

3. Redecorations

2014/15 Programme

The 2014/15 programme includes the following blocks:

- Ben Jonson House (External) 75% complete. Estimated completion 12th December 2014.
- Breton House (External) 85% complete. Estimated completion 12th December 2014.

Frobisher Crescent and Cromwell Tower are due to be tendered mid-November.

4. Roof Apportionments

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Breton House	Draft final apportionment being completed before passing to Working Party	N/A	March 2015
Ben Jonson House	Draft final apportionment being completed before passing to Working Party	N/A	March 2015

5. Beech Gardens Podium Works (As at 3rd November 2014)

Work in progress

The main contractor, VolkerLaser Ltd is continuing with the works that commenced in November 2013 and completion is envisaged by February 2014. Listed building approval has now been obtained in relation to the finished colour of the lining to the pond beneath Bryer Court and resident members of the Project Board played an active role in this

process, as they subsequently did in the design of the replacement bridge for the pond.

VolkerLaser Ltd are presently working in most areas of the project site boundary, and has reopened various sections of the podium to the public, where both waterproofing and tiling have been completed.

Soft Landscaping

The alternative consultant, Professor Nigel Dunnett working in association with the Landscape Agency, was commissioned and prepared a concept design which was presented to the Landscaping Working Party and was then the subject of a resident consultation exercise. The final landscaping design has been commissioned and initial documentation has already been sent to Open Spaces for costing purposes. The specification for the replacement soil has been sent to VolkerLaser who will be responsible for overseeing its installation in conjunction with a water retention layer, as an extension of the waterproofing contract. Planting of the raised bed areas is anticipated to take place around March-April 2015.

6. Asset Maintenance Plan

A meeting with the Asset Management Working Party is due to take place in December 2014 to go through the 20 year programme and focus on the detailed 5 year programme.

7. Public Lift Availability

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

Lift	From April 2013 to March 2014	From April 2014 to September 2014
Turret (Thomas More)	99.16%	99.60%
Gilbert House	99.70%	100%

8. Upgrade of the Barbican Television Network

Fibre installation work has now commenced. A notice has gone out to all residents via the email broadcast and to individual flats detailing when blocks are likely to be connected: #

November - Shakespeare Tower, Lauderdale Tower, Frobisher Crescent, Cromwell Tower, Breton House, Ben Jonson House

December - Thomas More House, Defoe House, Seddon House, Mountjoy House, Lambert Jones Mews

January - Andrewes House, Speed House, Willoughby House, Gilbert House, Wallside, The Postern, Brandon Mews, Bunyan Court, John Trundle Court, Bryer Court

An upgrade of the existing TV system will take place in February 2015 giving residents the opportunity to subscribe to Sky+ (where they currently cannot do so)

Over 650 residents have registered their interest and now that installations are taking place we are expecting regular updates from VFM. These will be sent via the email broadcast and placed on noticeboards

9. Concrete Works

The intended programme reported to your last committee remains:

Financial year 2014/15

- Ben Johnson House
- Thomas More House
- Andrewes House

Financial year 2015/16

- Brandon Mews
- The Postern
- Speed House
- Defoe House
- Gilbert House
- Willoughby House
- Lambert Jones Mews
- Bryer Court

- Bunyan Court
- Seddon House
- John Trundle Court
- Frobisher Crescent

10. Background Underfloor Heating (As at 3rd November 2014)

Since your last meeting a new electricity supply contract for the underfloor heating has been let. The contract is on a 2 year fixed rate. Current meters have also been replaced with half hourly meters. This will enable our engineers to interrogate usage in much more detail and will assist with any future changes to the underfloor heating system

The Working Party has met to review the comments made by the City Solicitor on the options paper presented to your last committee. A number of questions arose from the comments and a meeting is due to take place between officers to go through the questions and revert back to the Working Party.

The options will be reviewed and a report will be taken to Barbican Residential Committee in March 2014 seeking authority to engage a consultant to develop the options.