

8. Redecorations

The 2011/12 redecoration programme has commenced and work has started on Thomas More House. The estimated programme for the remaining blocks are as follows:

Mountjoy House – External redecoration. To commence October

The Postern - External redecoration. To commence November

Seddon House – Internal redecoration. To commence February 2012

Andrewes House – Internal redecoration. To commence January 2012

Lauderdale Tower – Internal redecoration. To commence November

Bryer Court – Internal redecoration to commence February 2012

9. Roof Apportionments and Roof Guarantees.

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	October
Breton House	Final account checks to be carried out followed by provisional final apportionment.	October 2011	December 2012
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	October 2011	December 2012
John Trundle/	Final Apportionment to be carried out. Passed	N/A	December 2012

Bunyan Court	to Working Party Aug 2010		
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	December 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.

10. Asbestos

Remedial works continue to be carried out to the common areas of a number of blocks. Information is being updated to Asbestos Management Software. Surveys to tenanted flats are 75% complete. Any works identified during the survey will be carried out once the remaining 25% have been completed.

11. Concrete Testing

An investigation into reported concrete spalling has resulted in visual inspections being made to various areas, particularly to the Tower blocks. Advice from a specialist concrete consultant was that hammer tests should be carried out to the Tower blocks and concrete samples should be sent for laboratory analysis.

The Tower blocks are to be tested first due to their height and therefore exposure to the elements and possible resultant carbonisation of the concrete. The results of the hammer tests and laboratory analysis will determine what, if any, future protection of the concrete is required.

12. 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 June 2011
Wood Street	82.55%	96.84%
Little Britain	99.62%	75.63%
West Pavilion	99.99%	100%
East Pavilion	99.94%	100%
Turret	99.64%	99.95%
Moor Lane	99.96%	99.96%
Gilbert House	99.87%	99.96%

The Little Britain lift suffered a breakdown which lasted more than two weeks. This was due to a failure of the door engine which required a part to be manufactured due to the unavailability of the original part.