

10. Redecorations

The 2011/12 redecoration programme continues and the progress at the time of this report is as follows:

- Thomas More House – External Redecorations. 100% complete
- Mountjoy House – External redecoration. 100% complete
- The Postern - External redecoration. 90% complete
- Seddon House – Internal redecoration. 50% complete
- Andrewes House – Internal redecoration. 20% complete
- Lauderdale Tower – Internal redecoration. 100% complete
- Bryer Court – Internal redecoration to commence February 2012

2012/13 Programme

The following blocks have been identified for the 2012/13 redecoration programme:

- Shakespeare Tower – Internal Redecorations
- Thomas More House – Internal Redecorations
- Seddon House – External Redecorations
- Lambert Jones Mews – External Redecorations

Tenders are being sought during March 2012. Works will commence in June 2012 following statutory consultation.

11. Roof Apportionments.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	May 2012
Breton House	Final account checks to be carried out followed by provisional final apportionment.	March 2012	May 2012
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	March 2012	May 2012
John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	May 2012
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	May 2012

With the exception of Ben Jonson and Breton House, draft final apportionments are with the Barbican Association roof sub-committee. We await a response in order to answer any queries.

12. Trade Centre Podium Works

Removal of the soft landscaping will commence in March and is anticipated to be complete by the end of May. Investigations are under way to identify a suitable source of replacement paving tiles, subject to a submission of a

Listed Building application. Avanti Architects, who produced the Barbican Listed Building Management Guidelines, have been engaged to provide outline design options for the reinstatement of the landscaping. Consultation with stakeholders will take place in order to develop these options in detail. A meeting is due to be arranged shortly with the RCC working party to discuss the principles and options for the landscape area.

13. Asbestos

Remedial works continue to be carried out to the common areas of a number of blocks. With the exception of Speed House, this is now complete. Information is being updated to Asbestos Management Software. Surveys to tenanted flats are now complete. Any works identified during these surveys will be carried out.

14. Technical Services Recharges

Analysis of the Technical Services recharge continues and has required more detailed analysis. Findings from the analysis will be reported to your next committee

15. Sustainability Working Group

A copy of the minutes for the first meeting of the Sustainability Working Group is attached at appendix 5.

16. Public Lift Availability

Availability of the public lifts under the control of Technical Services are detailed below:

Lift	From April 2010 to March 2011	From April 2011 to December 2011
Wood Street	82.55%	99.55%
Little Britain	99.62%	91.83%
West Pavilion	99.99%	98.85%
East Pavilion	99.94%	99.71%
Turret	99.64%	99.98%

Moor Lane	99.96%	98.32%
Gilbert House	99.87%	99.98%

As reported previously, the Little Britain lift suffered a breakdown which lasted more than two weeks during the first quarter. The availability during the third quarter was 99.84%. The Moor Lane lift was out of service overnight during the third quarter awaiting parts. All other lifts show improved performance during the third quarter