

Asset Maintenance Working Party Meeting
30th September 2019, 6:00PM Lilac Room, Barbican Estate

Attendee

Mike Saunders
 Shaunna McFarlane
 David Downing
 Jason Hayes

Organisation

Chair - CoL Housing Property Services
 CoL Housing Property Services
 CoL Housing Property Services
 CoL Housing Property Services

Ted Reilly

Resident

Graham Wallace

Resident

Fiona Lean

Resident

Mike Greensmith

Resident

Gail Beer

Resident

Henry Irwig

Resident

Apologies: Michael Bennett, Christopher Makin, Randall Anderson, Paula Ridley, David Lawrence

Minutes

Item	Key discussion & action points	Who
1/2	<p>Introductions/Review of Minutes from Preceding Meeting:</p> <p>Introductions were done around the table and members welcome Gail Beer a new member from Lauderdale Tower.</p> <p>Jason Hayes the new manager of Major Works/Projects is also introduced as he will be taking over as Head of the Asset Programme side of Major Works across the estate.</p> <p><u>Estate Maintenance</u> A report was submitted to RCC and BRC by TR with their supported it was then submitted to Streets & Walkways.</p> <p><u>Under Floor Heating Working Party</u> We have had a brief response from City Surveyors Energy Department. The Chair and</p> <p><u>Tower Block Lift Maintenance:</u> Surveys to be returned by Butler & Young and then to be reviewed.</p> <p><u>Fire Risk Assessment</u> Tender returns are currently being reviewed.</p>	

Item	Key discussion & action points	Who
3	<p>Conditions Survey Update:</p> <p>Savilles have now been appointed.</p> <p>Mountjoy House will be done as a pilot, works to start on 14th Oct. we are hoping to have the data on this back by the end of Nov.</p> <p>A date for when works will start estate wide will then be confirmed.</p>	
4	<p>Roof Repairs Review</p> <p>It is confirmed that Savilles will be surveying the roofs on the Barbican.</p> <p>Once done and surveys reviewed, and we will be able to discuss options going forward.</p>	
5	<p>Barbican Redecorations 2020/25:</p> <p>Tender is now live and will close 25th Oct.</p> <p>Once closed, Tender returns will be reviewed.</p>	
6	<p>AOB:</p> <p><u>Car Park Concrete Works</u> It is confirmed that any works around Concrete in the Carparks will/would have gone through the Working Party.</p> <p><u>Working Party Action Plan</u> MS advised that the layout of the Action Plan will be changed to make it more manageable. Revised Plan to be circulated.</p> <p><u>Repair Issues</u> MG advises that he has had ongoing repair issues with his balcony glass door. FL advises that she is a member of the resident subgroup that attends quarterly progress meetings with the Repairs & Maintenance contractors Metwin. FL & MG to liaise so issues can be raised at the next meeting.</p> <p><u>Ventilation System</u> It is confirmed that air vents in the event of a fire should shut down automatically.</p> <p>Next meeting date: Wednesday 27th November</p>	<p>SM</p> <p>FL/MG</p>