

**15. Cromwell Tower Lobby Refurbishment**

Contractors are on-site and works are progressing with an anticipated completion date in October 2010.

**16. Redecorations**

Satisfaction surveys for the 2009/10 programme have been sent out.

The blocks included in the 2010/11 programme are:

Ben Jonson House - Internal

Breton House – Internal

Willoughby House – External

Brandon Mews - External

**17. Roof Apportionments**

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

| <b>BLOCK</b> | <b>CURRENT STATUS</b>  | Estimated Final<br>Account<br>Verification | Estimated Final<br>Apportionments |
|--------------|--|--|-----------------------------------|
| Seddon House | Final account agreed.<br>Final Apportionment to be<br>carried out  | N/A  | Oct 2010                          |
| Bryer Court  | Awaiting final guarantee.<br>Final account will not<br>change. Final<br>Apportionment to be<br>carried out | Sept 2010                                  | Oct 2010                          |
| Breton House | Queries being answered by<br>the consultant  | Oct 2010                                   | Nov 2010                          |

|                               |  |          |          |
|-------------------------------|--|----------|----------|
| Ben Jonson House              | Queries being answered by the consultant                                   | Oct 2010 | Nov 2010 |
| John Trundle/<br>Bunyan Court | All queries resolved, awaiting guarantee to complete verification exercise | N/A      | Oct 2010 |
| Shakespeare Tower             | Final account agreed. Final apportionment to be carried out.               | N/A-     | Oct 2010 |

With the exception of Ben Jonson and Breton House, draft final apportionments are with the Barbican Association roof sub-committee. We await a response in order to answer any queries.

## **18. Barbican Estate Repairs & Maintenance Service**

Pre tender statutory consultation has been carried out. The specification and tender documentation is being finalised with comments from the Comptroller and City Solicitor being incorporated. It is envisaged tenders will be invited in September with an expected start date in January 2011.

## **19. Restructuring**

The restructure of technical is still under review. A restructure of the senior management team reporting to the Housing Services Director is progressing and it is envisaged that this may impact on the final structure for the technical division

## **20. Asset Maintenance Plan**

A working party is to be set up to progress the outline project plan and formalise the Asset Maintenance Plan.

## **21. Asbestos**

Drawings for all blocks have been completed. At the time of your meeting, asbestos surveys would have been carried out to all blocks. Reports are being reviewed and remedial works are being carried out where necessary.

## **22. Water Pressures**

The recent survey has been analysed and shows that a number of blocks are experiencing a higher than normal problem with either low or erratic water pressures. Discussions have taken place between the Housing Services Director and Thames Water. Thames Water have said they will work with Technical and the BEO to reach a satisfactory short term solution to water pressure problems. A longer term solution is being investigated and a report will be submitted to a future meeting detailing the possible solutions and estimated costs.

## **23. Power Surges**

Investigations into the effects of power supply fluctuations on landlords supplies have been carried out and results show that the effect on equipment is negligible. Residents who are affected by fluctuating supplies will be advised to contact their energy supplier. Equipment installed in Sun Dial continues to be monitored and results are expected in the Autumn and will be reported to the RCC when they are available.

## **24. Public Lift Availability**

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

| Lift          | From April 2009 to March 2010 | From April to June 2010 |
|---------------|-------------------------------|-------------------------|
| Turret        | 99.94%                        | 100%                    |
| Gilbert House | 99.22%                        | 100%                    |

Whilst the Moor Lane, Little Britain, Royex House and 1 London Wall (Western Pavilion) lifts are now connected to the Central Monitoring unit (CMU), a software issue occurred when the monitoring data was transferred to a web based system. This is being rectified and future updates will contain availability for these lifts.