

# Development Sub Committee



Date of meeting 25 July 2022

<b>Title</b>	Harper House: end of project report
<b>Purpose of the report</b>	To note
<b>Report Author</b>	Richard Mortimer Development Manager
<b>Ward(s) Affected</b>	Ashford Town
<b>Exempt</b>	Report, Appendix A – No Appendices B & C - 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>	<b>Committee is asked to:</b>  To note the project report
<b>Reason for Recommendation</b>	Not applicable

## 1. Summary of the report

- 1.1 The purpose of this report is to share with the Development Sub Committee the feedback from a number of lessons learnt workshops involving members of the Assets team and the Housing Options team.
- 1.2 By sharing the lessons learnt from one project it is intended for the team to improve performance on subsequent projects.

- 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 and financial reporting.
- 2. Key issues**
- 2.1 There are no key issues as this paper seeks to reflect and record lessons learnt throughout the whole development process.
- 3. Options analysis and proposal**
- 3.1 The purpose of this report is to note the end of project reporting format for projects on completion or nearing completion.
- 4. Financial implications**
- 4.1 The project completion statement summarises the overall financial performance of this project see **Appendix C**.
- 5. Risk considerations**
- 5.1 As the project has been completed, the focus has shifted to consolidating lessons learnt and ensuring these are appropriately applied to new future projects where applicable.
- 6. Legal considerations**
- 6.1 As the final account has not been closed out, there remains potential for dispute so Legal will be kept abreast of any issues that arise. At the moment, the project management team are seeking detailed justification for an Extension of Time which has been applied for by the main contractor. This will determine whether there Liquidated & Ascertained Damages can be claimed.
- 7. Other considerations**
- 7.1 Encourage feedback and debate from the Development Sub Committee.
- 7.2 Encourage feedback from the design team.
- 7.3 Encourage feedback from end user (post 1 year occupancy).
- 8. Equality and Diversity**
- 8.1 All equality and diversity issues have been addressed at project level.
- 9. Sustainability/Climate Change Implications**
- 9.1 All sustainability and Climate change implications have been addressed at project level.
- 10. Timetable for implementation**
- 10.1 Not applicable.
- 11. Contact**
- 11.1 Richard Mortimer [r.mortimer@spelthorne.gov.uk](mailto:r.mortimer@spelthorne.gov.uk)

**Background papers: There are none.**

**Appendices:**

Appendix A – Lessons Learnt summary

Appendix B – Lessons Learnt Log

Appendix C – Draft Completion Statement