE JP	Deputy Andrien Meyers
Jason Groves	Alderman Sir William Russell
Alderman Timothy Hailes JP	Deputy James Thomson CBE

In Attendance

Officers:

Ian Thomas	- Town Clerk & Chief Executive
Greg Moore	- Deputy Town Clerk
Caroline Al-Beyerty	- Chamberlain
Paul Wilkinson	- City Surveyor
Katie Stewart	- Executive Director, Environment
Judith Finlay	- Executive Director, Community & Children's Services
Alan Bird	- Head, City of London School
Jenny Brown	- Headmistress, City of London School for Girls
Mark Jarvis	- Chamberlain's Department
Sonia Virdee	- Chamberlain's Department
Genine Whitehorne	- Chamberlain's Department
Emma Bushell	- City Surveyor's Department
Adam Fjaerem	- City Surveyor's Department
Ola Obadara	- City Surveyor's Department
Dorian Price	- City Surveyor's Department
Peta Caine	- Community & Children's Services Department
Ian Hughes	- Environment Department
Ben Dunleavy	- Town Clerk's Department
Polly Dunn	- Town Clerk's Department
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Also in attendance

Deputy Ben Murphy

1. APOLOGIES

Apologies for absence were received from Sheriff and Deputy Keith Bottomley, Tijs Broeke, Alderman Vincent Keaveny and Florence Keelson-Anfu.

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

There were no declarations.

3. MINUTES

The public minutes and non-public summary of the Sub-Committee meeting held on 9 September 2025 were approved as a correct record.

4. AIR SOURCE HEAT PUMP AND PHOTOVOLTAIC INSTALLATION AT THE MANSION HOUSE

The Sub-Committee considered a report of the City Surveyor concerning works at Mansion House.

At the request of the Chairman, officers confirmed that the project remained within budget, funded mainly through the Climate Action Strategy – Capital Delivery Programme. They clarified that the earliest budget estimates had been around £1.8m before the inclusion of the roof works; the uplift to £3m was an estimate based on including these works, but a detailed survey had led to a decrease in the actual cost. The roof repairs would be funded from the Cyclical Works Programme. A Member requested that future reports set out the funding arrangements more clearly.

Officers also confirmed, at a Member's request, that the proposed works complemented the necessary roof replacement to be undertaken as part of the major works at Mansion House.

RESOLVED: that – Members:

1. Note that no additional budget is required to reach the next Gateway;
2. Note the revised project budget of £2,058,750 (excluding risk);
3. Note the total estimated cost of the project at £2,264,630 (including risk);
4. Approve a Costed Risk Provision of £205,880 (to be drawn down via delegation to Chief Officer).
5. Approve Option 5.1.

5. CITY CIL AND OSPR (QUARTER 2 2025/26) AND CAPITAL BIDS 2026/27

The Sub-Committee considered a joint report of the Chamberlain and the City Surveyor.

The Chairman noted the bids for CIL and capital funding for the Barbican Podium; he requested that decisions on these bids should be postponed until the discussion on the investing in social housing in the non-public session, as the items were related. As item 5 was a public paper, Members agreed that the decision on the Barbican Podium funding would be recorded in the public minutes.

A Member asked for further information on the shortfall in the London Museum's budget. In reply, officers said that, as part of its planning permission,

the London Museum ('the Museum') project was required to sign section 278 agreements to fund immediately adjacent works as a result of the Museum's impact on the highway. The City Corporation had established the Smithfield Public Realm Scheme as a separate project to improve the wider public realm in that area. The Museum felt that they did not have sufficient funding in place to meet their obligations and deliver the works through the section 278 agreement. The reallocation of wider funding was proposed to meet this shortfall and enable the Museum to deliver the works. Officers advised that there was further complexity as the issue sat within the wider global agreement with the Greater London Authority (GLA) on the Museum's funding, where overrun costs were split 50:50 between the City Corporation and the GLA. The City Corporation was meeting the shortfall in the short-term on the basis that the GLA would then meet 50% at the conclusion of the project.

Members noted their concern about the continued requests for City Corporation funding for the Museum, and a perceived lack of oversight or holistic approach on major project spending. They agreed that the reallocation should only be approved on the expectation that it was a short-term fix, and that it should be made clear that the City Corporation would only make more funding available on a loan basis.

The Deputy Chairman asked if it was possible to get the GLA's approval up-front. Officers said that while the GLA agreed the spend sat within the global agreement but were looking to fund all their share of the overspend at the end of the project; however, cash was required immediately to pay for physical materials. The Chamberlain said that the exact sources of funding and rate of pace of spending were known for all major projects. On the specific issue, while acknowledging the concerns that the City Corporation was funding something that was really an obligation on the Museum, she felt that it was prescient to the City Corporation's desire for a good public realm around the Museum when it opened; the reallocation therefore represented an appropriate use of money, from an appropriate source, on something the City Corporation wanted. The Chamberlain felt that the fact that the GLA funding would not be available until the end of the project was the key issue.

