

8. Redecorations

Following condition surveys and consultation with the relevant house groups, the following blocks are to be included in the 2011/12 redecoration programme.

The Postern - External redecoration

Thomas More House – External redecoration

Mountjoy House – External redecoration

Seddon House – Internal redecoration

Andrewes House – Internal redecoration

Lauderdale Tower – Internal redecoration

Bryer Court – Internal redecoration

At the time of this report, tenders were being sought for all the above contracts.

9. Roof Apportionments and Roof Guarantees.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionment s
Seddon House	Final apportionment carried out and agreed with the working party. Recommendations to be reported to committee for approval	N/A	June 2011
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug	N/A	September 2011

	2010		
Breton House	Final account checks to be carried out followed by provisional final apportionment.	August 2011	September 2011
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	August 2011	September 2011
John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	September 2011
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	September 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.

10. Barbican Estate Repairs & Maintenance Service

The letting of a new repairs and maintenance contract has been delayed due to a Corporate project to procure repairs and maintenance services across the City of London Corporation.

The approach includes OJEU (Official Journal of the European Union) notices being issued, requesting expressions of interest for the delivery of Buildings Repairs and Maintenance Services. The process includes a pre-qualification stage for potential vendors for the provision of the Services which will take place in June. Current suppliers who have existing contracts of significant value with the City of London Corporation are being informed so that they have the opportunity to participate in the process.

The critical success factors for this procurement process is to ensure consistent and transparent services in terms of quality and cost. The provision of Building Repair and Maintenance Services will be governed closely and evaluated continuously for effectiveness and efficiency.

11. 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 proposed structure for Technical Services will be circulated to staff for consultation during June 2011

12. Asset Maintenance Plan

A draft schedule of requirements for the Asset Maintenance Software has been circulated to the working party for comment. Once agreed, the schedule will be sent to the prospective suppliers. Demonstrations on how each supplier can meet the requirements will take place before a final decision is taken.

13. Asbestos

Remedial works have been carried out to the common areas of a number of blocks. Works to the remaining blocks are scheduled to be carried out over the coming months. Residents of tenanted flats identified to have surveys carried out have been written to and will be contacted directly by the contractor responsible for the surveys to arrange a mutually convenient date. Any remedial works identified will be carried out once all 36 properties have been surveyed

14. 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 2010 to March 2011
Wood Street	N/A	82.55%

Little Britain	N/A	99.62%
West Pavilion	N/A	99.99%
East Pavilion	N/A	99.94%
Turret	99.94%	99.64%
Moor Lane	N/A	99.96%
Gilbert House	99.22%	99.87%

As reported in the last update report, the lift at Wood Street was falsely reporting for a period. This has now been resolved and the figure has improved greatly. The figure during the period January to March 2011 was in excess of 95%.