

7. Redecorations

2012/13 Programme

Post tender consultation has been completed and a programme of work is being agreed for the following blocks.

- Shakespeare Tower – Internal Redecorations
- Thomas More House – Internal Redecorations
- Seddon House – External Redecorations
- Lambert Jones Mews – External Redecorations

Following an internal review of our quality control system which has been used in other redecoration projects, we are changing our quality management approach to ensure that the quality of decoration and workmanship is of a high standard and fully meets the specification of agreed works. Amongst other measures we will be implementing an initial phase of works and to agree with residents a sample area of redecoration so that there is an agreed quality standard which will become the benchmark before the remainder of the main works commence. There will be review points during the works and a formal process for residents to raise issues or concerns during works, so that these can be addressed quickly and with minimum disruption.

8. Roof Apportionments.

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	Nov 2012
Breton House	Final account checks to be carried out followed by provisional final apportionment.	Oct 2012	Nov 2012
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	Oct 2012	Nov 2012
John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Nov 2012
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	Nov 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.

9. Beech Gardens Podium Works

Unfortunately due to circumstances beyond our control it was necessary for us to re-tender the work for the removal of the soft landscaping. Tenders were returned on 22 August 2012 and at the time of this report, tenders were

being evaluated. We therefore anticipate that this work will now commence towards the latter part of September, with a 12 week schedule of works.

However, now that the commencement date for the removal of the soft landscaping has been further delayed, arrangements have been made to tidy the garden areas to improve the site and make as much of the area available for everyone's continued enjoyment.

Open Drain sites

We are pleased to confirm that this work is complete for the drain sites on the walkways and this has made a significant improvement to the area from both an aesthetic and health and safety perspective.

Main Contract for Waterproofing works

The City's project sub-committee have requested that some additional work be completed to the draft works specification to ensure that the best solution is obtained and this work is currently progressing.

Drop in Sessions

The following four 'drop in' sessions were organised for residents to attend where officers leading the project were available to provide further detailed information. These took place on 21st August and 4th September at the Barbican Estate Office.

10. Asset Maintenance Plan

A meeting took place on 24th August with the software supplier. This was an initial scoping meeting to discuss the resources and information required to implement and populate the software. Once timescales have been agreed and implementation has started the Asset Management Working Party will attend a demonstration of the live system.

11. Concrete Testing

A report is to be presented to the Barbican Residential Committee on the resolution from the Grand Court of Ward Mote (Court of Common Council 19th April 2012) which stated the following:

From the Ward of Cripplegate, Within & Without

Since the recent testing and remedial works to the concrete in the three Barbican Tower Blocks relate to structural matters, Barbican residents take the view that the costs for these works should be borne by the Landlord i.e. the City of London Corporation and not Long Lessees of the Barbican Estate. Does the Corporation not agree that this is a reasonable and correct assumption of Barbican residents? On what basis does the Corporation arrive at a different conclusion to residents and furthermore, what provision of the lease would justify charging Long Lessees for these works?

Resolved – That the resolution be referred to the Barbican Residential Committee for consideration.

Although the report is being presented in the first instance to the main BRC, members of the RCC will be sent a copy of the final report at the same time as it is sent to BRC members. This will give RCC members the opportunity to provide comments on the report which will be tabled prior to it being received by the Grand Committee. RCC members are welcome to attend the BRC or to have a spokesperson attend to convey comments and questions on the report.

12. Asbestos in Meter Cupboards

The government has set a target that by 2019 all homes will have a smart meter for their electricity supply. A number of residents have had contact from EDF regarding changing their meter. In certain blocks, where the meter is contained in the cupboard next to the entrance door of the flat, the board on which the meter is secured may contain asbestos.

Whilst these areas form part of the demise of the flat and are therefore the responsibility of the leaseholder, we are liaising with EDF to work out a programme of replacement and removal of the asbestos at EDF's own expense.

13. Remedial Works to Cold Water Storage Tanks

Remedial works to cold water storage tanks was programmed to take place in 2011/12 and statutory consultation letters were sent to the affected blocks. However, due to resources and other priorities, this work has been delayed. Letters have been sent to the blocks who received the statutory consultation letter updating them on the current position.

14. Water Pressure to Tower Blocks

Following complaints of low water pressure on the lower floors of the tower blocks, discussions took place with Thames Water to determine if the pressure was being reduced. Monitoring by Thames Water was carried out and it showed that they were not only providing pressure over and above their statutory obligation but it also showed that the pressure was sufficient to provide mains water above the 5th floor of each block.

Although there have been no recent reports from residents that the pressure has dropped, we will continue to monitor the situation.

15. Public Lift Availability

Availability of the public lifts under the control of Technical Services are detailed below:

Lift	From April 2011 to March 2012	From April 2012 to June 2012
Wood Street	97.77%	99.6%
Little Britain	93.83%	90.6%
West Pavilion	99.12%	100%
East Pavilion	99.48%	100%
Turret	99.98%	100%
Moor Lane	98.70%	99.83%
Gilbert House	99.99%	100%

Little Britain lift was put out of service following exceptionally heavy rains which flooded the lift pit. This in turn resulted in a series of failures over the following weeks as water affected equipment continued to fail.

As part of the Corporate Procure and Procure to Pay project (PP2P) the monitoring of the public lifts outside of the Barbican Estate will revert to the City Surveyor. An update on the position is provided in the City Surveyors section in Appendix 3. The maintenance of these lifts is with Apex Lifts and the following enhancements will be in place:

- City Surveyor's Service Desk will monitor these lifts constantly from 0800hrs to 1800hrs.
- The monitoring software (CMS) will be provided to Apex Lifts so that they can be monitored 365 days per year.
- Lift trapping alarms will go direct to Charter Security who are familiar with dealing with lift trappings on a daily basis

Future performance of these lifts will now be contained in the update report from City Surveyors.

16. Upgrade of the Barbican Television Network

A special meeting of the RCC took place on 11th July 2012. The Head of Terms was approved and this has been issued to VFM.

Further meetings with VFM will take place to agree the main terms of the license and to agree the design of the system. The following residents agreed to be members of the Television Working Party and will be involved in agreeing the main terms of the license and its review during the license period.

- Randall Anderson (Chairman) – Shakespeare Tower
- John Tomlinson – Cromwell Tower
- Matt Collins – Defoe House
- Matt Williams – Frobisher Crescent
- Ian Posner – Gilbert House
- James Burge – Frobisher Crescent
- Bruce Badger – Ben Jonson House
- Jane Smith - Seddon House
- Tim Macer – Willoughby House