

6. Redecorations

The 2011/12 redecoration programme has commenced and the estimated programme for the blocks is as follows:

Thomas More House – External Redecorations. 95% complete

Mountjoy House – External redecoration. 75% complete

The Postern - External redecoration. 20% complete

Seddon House – Internal redecoration. To commence February 2012

Andrewes House – Internal redecoration. To commence January 2012

Lauderdale Tower – Internal redecoration. To commence November

Bryer Court – Internal redecoration to commence February 2012

7. Roof Apportionments and Roof Guarantees.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	
Breton House	Final account checks to be carried out followed by provisional final apportionment.	December 2011	January 2012
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	December 2011	January 2012

John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	January 2012
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	January 2012

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.

8. Asbestos

Remedial works continue to be carried out to the common areas of a number of blocks. Information is being updated to Asbestos Management Software. Surveys to tenanted flats are 90% complete. Any works identified during the survey will be carried out once the remaining 10% have been completed.

9. Concrete Testing

At the time of this report, erection of protective scaffolding had commenced at Cromwell Tower and Shakespeare Tower. Testing work to Shakespeare is scheduled to commence mid November. An application for the closure of Silk Street has been made and is effective from 14 November for 2 weeks. Testing at Lauderdale Tower will commence after Cromwell Tower has been completed. All works are due to complete by mid-December.

The results of the hammer tests and laboratory analysis will determine what, if any, future protection of the concrete is required.

10. Upgrade of the Integrated Television System

There will be a verbal update given on the progress made to potentially upgrade the existing IRS and provide Broadband services.

11. Public Lift Availability

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

detailed below:

Lift	From April 2010 to March 2011	From April 2011 to September 2011
Wood Street	82.55%	97.91%
Little Britain	99.62%	87.69%
West Pavilion	99.99%	98.77%
East Pavilion	99.94%	99.62%
Turret	99.64%	99.72%
Moor Lane	99.96%	98.12%
Gilbert House	99.87%	99.98%

As reported previously, the Little Britain lift suffered a breakdown which lasted more than two weeks during the first quarter. The availability during the second quarter was 99.76%. The Moor Lane lift suffered intermittent faults during the summer which have now been rectified.