

City Surveyors Department Issues

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

21. Barbican Occupiers Users Group

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

The next meeting of the Barbican Occupiers User Group is scheduled for 12th November.

22. Crossrail

Progress of work on the site continues. Piling and works necessary for the ground stabilization are underway ready for the construction of the new station at Liverpool Street and associated tunnels. There will be on going disruptions in the area for the next few years until the station opens in 2018.

Barbican residents' concerns over the Highwalk Moorgate access have been addressed. There are still some management issues concerning the escalators and ponding of the Highwalk, which are under review.

23. Barbican Arts Centre Cinema Relocation

Practical Completion of the Barbican Cinema Scheme was achieved on 19 October 2012 which is later than the anticipated contract completion date of 10 August 2012.

City Surveyors have no update at this time regarding possible noise from the new machinery in Breton House Car park.

Fringe Redevelopments

24. Frobisher Crescent

The 3 units retained by the City (Flats 701, 801 and 901) are currently being marketed by Hamilton Brooks in association with Barretts Solicitors. Flat 901 is presently under offer.

25. Milton Court Redevelopment

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

26. Moorgate Telephone Exchange

This site was sold to a property vehicle owned by MGPA and CarVal managed funds. MGPA and Quadrant are the development manager. Construction of the new building is now underway and completion is due in 2014. Skanska are the contractor and a regular newsletter is provided to residents.

27. St Alphage House

Planning Permission was granted at the end of August 2011. Hammerson assigned their Option Agreement to Brookfield/ Oxford Properties (Canadian Developers) who simultaneously exercised the option and purchased the site in early July. Brookfield are still considering when they are likely to commence demolition or the development. Decisions on this are due to be made in December following a Board meeting.

28. 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. Berkeley Homes are now on site. Completion anticipated Mid/late 2014 – Website for further information including newsletters available for local Barbican residents:-

www.roman-house-construction.co.uk

29. Public Lifts Serving the Barbican Estate (01/10/12 – 31/10/12)

CF: 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.

Dialogue with Barbican on process map still on-going. Agreed in principle, but waiting to finalise agreement.

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.

Negotiations to standardise are still under discussion.

Moorgate Escalators (For October Period)

Both escalators taken out of service 06/09/12 due to defects detailed in Allianz Insurance Inspectors Report Ref: E32441009454/5

Planning and Transportation Committee on 9th October agreed to the proposals to keep just one escalator going by using parts from the other:-

- Due to age of unit and a lack of available spares
- Forthcoming Cross Rail agreement to install 2 new units November 2014.

Works commenced on 3/4th November – 24/5th November to carry out repairs to provide an “up service” only, existing down service mothballed and used for future source of spares. Works are progressing well and are currently on-programme.

Public Lift & Escalator Performance & Comment

Detail of % Availability through period 01/10/12 -31/10/12

Speed House 98.34% (Testing during PPM)

Moor House 100%

Little Britton 100%

London Wall (E) 100%

London Wall (W) 89.5 % Lift trapping due to controller malfunction

London Wall Escalators

Up Service 86%*

Down Service 94%*

*Out of service period for replacement handrail installation Allianz Insurance Report Ref: E32441009393/4 “A” defect

30. YMCA

The market testing for the 2 Fann Street building is underway. Once this comes to an end a provisional analysis of the bids received will be reported to the Members of the Barbican Residential Committee to consider together with proposals for future engagement with stakeholders about the options for the future occupation of 2 Fann St.