

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

25. Crossrail

Enabling works are continuing and it is currently anticipated that tunnelling works will commence under the Barbican Estate in 2014. A City of London Residents Forum has been set up and a meeting will take place on 7 September. Under current plans it is anticipated that a link to the highwalk in the Moorgate area will be retained.

The City of London are preparing a response to Crossrail's ground settlement questionnaire regarding the Barbican Estate, this will cover common parts, common services and public areas. An update on discussions at the joint Crossrail / City of London Officers Property Group will be given at the forum.

Fringe Redevelopments**26. Frobisher Crescent**

Practical completion is expected during the second week of September and Frobisher Crescent Development Limited expect to have sold all of the flats by Christmas at which point the whole of the management passes to the Barbican Estate Office. At the moment management responsibilities are split.

27. Milton Court Redevelopment

Construction works – the main piling operations started 5th July 2010 and are nearing completion. The planned construction periods for the School and tower remains 137 weeks for each.

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

Permanent EDF Substation (to be located in Barbican Estate car park, level 03 at corner of Moor Lane). A presentation to resident representatives took place on 19 May regarding the methodology and preparatory structural work associated with construction of the EDF substation chambers. The works commenced in July and are estimated to take 16 weeks. Following this, EDF will require a period of 20

weeks before the substations are energised. The work zone will be fully hoarded and sealed with access for the contractor facilitated via the main site.

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 remains to implement the external improvement works in the surrounding area to coincide with the completion of the The Heron project. This timetable will be dependent on their approval processes and funding being available for all the streets at the same time.

28. Moorgate Telephone Exchange

This site is for sale with planning permission for an office scheme.

29. St Alphage House

Developer's Hammerson with Architects MAKE and communication consultants FD are continuing to consult with residents and Members together with CABE, City Planners, English Heritage and the GLA. The developers are aiming to submit a planning application by the end of the year.

30. Roman House

It is reported in the press that this property has been purchased by Berkley Homes.

31. Public Lifts Serving the Barbican Estate

The lift at 1 London Wall (Western Pavilion) has been connected to enable monitoring by the Barbican Estate Office and the contractors are in the process of finalising the connection to 1 London Wall (Eastern Pavilion). A quotation has been received for the works to the remaining lift at Moor House and an instruction is being placed.

Replacement lift signage has been ordered and should be available for fitting by the various lift contractors from the middle of this month.

We have reviewed the cleaning regime of the lifts and increased the frequency for the lift cars whilst appointing a new contractor to regularly clean the glass lift shafts.

32. Turret

Following approval from the Barbican Residential Committee in June 2010 to allow the City Surveyor to negotiate an open market value for the Turret he has met with the “developer” and although progress has been made an agreement has not been reached so far. The City Surveyor has now set a deadline for negotiations to be concluded by later this year to ensure the matter is brought to a conclusion.

33. 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. Nothing further to report.

34. YMCA

A formal Section 25 notice (Landlord & Tenant Act 1954) is to be served upon the YMCA to terminate its lease with effect from the 6th April 2011, in order start the lease renewal process. A Schedule of Dilapidations is also to be served, to protect the City’s interests. Both are likely to trigger negotiations with the YMCA, which will determine how or if the YMCA continue in occupation.