

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

Subject	Issue	Action	Target Date
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	Nov 2010
Silk St entrance	This entrance and the upper level entrance are nearly complete.	UHL	Nov 2010
Sculpture Court	A landscaping scheme has been drawn up by United House and is being considered by the Barbican Centre.	UHL/BC	Nov 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. A demonstration of the remote reading system took place in early November.</p>	UHL	Dec 2010
Main Gas supply	Barbican Centre has been paying the bills and UHL has been re-charged. The bills will transfer to the estate office	UHL	Dec 2010
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.	UHL/CS	Nov 2010
Ponding on balconies	It has been noticed that in 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	Nov 2010
Corridor smoke alarm links	Quotes are in the process of being obtained to link the smoke alarms in the communal corridor to the Shakespeare Tower alarm panel so that they can be monitored (costs estimated to be £10k to £12k.). A link it would have to be charged via the service charge.	UHL/BEO	
Outstanding UHL works	Outstanding issues are anticipated to be completed in November.	UHL	Nov 2010
Practical Completion	Anticipated end November	UHL/CS	Nov 2010