

Property Services Update

5. Redecorations

2016/17-2019/20 Programme

Works continue to progress well on the 2017/18 programme

At the time of this report (8 November):

- Andrewes House – Complete
- Gilbert House – Complete. Excellent results from the satisfaction survey
- Willoughby House – 80% Complete
- Brandon Mews – Due to start in November, weather affecting programme and causing a slight delay from October start
- Cromwell Tower– Delayed start date pending results of fire safety inspections to front doors and surrounds
- Speed House – Delayed start date pending results of fire safety inspections to front doors and surrounds
- Bunyan Court – Delayed start date pending results of fire safety inspections to front doors and surrounds
- Thomas More House, Mountjoy House & The Postern, Due to start early 2018 – 3rd stage consultation during November

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

6. Public Lift Availability

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

Lift	From April 2016 to March 2017	From April 2017 to September 2017
Turret (Thomas More)	99.95%	99.92%
Gilbert House	99.96%	99.97%

7. Concrete Repairs

Only one tender was received for the Barbican Estate which was above our consultant's estimate. Advice from City Procurement was to re-tender the works and this is currently progressing

8. Underfloor Heating Working Party Update

Currently, the Underfloor Heating Working Party does not have a Chair or Deputy Chair. It has also been difficult to arrange meetings that suit everyone and for the Working Party to be quorate. In addition, BEO and Property Services currently have resourcing issues to service the large number of current working parties.

The Underfloor Heating Working Party was initially set up to review the future of the underfloor heating. This has since moved on to review the controls and future options. The RCC will carry out a review of all working parties in the spring. It is possible that the UFHWP will form part of the Asset Maintenance Working Party

9. Asset Maintenance Working Party Update

At the last Asset Maintenance Working Party, it was confirmed that the tender for a full condition survey was in progress. We are currently awaiting tender returns.

The current repairs and maintenance contract is under review and a small sub-group will be formed to review the current specification and KPI's

Garchey – Property Services has conducted a survey to determine properties that still have a Garchey. The survey excluded properties that have formally applied for landlord's permission for its removal. We are currently reviewing the responses and the results will be discussed with the AMWP.