Golden Lane Harvest Fun Day - 26 September 2026

Post-contract Professional Services: Frequently Asked Questions

Golden Lane Estate Major Works Renewal Programme

1. Why are these services required?

Given the scale and complexity of the work involved, the City of London Corporation has a duty to ensure that the contract will be administered professionally, the appropriate commercial support is in place and also that the quality of the work is diligently managed throughout the construction phase of the project.

2. Why can't the City of London Corporation manage this in-house?

The vast majority of Local Authorities and Housing Associations use external consultants in this way, because otherwise the requirement for internal resources would be excessive. The Major Works Team is best placed to fulfil the client-side project management role, which involves management of appointed consultants to ensure they are performing to their highest capability.

3. Major works aren't due to be carried out to my block for some years, why does this need to be done now?

The Golden Lane Estate Major Works Renewal Programme is being tendered in five separate works packages, which will be delivered over a 10-year period. However, each package will require these services over the entire programme. The services are best sourced via a single procurement exercise now, to offer best value for money.

4. What exactly are the services?

Contract administration relates to the ongoing management of the works contract, a role usually fulfilled by a construction professional such as a Chartered Building Surveyor. The Contract Administrator will issue instructions, chair monthly progress meetings with the contractor and undertake regular inspections to monitor progress against the programme.

Quantity surveying relates to the financial control of the project, in terms of monitoring spend, issuing monthly valuations, reviewing the cost of variations and agreeing the final account for the works.

The appointed **Clerk of Works** will be responsible for quality inspection and monitoring and is expected to be on site regularly.

5. What if the appointed consultant doesn't perform?

The consultant appointment is expected to include KPIs (key performance indicators) which will enable the Major Works Team to record an ongoing assessment of the consultant's performance throughout the duration of each contract. The appointment documents will contain termination clauses, which could be used at the discretion of the City of London Corporation, in the event of persistent underperformance.

6. How have these services been tendered?

These services have been tendered using the City Corporation's online portal, for which interested suppliers have to formally register. The method of tendering has been 'Competitive Flexible' which is compliant with the Procurement Act 2023 and involves three stages:

- Pre Market Engagement
- Invitation to Participate
- Invitation to Tender

7. What direct involvement will I have with the consultant?

The consultant will attend some resident consultation events and will have limited interaction with residents, but their primary focus is management of the construction contract on behalf of the City of London Corporation. Their key relationships will be with the appointed contractor, the consultant design team and the Major Works project team. They will only take direct instruction from the City of London Corporation as client.

8. Why are they called 'Post-contract' professional services?

'Post-contract' is an industry term and refers to the period which immediately follows the award of the works contract i.e. when a works contractor is appointed. This is the construction phase of the project (when the works will be delivered) and when these professional services will be specifically required.