

## Development Sub Committee

10 January 2022

<b>Title</b>	Benwell House Phase 1: end of project report
<b>Purpose of the report</b>	To note
<b>Report Author</b>	Nick Cummings Property and Development Manager
<b>Ward(s) Affected</b>	Sunbury East
<b>Exempt</b>	Report, Appendix A and– No Appendices - Yes
<b>Exemption Reason</b>	<p>This report is exempt from publication in accordance with paragraph 5 of Schedule 12A of the Local Government Act 1972 (as amended), because it contains:</p> <p>Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure to the public would prejudice both the financial affairs of the company and the Council as the information contains information which may be used in legal proceedings.</p>
<b>Corporate Priority</b>	Affordable Housing
<b>Recommendations</b>	<p><b>Committee is asked to:</b></p> <p>To note the project report To provide feedback on the format and any areas of improvement for subsequent reports</p>
<b>Reason for Recommendation</b>	Not applicable

### 1. Key issues

- 1.1 The purpose of this report is to share with Development Sub Committee the feedback from two 3 hour lessons learnt workshops involving a wide number of the Assets team from both the development and property management teams.
  - 1.2 By sharing the lessons learnt from one project it is intended for the team to improve performance on subsequent projects. We have already adopted some lessons learned from the Bugle House project and applied these to the White House Hostel and Harper House. This applies specifically to simplifying structural roof design.
  - 1.3 It is intended that at the start of each project a review of the previous lesson learnt will be reviewed. The next plan for this process will be Victory Place Ashford.
  - 1.4 This review has been undertaken at project level and we have not taken into account matters relating to governance, financial reporting and interface with other departments.
- 2. Options analysis and proposal**
- 2.1 The purpose of this report is to note the end of project reporting format for forthcoming projects on completion or nearing completion.
- 3. Financial implications**
- 3.1 The project completion statement summarises the overall financial performance of this project see **Appendix C**
- 4. Other considerations**
- 4.1 Encourage feedback and debate from the Development Sub Committee.
- 5. Equality and Diversity**
- 5.1 All equality and diversity issues have been addressed at project level.
- 6. Sustainability/Climate Change Implications**
- 6.1 All sustainability and Climate change implications have been addressed at project level.
- 7. Timetable for implementation**
- 7.1 Not applicable.

**Background papers:, There are none.**

**Appendices:**

*Appendix A – Lessons Learnt summary*

*Appendix B – Lessons Learnt Log*

*Appendix C – Draft Completion Statement*