

Committees: Corporate Projects Board - <i>for information</i> Housing Management and Almshouses Sub - <i>for decision</i> Project and Procurement Sub - <i>for information</i>	Dates: 08 October 2025 26 November 2025 28 January 2026
Subject: Middlesex Street Estate – Cold Water Distribution System Replacement Unique Project Identifier: <i>PV Project ID 29100164</i>	Gateway 6: Outcome Report Light
Report of: Director of Community & Children's Services Report Author: Lochlan MacDonald	For Information
PUBLIC	

Summary

1. Status update	<p>Project Description: The cold-water distribution systems at both Petticoat Tower and Petticoat Square at the Middlesex Street Estate were identified as needing replacement. Following a survey completed by an independent consultant which concluded that the best option would be for full pipework replacement, these works were completed by TSG Ltd. These works were undertaken in tandem with the replacement of the heating and hot water systems which were also carried out by TSG, thus minimising delays and disturbance to residents.</p> <p>RAG Status: Green</p> <p>Risk Status: Low</p> <p>Costed Risk Provision Utilised: £0.00 (no CRP was requested)</p> <p>Final Outturn Cost: £ 447,201.73</p>
-------------------------	--

2. Next steps and requested decisions	Requested Decisions: <ol style="list-style-type: none"> 1. To note the contents of this report. 2. To agree and authorise closure of this project.
3. Key Conclusions	The new boosted cold-water system was successfully installed within both time frames and budget.

Main Report

Design & Delivery Review

4. Design into delivery	The design of the project was adequately prepared for the delivery of the project.
5. Options appraisal	The option chosen allowed the project to meet the project's objectives and provide long term value.
6. Procurement route	A Committee approved direct award was made and TSG carried out all the works to a very high standard, working collaboratively with the project delivery team to achieve a successful outcome.
7. Skills base	The DCCS Major Projects team had the required skills and experience and delivered the project accordingly.
8. Stakeholders	All statutory consultations were completed and compliant.

Variation Review

9. Assessment of project against key milestones	The project was delivered within the planned timescales and budgets, with no significant variations noted.
10. Assessment of project against Scope	There were no changes to the scope of the project, it was delivered as required.
11. Risks and issues	Risks were fully mitigated and there were no unidentified risks or major issues. No CRP was utilised.
12. Transition to BAU	The deliverables were executed as planned. Following the conclusion of the defect's liability period the ongoing maintenance of these units has been successfully transferred to the general R&M contractor.

Value Review

13. Budget	<i>Estimated Outturn Cost (G2)</i>		Estimated cost (including risk): £468,6000 Estimated cost (excluding risk): £468,600
		At Authority to Start work (G5)	Final Outturn Cost
	<i>Fees</i>	£ 21,300	£ 0.00
	<i>Staff Costs</i>	£ 21,300	£ 21,277.38
	<i>Works</i>	£ 426,000.00	£ 425,924.35
	Total	£ 468,600.00	£ 447,201.73
	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	1. The entire boosted cold-water system was replaced with new modern equipment. 2. The installation was completed within the agreed time frame and budget. 3. The new boosted cold-water system has improved the cold – water service to residents.		
16. Key benefits realised	New high performance boosted cold-water system was installed as planned. The new cold-water system will also help improve the functionality of the new heating and hot water system.		

Lessons Learned and Recommendations

17. Positive reflections	Works were completed to a high standard, the contractor performed well.
18. Improvement reflections	The project was delivered in tandem with the new heating and hot water project but perhaps could have been included within the original scope of works for the heating project.
19. Sharing best practice	1. Dissemination of key information through team and project staff briefings.

	2. Lessons learned have been logged and recorded on departmental SharePoint.
20.AOB	N/A

Appendices

Appendix 1	Project Coversheet
-------------------	--------------------

Contact

Report Author	Lochlan MacDonald
Email Address	Lochlan.macdonald@cityoflondon.gov.uk
Telephone Number	07785 723501