

Technical Update

Appendix 2

21. Cromwell Tower Lobby Refurbishment

Tenders have been received, discussions have taken place with the house group and a contractor can now be recommended for acceptance. Second stage formal consultation is being arranged.

22. Redecorations

Redecoration works to the various blocks is progressing well. The position as at 24th February 2010 is as follows:

Defoe House - internal – 98% and – 100% of external completed

Speed House – external – 95% completed

Andrewes House – external – 100% completed

Gilbert House – external – 100% completed

Mountjoy House – internal – 100% completed

23. Roof Apportionments

The Barbican Association has appointed another member to the Roof Apportionment working party.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Seddon House	Final account agreed. Final Apportionment to be carried out	N/A	April 2010
Bryer Court	Awaiting final guarantee	February 2010	May 2010
Breton House	Queries being answered by the consultant	February 2010	June 2010
Ben Jonson House	Queries being answered by the consultant	February 2010	June 2010

John Trundle/ Bunyan Court	All queries resolved, awaiting guarantee to complete verification exercise	N/A	May 2010
Shakespeare Tower	Final account agreed. Final apportionment to be carried out.	N/A-	April 2010

Defoe House final apportionment is being presented to this committee, Shakespeare final apportionment is still with the roof sub-committee and we await agreement of this. Subsequent apportionments have been delayed as a result of the Shakespeare Tower apportionment.

24. Leaseholders Repairs Service

A document detailing the service has been finalised and will be distributed by the end of March 2010. The service will commence in April 2010

25. Barbican Estate Repairs & Maintenance Service

The first draft of the tender documentation is with the Barbican Estate Directorate for comment.

26. Restructuring

Staff have been consulted on the new structure to be implemented April 2010.

27. Asset Management Plan

An outline of the Barbican Estate's Asset Management Plan will be completed by April 2010 and will be circulated to RCC members on completion.

28. Asbestos

The City of London as landlord has a duty to manage asbestos in the common parts and tenanted properties in accordance with the Control of Asbestos Regulations including up-dating the asbestos register, work on which is on-going. As part of this, staff have undergone asbestos training and carry out visual inspections when access is required to an area.

A programme for surveys to be carried has been arranged and is being

implemented. Thereafter, annual re-inspections will be undertaken by our estate staff and the register updated as necessary.

29. Water Pressures

A water pressure survey has been conducted with residents on the 4th and 5th floors starting with Gilbert, Mountjoy and Seddon House to gauge the range of the problem.

30. Power Surges

Further investigation into the equipment available to stabilise power supply fluctuations has taken place. The Barbican Centre are to install equipment into Sun Dial Court and have agreed to keep us informed of the progress and supply us with test results and potential cost savings. Once this is available we will report back to the RCC and BRC.

31. Public Lift Availability

Availability of the public lifts under the control of Technical Services are detailed below

Lift	From 1 April to 31 December 2009	From 1 January to 24 February 2010
Turret	99.9%	99.77%
Gilbert House	98.97%	100%

Software upgrades to the Moor Lane lift have been carried out and connection to our central monitoring unit will take place during February 2010, yet to be advised if complete.