

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

23. Barbican Occupiers Users Group

A Barbican Occupiers Group has been set up by the City Surveyor's Department to review all of the interface areas on the Barbican Estate in terms of ownership and responsibility in dealing with, for example, access, signage, ponding, repairs and maintenance including St Giles Terrace. The next meeting will take place on 2nd December.

24. Crossrail

Works will commence in November in the Moorgate area to prepare for the demolition of 91 – 101 Moorgate, the demolition works will commence in December. There will be temporary closures of footpaths in Moorgate and Moor Place but alternative footways will be put in place during these closures.

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

25. Frobisher Crescent

Overall practical completion did not occur during the second week of September and a detailed snagging list is being pursued with Frobisher Crescent Development Limited. They still expect to have sold all of the flats by Christmas at which point the whole of the management, which is split at the moment, passes to the Barbican Estate Office.

26. Milton Court Redevelopment

Construction works – the main piling operations have been completed and construction of the main cores has commenced. 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. Construction of the chamber is due to complete in the beginning of December 2010. Following this, EDF will require a period of 20 weeks to install their equipment and to energise the substation. 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.

27. Moorgate Telephone Exchange

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

28. St Alphage House

Developer's Hammerson has submitted a planning application for its office-led scheme known as London Wall Place. The existing tower and podium will be replaced by a 500,000 ft² (46,450m²) scheme designed by MAKE, delivering striking architecture across two landmark buildings, 121-123 London Wall, EC2.

Over half of the site is dedicated to open space creating a series of new gardens set amongst the historic monuments including the City Wall and St Alphage Church Tower remains. The highwalk system is also being retained allowing easy access to all parts of the City through the creation of new north/south and east/west bridges.

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.

29. Roman House

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

30. Public Lifts Serving the Barbican Estate

Some of the lifts serving the Highwalk remain to be connected for monitoring by the Barbican Estate Office. The contractors are working to resolve problems encountered at 1 London Wall (Eastern Pavilion) and at Moor Lane. A programme is awaited for the connection of the other lift at Moor House. New signs for all the lifts have been provided to a contractor and he anticipates fitting them by the end of November.

31. 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.

32. 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.

33. YMCA

A formal Section 25 notice (Landlord & Tenant Act 1954) is to be served upon the YMCA to terminate its lease which is due to expire on 6th April 2011, in order start the lease renewal process. A Schedule of Dilapidations and proposed rent have been sent to the YMCA and a meeting held with its Director. The YMCA’s initial response is expected following a YMCA Board meeting which is to be held in November.