

3 Redecorations

Works continue to progress on the 2018/19 programme

At the time of this report (1 November 2018)

- The Postern – Complete

Several blocks are programmed for internal redecorations in 2018/2019. These are currently on hold pending the results of the destructive testing on front doors and door surrounds. The programme for 2019/20 is currently being developed.

Feedback from residents on the performance of the contractor and quality of work continues to remain positive.

4 Public Lift Availability

Availability of the public lifts under the control of Property Services is detailed below:

Lift	From April 2017 to March 2018	From April 2018 to September 2018
Turret (Thomas More)	99.90%	99.92%
Gilbert House	99.99%	98.87%

5 Concrete Repairs

Concrete repairs commenced, as programmed, in June 2018. Since the last report, works to Seddon House, Lambert Jones, Defoe House, John Trundle Court, Thomas More and Defoe car parks are all complete and works to Bunyan car park are continuing.

Works are progressing well and are currently on programme

6 Vision Fibre Media (VFM) Contract for TV and /Broadband Services

Discussions have taken place with VFM concerning the television service. We have agreed an action plan for the next 6 months in order to improve the services provided.

This will be reviewed frequently. One of the changes, which has caused some concern from residents, is that credit/debit card details will not be taken when a resident reports a fault but will be told this could result in a recharge if it was their equipment. The BEO will determine the cause once the invoice is received and challenge if we believe it is a service issue.

7 Repairs and Maintenance Update

Following an OJEU compliant tender process we are now going through the City's governance process before the contract can be awarded. The contract is due to commence on 1st April 2019. It has an enhanced specification and KPI's compared to the existing contract. We also had 2 Barbican resident volunteers who reviewed the tender returns and provided feedback which was similar to the comments from the evaluation panel.

8 Electric Vehicle Charging

The LEN project has funded the installation of 22 charging units, providing charging capabilities to a total of 30 bays, across 5 carparks on the Barbican Estate, following decisions made by the EV Charging Points Working Party. These charging units went live in May 2018. The charging units are currently available for use by any resident with an EV/plug-in hybrid vehicle.

The LEN project additionally funded consultants to undertake a pilot study assessing resident's usage and user experience of charging points over a 6-month period (May-November 2018). This pilot study has just completed, with just under half of the available EV charging bays used in the trial. The findings are now being drawn together into a final report with recommendations for future-roll out. This will be fed back to the Working Party and presented to Committee.

Due to unforeseen issues regarding the electrical supply, the installation of the EV charging units, and by extension the timeline of the trial, was delayed by some months from those originally stated in the Update reports. With the pilot now just ended, the Consultant's final report and recommendations are due to be completed by end of December this year. The draft report will be shared with the Electric Vehicle Charging Point Working Party for comments before the final report is presented to RCC and BRC committees.

Throughout the trial the cost of the electricity drawn down by the charging points, and any other overhead costs, have been met by the LEN funding. Despite the trial finishing mid-November, the LEN will continue to meet the costs until March 2019, at which point the LEN funding ceases. Post-March 2019, the Barbican Estate will need a management plan in place, including that of how to cover the electricity costs and the assignment of EV charging bays.

Due to the timing of the report, and the need to have a decision in place regarding the on-going use of the electric vehicle charging bays from March 2019, the Electric Vehicle Working Party have requested to present this report as a separate agenda item at the start of the RCC AGM on 28th January 2019, and hold a special BRC meeting in early February 2019, with the express purpose to make a decision on the future of the EV charging points management and costings. This request has been granted by both Chairs of the RCC and BRC.

9 What's Gone Well

Drainage – Following a review of the drainage system across the Barbican Podium areas and investigations into currently available products, the BEO now has drain clearing equipment capable of not only unblocking the drain but removing scale build up without the need for acid chemicals that only remove scale from a short section of pipework.

Early indications are that the incidents of blockages and ponding on the Podium have reduced drastically. A programme of cyclical clearing is currently being developed