

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

### **32. Crossrail**

Enabling works will take place during 2010 and it is anticipated that tunnelling works will commence in 2011 with services starting during 2017. A City of London Residents Forum has been set up and the first meeting took place on Thursday 25 February. The current plans for the western end of Liverpool Street Crossrail station to be located at Moorfields were discussed. Under the current plans it is anticipated that a link to the highwalk will be retained.

### **Fringe Re-developments**

#### **33. Frobisher Crescent**

The development is anticipated to be completed by the end of March and the marketing of the flats continues. The glazing on Level 8 at Frobisher received consent at Planning and Transportation Committee on 23 February 2010 and works on site have started

#### **34. Milton Court Redevelopment**

Advanced Groundworks – are continuing and though there has been some delay it is now anticipated that the works will be completed by end of May.

Construction works – the main piling operations are currently planned to commence by the end of July 2010. The planned construction periods for the School and tower remain as 31 months and 34 months, respectively.

Officers from the Barbican Estate Office and resident representatives meet with Heron and their contractors on a monthly basis for briefings on progress and to discuss any issues that have arisen

**Marketing Pavilion.** This has now been completed and Barbican residents have been invited to an exclusive preview of The Heron in the pavilion on Monday 15 March between midday and 20.00.

**Permanent EDF Substation** (to be located in Barbican Estate car park, level 03 at corner of Moore Lane). Negotiations on the works required for the sub-station

have commenced.

**External Improvements.** A preliminary meeting has been held with the City of London's Planning & Transportation Department to discuss the programming of external improvement works to Moor Lane, Milton Street and Silk Street. The City's aim is still to implement the external improvement works in the surrounding area to coincide with the completion of the Milton Court project. This timetable will be dependent on their approval processes and funding being available for all the streets at the same time.

### **35. Moorgate Telephone Exchange**

There is no further news on this project at the moment.

### **36. St Alphage House**

Hammersons, the developer, have commenced consultation with residents representatives and members. It is anticipated that liaison groups for residents and members will be set up and meetings will take place on a regular basis. The developers are aiming to submit a planning application by the end of the year.

### **37. Roman House**

A presentation for Barbican residents on a proposed planning application for this building took place on Thursday 25 February. The developers intend to apply for permission to refurbish the existing building into a Premier Inn with 143 bedrooms.

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

The other Public lifts adjoining the Barbican Estate are in the process of being prepared for connection to the BEO lift monitoring system. Installation of the necessary monitoring and autodialing equipment to the individual lift cars is underway. This is being managed by the BEO Lift Consultant, Butler & Young, on our behalf. Technical difficulties and a need to co-ordinate the requirements of several different lift suppliers and systems has resulted in this exercise becoming protracted. This work is necessary to enable connection to the BEO monitoring station and, once proven, the monitoring of these lifts will be programmed to the Barbican system.

The existing maintenance service will continue with the current contractors and it is planned to have most of the public lifts under the regime of the Barbican lift

maintenance contractor as soon as practicable. However the public lift at Wood Street (formerly Royex House) and the East & West Pavilion lifts were manufactured by Mitsubishi. Due to the control protocols of these lift it is considered desirable to have them maintained by Mitsubishi who have access to the software and spare parts. This also suits the building management of 1 Aldermanbury Square who also use Mitsubishi, as the lift contractor is required to access the lift motor room through their building.

Discussions with both contractors are progressing and addendum contracts are being prepared by Butler & Young. The transfer of public lift maintenance to the existing Barbican contractor (Guideline) and Mitsubishi will be progressed once the monitoring system has been established. It will also be dependent upon agreement with the contractor on the transfer of this service at agreed costs.

Discussions are continuing between officers of the City Surveyors Department, the City Planning Officers and the Barbican Technical Officers to ensure that any future City-wide public lift installations, including those adjacent to the Barbican Estate, will be installed to a specification laid down by the City of London. A specification for future public lifts is being established in consultation between the respective departments. Butler & Young are appointed to advise on this process and the proposed lift installation at St Botolph's House has been identified as the first opportunity to develop a standard specification, and this is being progressed with the Developer.

#### **39. Turret**

Although in your last report the City Surveyor confirmed that he is obtaining an up to date valuation for the premises and undertook to submit a report in March 2010 No further update has been made available for this report.

#### **40. Willoughby Ramp Storage**

Heron on behalf of the GSMD have submitted a planning application for 64 bicycle spaces under the ramp at Moor Lane, planning permission has been given. At this moment in time there has been no further progress on this issue but committee will be kept informed of any progress.

#### **41. YMCA**

The Housing Services Commercial Manager will be working in liaison with the City Surveyors Corporate Property Group in negotiations regarding any future potential lease. No further update is available for this report.