The Chairman asked if the Chamberlain felt it was reasonable for the GLA to wait until the project ended to provide their contribution to the overspend. In reply, the Chamberlain said that the GLA were paying in accordance with the agreement of the spend up to date; this was one small element. Underpinning the matter were the financial pressures meaning the Museum could not meet its section 278 obligations.

RESOLVED: that – the Sub-Committee recommends the following allocations to the Policy & Resources Committee:

- Community Infrastructure Levy allocations:
 - £1,500,000 for the Heat Network Strategy
 - £500,000 for the Lombard Street Highway Improvements
- Capital bid allocations:
 - £1,610,000 for Corporate Device Replacement
 - £1,400,000 for Superintendents House Redevelopment

- £1,910,000 for GSMD Lighting Upgrades
- Reallocation of £1.75m of OSPR from the West Smithfield Area Public Realm and Transport project to the Museum of London s278 project to fund the shortfall in the London Museum's budget for Section 278 works (of which £875,000 would in due course be returned to the Smithfield public realm project); and to delegate to the Executive Director Environment authority to agree the final sum required to meet the Museum's funding gap.

6. *UPDATE FOR ENERGY COST AND SAVINGS

The Sub-Committee received a report of the City Surveyor concerning energy costs.

RESOLVED: that – Members:

- Note the annual reports will include forecasted utility costs and total spend from corporate properties and landlord areas
- Note that the annual report will include performance of the PPA including credits and generation
- Note that the bi-annual reports will include progress updates on consumption and cost
- Note that the bi-annual reports will include progress on energy projects that deliver cost avoidance

7. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE

There were no questions.

8. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

9. 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 items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act or relate to functions which are not subject to the provisions of Part VA and Schedule 12A of the Local Government Act 1972.

10. NON-PUBLIC MINUTES

The non-public minutes of the Sub-Committee meeting held on 9 September 2025 were approved as a correct record.

11. INVESTMENT IN SOCIAL HOUSING STOCK

The Sub-Committee considered a report of the Chamberlain concerning the allocation of funds to support major works on the City Corporation's housing social estates.

Members returned to the deferred Barbican Podium decision and agreed that while they supported the allocation of CIL funding, this would need to be

supported by additional resource to replace the gap in funding from the unsuccessful capital bid allocation.

RESOLVED: That – Members approve the allocation of £10,024,825 in CIL funding, contingent on finding additional resource.

12. CYCLICAL WORKS PROGRAMME 2024/25 UPDATE REPORT

The Sub-Committee considered a report of the City Surveyor concerning the Cyclical Works Programme.

13. SEIZING THE OPPORTUNITY TO SECURE THE FINANCIAL VIABILITY OF CITY OF LONDON SCHOOL FOR GIRLS AHEAD

The Sub-Committee considered a report of the Headmistress, City of London School for Girls concerning funding options for the City of London School for Girls.

14. GUILDHALL COOLING PLANT REPLACEMENT

The Sub-Committee considered a report of the City Surveyor concerning cooling at the Guildhall Complex.

15. UPDATE REPORT ON THE OPERATIONAL PROPERTY REVIEW (NON-HOUSING) – UTILISATION ACTION PLAN

The Sub-Committee received a report of the City Surveyor concerning the operational property review.

16. ENVIRONMENT DEPT OPERATIONAL PROPERTY UPDATE

The Sub-Committee received a report of the Executive Director, Environment concerning operational property under the Environment Department.

17. *ANNUAL REPORT ON OPERATIONAL PROPERTY PORTFOLIO

The Sub-Committee received a report of the City Surveyor concerning the operational property portfolio.

18. *SUPERINTENDENT'S HOUSE, CEMETERY & CREMATORIUM

The Sub-Committee received a joint report of the City Surveyor and the Executive Director, Environment concerning options on the future of the Superintendent's House at the City of London Cemetery and Crematorium.

19. *FPEP: SECURING POLICE ACCOMMODATION TO 2030 (CITY FUND: BISHOPSGATE POLICE STATION, 182-184 BISHOPSGATE, EC2. SALE OF THE FREEHOLD)

The Sub-Committee received a report of the City Surveyor concerning the freehold sale of an operational property.

20. *DELEGATED AUTHORITY DECISIONS AND ARREARS UPDATE ON ASSETS ALLOCATED TO THE CITY SURVEYOR TO DIRECTLY MANAGE ON THE OPERATIONAL ESTATE - 1ST APRIL 2025 TO 30TH SEPTEMBER 2025

The Sub-Committee received a report of the City Surveyor concerning decisions made under the Scheme of Delegations.

21. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE

There were no questions.

22. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was no urgent business in the non-public session.

23. CONFIDENTIAL MINUTES

The confidential minutes of the Sub-Committee meeting held on 9 September 2025 were approved as a correct record in the public session.

The meeting ended at 3.10 pm

Chairman

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