

APPENDIX 4 - MEMBERS UPDATE
FROBISHER CRESCENT – OUTSTANDING ISSUES – AUGUST 2010

Subject	Issue	Action	Target Date
Reduced Corridor Lighting	<p>Lighting levels have been reduced by the following:</p> <ul style="list-style-type: none"> • reduction of lamp wattage • every other lamp being removed • all lamps being fitted with diffusers • the walls being painted in a less reflective paint <p>Concerned residents were invited to compare the modified lighting scheme with a section of the corridor that had been left in near the original state on 12 August. No adverse feedback has been received. However, at present the corridor lighting is on 24 hours. Light sensors are to be installed by UHL.</p>	<p>UHL</p> <p>UHL</p>	<p>12 August</p> <p>Sept 2010</p>
Furniture Hoist/Lift	<p>The lifts serving the development are small and residents have had difficulties getting large items of furniture to their flats.</p> <p>A roof mounted hoist system is being manufactured. A suitable contractor is being sourced by UHL to operate the hoist. Residents will make their own arrangements with the approved contractor to move their furniture.</p>	UHL	Sept 2010
Silk Street and Podium Entrances	<p>The Barbican Centre locks off the walkway at lower Podium level at midnight and during the Christmas closure which means that there is no access to the east lift.</p> <p>Works have started to create an entrance in Silk Street and also above this at Podium level the gates are being removed and new doors installed which will allow residents access to the lift at that level.</p>	UHL	Sept 2010
Sculpture Court	<p>United House have appointed Landscape Architects to prepare a scheme for the improvement of the Sculpture Court including the replanting of existing communal planters. The work is being carried out at United House's expense. A scheme has been drawn up and BC to approve.</p>	UHL/BC	Sept/Oct 2010
Energy	<p>Heating and hot water is provided to the flats by piped hot water from a central boiler. The consumption to each property is metered and is to be charged to leaseholders accordingly.</p> <p>As the meters have been located within the flats it is not possible to read them but it should be possible to read the meters remotely. United House are looking to resolve this before practical completion.</p>	UHL	Sept 2010
Main Gas supply	<p>Barbican Centre has been paying the bills and UHL has been re-charged. The bills will be dealt with by UHL until the metering issue is resolved.</p>	UHL	Sept 2010

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Balcony water leaks	A walk round of the common areas by BEO showed up several snagging issues including a leak through the balcony soffit. Remedial works to a gulley have been carried out by UHL which should have resolved the issue. The City Surveyor will inspect the works as part of the snagging and UHL are to invite BEO to a further walk round before practical completion.	UHL/CS	Sept 2010
Ponding on balconies	It has been noticed that in the recent heavy rain that there is ponding on the 8 th floor north balcony by front entrance doors. United House are looking to resolve this before practical completion.	UHL	Sept 2010
Corridor smoke alarm links	Each property has a smoke detection system. If one of the smoke alarm sounds in the communal corridor the BEO and the BC ARE not automatically alerted. The alarms can be linked to the Shakespeare Tower alarm panel so that they can be monitored (costs estimated to be £10k to £12k.). If UHL do not provide this link it would have to be charged via the service charge.	UHL/BEO	
Louvres	The louvres have been removed and taken off-site to be re-finished.	UHL	Sept 2010
Balcony entrance carpets	The carpets are pale grey in the common areas and although UHL have installed matting by the lift lobbies there is no protection by the doors to the external balconies. BEO is concerned that the carpets will soon become stained/damaged and need replacing. UHL do not wish to install matting in these areas. Issue to be resolved.	UHL/BEO	Sept 2010
Telephone landline connection	The landline connection to the block has not yet been installed and residents do not therefore have either a landline phone or broadband facility.	UHL/BT	Sept 2010
Outstanding UHL works	Outstanding issues are anticipated to be completed by mid September. Note that external lift to podium still needs to be reinstated.	UHL	Sept 2010
Practical Completion	Anticipated mid September	UHL	Sept 2010
Services and Service Charges	There are over 25 flats now in occupation. The new leaseholders have had access to the estate wide services such as the gardens and concierge service but the services the BEO are providing to the block are limited because of the ongoing UHL works. As on the rest of the estate the cleaners are collecting refuse on weekdays from the flats, but no cleaning of the common areas or flat windows is being carried out by the BEO. The cleaning and maintenance of the residential areas of the block is the responsibility of UHL until practical completion. The leaseholders are being billed service charges on an estimate basis. There have as yet been no bills for the heating/hot water because of the meter issues described above. The service charge will be adjusted for the actual costs incurred in 2010/11 following the end of the service charge year in September 2011.	BEO	