

City Surveyors Department Issues

Officers from the City Surveyors Department have provided the following updates:

17. Barbican Occupiers Users Group

The Barbican Occupiers Group met on 16 July and the Assistant Director of the Built Environment gave a PowerPoint presentation on the Barbican Area Street Scene Enhancement Strategy for Silk Street/Beech Street. The proposed scheme is in its final process before going to Members in the Autumn and involves public and statutory consultation.

A section of the irrigation pipework feeding the podium planters was affixed to the soffit of Exhibition Hall 1 directly above the new cinema auditorium (which is constructed of plasterboard). It was recognised that the risk of any water services/leaks in this vicinity could be potentially disastrous to the new facility so the pipework has been removed.

Options for re-instatement are being considered.

18. Crossrail

Progress of work on the site has continued with the removal of piles from the demolished building (this has proved more difficult than envisaged), rerouting of a large diameter sewer and preparation of temporary works (pile guide walls and excavation) for the future oversite development (OSD) piles. Drilling of TaMs (subsidence protection) is also taking place in the Moor House basement area in preparation for compensation grouting in advance of the construction of the Liverpool Street platform tunnels.

This work will continue and there will be similar disruptions in the area for the next few years until the station opens in 2018.

Crossrail have recently been directly discussing with Residents and City officers the Moorgate access to the Highwalk. There have been expressions of concern over security and safety, especially in the evening. Crossrail have upgraded the lighting, added mirrors and have refaced the blue hoardings with 'ivy' print with white panels above this. The Barbican Association were not satisfied with this and Crossrail have further agreed to add a further mirror, replace the ivy print with white panels, add CCTV. In addition the area will be include their site out of hours security patrol. The contractor is also looking at

straightening out a couple of sections of the hoardings to eliminate 'dark corners'.

There are still some management issues concerning the escalators and ponding of the Highwalk which are being addressed.

The next Crossrail detailed presentation to the Barbican Residents' Forum is scheduled for October.

19. Barbican Arts Centre Cinema Relocation

The contract for the Barbican Cinema Scheme has been let to ISG plc. Works commenced January 2012 and is due to be complete in September.

Fringe Redevelopments

20. Frobisher Crescent

The 3 units retained by the City are currently being sound proofed and the marketing of the flats will be handled by Hamilton Brooks in association with Barretts Solicitors.

The low maintenance "hanging" gardens to Sculpture Court are in place and moveable planters are to be installed once all necessary permissions have been obtained by the developer.

The functionality of the centralised boiler heating system installed has been fully reviewed by the developer and he has responded to the Frobisher Crescent house representative confirming that the system is now fully functional following the teething problems experienced.

An independent firm of consulting engineers have been appointed to give the City their view of the installed heating system – they have raised some questions with the developer and the developer's responses are currently being considered.

21. Milton Court Redevelopment

Work progress remains on schedule – a 137 week construction period with practical completion due first quarter 2013. Fitting out works for the school have commenced.

22. Moorgate Telephone Exchange

This site was sold to a vehicle owned by MGPA and CarVal managed funds. MGPA and Quadrant are the development manager. Demolition is almost complete. Construction of a new building is likely to start at the end of September. Skanska are to be the contractor.

23. St Alphage House

Planning Permission granted at the end of August 2011. Hammerson assigned their Option Agreement to Brookfield (Canadian Developers) who simultaneously exercised the option and purchased the site in early July. Brookfield are currently considering when they are likely to commence the development. Decisions on this are likely to be made in the Autumn.

24. Roman House

Planning permission for 90 residential dwelling was granted 23 December 2011. The change of use from offices includes external alterations including new windows and roof extension. It is understood that Berkeley Homes is likely to start the conversion works in September.

25. Public Lifts Serving the Barbican Estate

Lift Alarms and Monitoring

Under the Procurement and Procure to Pay (PP2P) initiative the City has amalgamated its lift maintenance into one contract with a single supplier, Apex. The contract covers 367 lifts and cradles and includes the six public lifts on and around the Barbican Estate. The Contract does not include any service chargeable Estate lifts.

In order to take advantage of this centralisation the following changes are proposed for the six public lifts:-

Lift Alarms

Existing arrangement

The lift alarm calls go to the Barbican Tower Lobby Porters. They call the Duty Manager who then calls out Apex to affect the release.

Proposed arrangement

The calls will go to a dedicated 24/7/365 call centre. This call centre will then call out Apex and alert the Barbican Tower Lobby Porters.

The proposed arrangement only has two steps instead of three, gives better resilience and reduces the risk of errors.

EMU's (Elevator Measuring Units)

Existing arrangement

When a public lift stops working its EMU sends a signal to Housing Services who then call out the lift maintenance contractor.

Proposed arrangement

These signals will go direct to Apex (24/7/365) copied to the City Surveyor's Property Service Desk (08:00 to 18:00 Mon – Fri) as well as to the Barbican Estate. It is considered that the service will be improved especially out of hours because of the directness of the arrangement.

The inclusion of the City Surveyor's Property Service Desk provides more resilience.

These changes will introduce standardisation across the City's portfolio of lifts.

Moorgate escalator performance

On the 17th May 2012 electrical wiring and equipment was stripped out from an adjacent empty building which provided the power supply for the escalators. Due to the difficulty of reinstatement a new alternative supply was taken from an adjacent empty shop unit. Following negotiations and agreement with the shop owner, cabling alterations and new metering the escalators were reinstated to service on the 13th June.

Moorgate escalator hoardings erected by Crossrail

Crossrail have now agreed to paint the hoardings white, to provide CCTV cameras, to install an additional mirror and to increase security patrols to this poorly lit, vulnerable area.

26. YMCA

Pre-marketing investigations are underway and marketing terms presently being considered for imminent marketing exercise.