

Committees: Corporate Projects Board [for information] Projects Sub [for decision] Barbican Residents Committee (for Decision)		Dates: 13 January 2020 27 January 2020 16 March 2020
Subject: Frobisher Crescent Balcony Drainage Scheme Unique Project Identifier: 11628 (04800014)	Gateway 6: Summarised Outcome Report Light (unspecified at Gateway 5)	
Report of: Director of Community & Children's Services Report Author: Jason Hayes		For Decision
<h1>PUBLIC</h1>		

Summary

1. Status Update	Project Description: <p>To undertake waterproofing remedial and drainage work to the roof of flat 926 and the balconies of the far west end of Frobisher Crescent following major water ingress in 2014.</p> <p>RAG Status: Green</p> <p>Risk Status: Low</p> <p>Final Outturn Cost: £326,445.58</p> <p>Slippage: 3 months due to restricted noisy working hours during performances in the Barbican Centre.</p> <p>Works completed are: New roofing material was installed to the roof of Flat 926 Frobisher Crescent. The balconies of the west end floors 7, 8 and 9 were stripped back with a new membrane installed before reinstatement of pavements and additional drainage. New patio doors were also added to further enhance the weather tightness of the western elevation.</p>
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2. Next steps and Requested decisions	Requested Decisions: That the project is now closed.

3. Budget

The original approved budgets, actual expenditure and underspend (saving) on each project are shown below

Frobisher Crescent Balcony and Drainage			
Project	Approved Budget	Actual Spend	Underspend
11628	£366,000.00	£314,617.84	£39,554.42

The table below illustrates the total expenditure across the project. The budget for the work from Landlord and not recovered through service charges.

	At Authority to Start work (G5)	Final Outturn Cost (G6)
Contract Fees	£40,214.00	£13,636.50
Contract Services	£10,735.00	£10,735.00
Design Fees	£25,745.00	£13,780.00
Works	£289,306.00	£288,294.08
Total	£366,000.00	£326,445.58

The Final Account for these works has been verified.

4. Programme

Activity	Authority to Start work (G5) Programme	Final (G6) Programme
Appointment of Contractor	September/ October 2015	December 2015
Start on Site	December 2015	December 2015
Finish On Site	March 2016	June 2016

5. Key Conclusions	<ol style="list-style-type: none"> 1. The Project was delivered below budget due to some of the design and contract fees no longer being required. 2. A negative reflection is that the project manager who oversaw the project no longer works for the City and there are insufficient records of works done or relevant records relating to this project cannot be traced. 3. Better liaison with other key stakeholders to ensure any working restrictions such as noisy working hours are noted as early as possible. 4. Lessons learned include the need for a more robust monitoring, checking and storage of data on works undertaken. 5. All projects are now run on the asset management system (Keystone) and will allow better future planning, programming and monitoring. Details of all completed works are now immediately uploaded to the Department's Keystone Access Management System, allowing details of works done on estate, block and dwelling level to be accessed and any guarantees noted.

Contact

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