

### **City Surveyors Department Issues**

Officers from the City Surveyors Department have provided the following updates:

#### **17. Barbican Occupiers Users Group**

The Barbican Occupiers Group met on 30 January where the main topic was the forthcoming review of the Barbican Listed Building Management Guidelines. The City Planning Officer gave short a presentation to the group on the proposals and separately you are to consider them as well and subject to approval formal public consultation will start in May 2012.

The occupiers users group is next to meet in April 2012.

#### **18. Crossrail**

The next Crossrail works package has commenced which has seen the Moor House basement taken and occupied for stabilization works and the opening of the basement structures in preparation of the next grounds work stage. Demolition of the Station over site has been completed, which has included work over the Moorgate escalators. This area has been the subject of a number of meetings and management issues.

The extent of the Crossrail works site has had to be expanded again to include part of the Highwalk which gave access to the escalators. By agreement this has been permitted with alternative access arrangements to the escalators being made available during the works period.

This work will continue and there will be similar disruptions in the area for the next few years until the station opens in 2018.

#### **19. Barbican Arts Centre Cinema Relocation**

The contract for the Barbican Cinema Scheme has been let to ISG plc. Works commenced January 2012 and are programmed to be complete by July 2012.

## **Fringe Redevelopments**

### **20. Frobisher Crescent**

Out of the 69 units built 66 have been sold and the 3 units retained by the City are to be sound proofed. Design work is in hand and an agent has been selected to sell the flats with marketing due to start once the sound proofing has advanced.

Works to improve the appearance of the Sculpture Court have been commenced and the low maintenance “hanging” gardens are in place with moveable planters to be installed once all necessary permissions have been obtained by the developer.

The functionality of the centralised boiler heating system installed remains of concern, evidenced (most recently) by breakdowns in January. The developer has acknowledged that he has been unable, to date, to provide a satisfactory, stable long term solution and has thus has not yet offered the development as complete

An independent firm of consulting engineers have been appointed to give the City an initial independent view of the installed system.

### **21. Milton Court Redevelopment**

Position as of February - reinforced frame of residential building up to level 20 & fit out underway on levels 7 - 15. Cladding continues to be fixed to the exterior. Work progress remains on schedule – a 137 week construction period with practical completion due first quarter 2013.

### **22. Moorgate Telephone Exchange**

This site has been sold to MGPA, Quadrant Developments are the development manager. The developers have commenced the process to demolish the existing building and intend to implement the planning consented office scheme. (No further update 22.02.12)

### **23. St Alphage House**

Planning Permission granted at the end of August 2011. No timetable set for development, but could be in 2012. (No further update 17.02.12)

#### **24. Roman House**

Planning permission for 90 residential dwelling was granted 23 December 2011. The change of use from offices includes external alterations including new windows and roof extension.

#### **25. Public Lifts Serving the Barbican Estate**

The escalators at Moorgate were returned to service before Christmas. Subsequently there has been disruption to service caused by indiscriminate operation of the emergency stop buttons.

#### **26. YMCA**

YMCA England has served notice on the City to give up its lease on the 30th September 2012. Protective 'without prejudice' notice has been served on City YMCA to ensure that the 30th September date is not jeopardised. Environmental Health are considering building issues in conjunction with City YMCA. Future use of the building is being considered.