

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

**SUBJECT: INVESTMENT AND IMPROVEMENT OF CITY HALL, 64 VICTORIA STREET, LONDON, SW1EP 6QP**

Notice is hereby given that the Cabinet Member for Built Environment and the Cabinet Member for Finance and Corporate Services have made the following executive decision on the above mentioned subject for the reasons set out below.

### **Summary of Decision**

1. That this report be exempt from disclosure by virtue of the Local Government Act 1972 Schedule 12A, Part 1, paragraph 3 (as amended), in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).
2. That the Cabinet Members noted the current position on the City Hall refurbishment programme and that a full report will be submitted to Cabinet in October.
3. That authority be given to negotiate an Agreement to Lease, subject to Cabinet Member approval, with WeWork, for the surplus space in City Hall that WCC will not require post refurbishment and to instruct solicitors to negotiate Agreement to Lease documentation. The terms of the proposed letting will be generally in accordance with the summary terms noted in section 4.26 of this report, although Officers are to be given the flexibility to make modifications to the terms, subject to consultation with Cabinet Members. Any final deal with WeWork will be conditional on agreeing the final Cabinet report in October 2015.
4. That approval be given to procure a full professional team and associated surveys to complete the City Hall refurbishment project. The professional team appointments will be drafted so that they are terminable at any time, without cost penalty to WCC. The professional team will be instructed not to take the project beyond detailed design stage prior to Cabinet approval being granted to proceed with the project.
5. That authority be given to spend enabling funding to develop a temporary decant strategy and to prepare for the proposed temporary decant of City Hall. The proposed decant strategy will be brought back to Cabinet Members for approval in due course.

6. That Officers be authorized to negotiate with City Hall sub-tenants regarding the early surrender of leases and enter into option arrangements to secure the early termination of leases if agreement(s) can be reached.
7. That further expenditure be drawn from the unexpended portion of the £0.638m expenditure allocation that was approved in February 2014 and an additional £0.5m expenditure allocation is approved to cover possible additional expenditure prior to the October Cabinet meeting. All expenditure will come from the City Hall refurbishment capital budget. Implementation to be in accordance with Regulation E2 of the Finance Regulations.
8. That the Executive Director of Growth, Planning and Housing be given delegated authority to approve the entering into of contracts to progress the project, subject to total expenditure prior to the October Cabinet meeting not exceeding the limits specified in this report. The Executive Director will consult with the Cabinet Members on progress.

### **Reasons for Decision**

1. The refurbishment of City Hall is required to secure modern office accommodation that suits the Council's future operational needs and minimises the long term revenue costs.
2. To take advantage of an offer that has been received from WeWork to sublet the space in City Hall that WCC will not require following refurbishment of the building. Accepting the pre-let proposal reduces the risks to the Council associated with the project.
3. In order to progress the proposal it is necessary to appoint a full professional team to take the project forward as soon as possible, to allow the proposals to be developed to a level where full Cabinet approval can be sought in October 2015.

**Charlie Parker, Chief Executive,  
Westminster City Hall,  
64 Victoria Street  
LONDON SW1E 6QP**

**Publication Date:** 03 August 2015

**Implementation Date:** 10 August 2015, 5pm

**Reference:** CMfBE/2015-2016/10 and CMfFCS/2015-2016/10