

13. Cromwell Tower Lobby Refurbishment

The final phase which involves specialist artwork was due to start during the week commencing 15 November and is due to complete on 22 November 2010.

14. Redecorations

The blocks included in the 2010/11 programme are:

- a. Ben Jonson House - Internal
- b. Breton House – Internal
- c. Willoughby House – External
- d. Brandon Mews – External

Both Brandon Mews and Willoughby House are complete. The expected completion date for Ben Jonson and Breton House is 17 December 2010.

Condition surveys are being carried out on the blocks due to be redecorated in 2011/12. They include:

The Postern

Thomas More House

Mountjoy House

Seddon House

Andrewes House

Lauderdale Tower

Shakespeare Tower

Bryer Court

Lambert Jones Mews

15. Roof Apportionments and Roof Guarantees.

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

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Seddon House	Final Apportionment to be carried out. Passed to Working Party Jan 2010.	N/A	Jan 2011
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Jan 2011
Breton House	Queries being answered by the consultant	Dec 2010	Feb 2011
Ben Jonson House	Queries being answered by the consultant	Dec 2010	Feb 2011
John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Jan 2011
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	Jan 2011

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.

The following data is held regarding the roof guarantees and their expiry date. It has been agreed that letters will be written to all top floor flats 1 year before expiry to determine any work that may be required under the guarantee

Block	Roof Type	End
Andrewes House	Barrel Roof	Sept 2014
Andrewes House	Flat Roof	Jan 2016
Andrewes House	Balcony	Jan 2016
Ben Jonson House	Barrel Roof	Dec 2019
Ben Jonson House	Balcony	Apr 2025
Ben Jonson House	Flat Roof	Oct 2023
Breton House	Flat Roof	Oct 2023
Breton House	Balcony	Apr 2025
Breton House	Barrel Roof	Aug 2018
Bryer Court	Barrel Roof	Dec 2020
Bryer Court	Flat Roof	May 2025
Bryer Court	Balcony	May 2025
Bunyan Court	Barrel Roof	Dec 2020
Bunyan Court	Flat Roof	Mar 2025
Bunyan Court	Balcony	Mar 2025
Cromwell Tower	Flat Roof	Dec 2010
Defoe House	Barrel Roof	Mar 2016
Defoe House	Flat Roof	Dec 2024
Defoe House	Balcony	Dec 2024
Gilbert House	Barrel Roof	Oct 2015
Gilbert House	Flat Roof	Apr 2021
Gilbert House	Balcony	Apr 2021
John Trundle Court	Flat Roof	Mar 2025
John Trundle Court	Balcony	Mar2025
John Trundle Court	Barrel Roof	Dec 2020
Lauderdale Tower	Flat Roof	Jan 2013
Mountjoy House	Barrel Roof	May 2020
Mountjoy House	Flat Roof	Oct 2024
Mountjoy House	Balcony	Oct 2024
Seddon House	Flat Roof	Nov 2024
Seddon House	Balcony	Nov 2024
Seddon House	Barrel Roof	Mar 2025
Shakespeare Tower	Flat Roof	Jan 2013
Speed House	Flat Roof	Mar 2020
Speed House	Balcony	Mar 2020
Speed House	Barrel Roof	Mar 2015
Thomas More House	Barrel Roof	Oct 2017
Thomas More House	Flat Roof	Dec 2024
Thomas More House	Balcony	Dec 2024
Willoughby House	Flat Roof	Jun 2011
Willoughby House	Balcony	Jun 2011
Willoughby House	Barrel Roof	Jun 2011

16. Barbican Estate Repairs & Maintenance Service

Following advice from the City Solicitor, the type of contract proposed has had to be amended resulting in some of the work that would have been done during the first year of the contract has to be carried out prior to tender. This work is

almost complete and tenders are likely to be sought in December.

17. Restructuring

The restructure of technical is still under review. A restructure of the senior management team reporting to the Housing Services Director has been agreed by the Barbican Residential Committee and Community and Children's Services Committee. The restructure of Technical will follow the completion of the senior management restructure.

18. Asset Maintenance Plan

The working party has been set up and an initial meeting will take place on 30 November 2010.

19. Asbestos

Drawings to common parts are now complete. Surveys will be complete by the end of November. Reports are being reviewed and remedial works are being carried out where necessary. Representative surveys are being carried out to the City's rented properties

20. Water Pressures

Thames Water has recently carried out a water pressure survey. This involved installing 6 internal and 10 external pressure loggers to various areas. The survey was over a 3 week period in October and a report is being produced by Thames Water detailing the results, implications and possible options. A report on the findings will be reported to a future meeting.

21. 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 early indications show that there have been no issues with the equipment installed and there is an anticipated reduction in energy consumption. Once the level of reduction in consumption is known, we will investigate whether the equipment can be installed on the Landlord's lighting and power circuits and determine whether the savings outweigh the capital outlay required to install the equipment

22. 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 September 2010
Wood Street	N/A	94.77%
Little Britain	N/A	100%
West Pavilion	N/A	100%
Turret	99.94%	99.98%
Gilbert House	99.22%	99.97%

We now have a number of public lifts connected to the Central Monitoring Unit (CMU). These came on line during August so the figures above represent approx. 6-8 weeks availability. In the case of the Wood Street lift, checks are being made on the software as there were two occasions where the lift was showing as out of service on the CMU but upon investigation, the lift was in service. There continues to be a software problem with the Moor Lane and East Pavilion lifts and discussions are taking place with the lift contractors and the software company to rectify this