

Minutes of the Asset Management Working Party Meeting.

Wednesday 20 January at 5pm by Zoom.

Officers

Jason Hayes
Mike Saunders

Residents

Mike Greensmith
Adam Hogg
Henry Irwig
Fiona Lean
Christopher Makin
Ted Reilly
Paul Ridley
Tim Cox

Apologies

Randall Anderson

1 Minutes / Matters Arising

The minutes of the meeting of 25 November 2020 were approved with matters arising being covered by the agenda items.

2 Keystone Asset Management System

Jason Hayes gave a live demonstration of the Keystone Asset Management System, showing how individual assets could be identified, with their history, condition, and future likely maintenance programme. No data was held on costs, either future or historic. The detail extended from major items like lifts down to individual window frames. The system has already been populated with historic data. Condition and future maintenance would be populated by the Savills Condition Survey. Keystone data is held in Keystone Generic Interface format (KGI) and the Savills survey will “speak” to Keystone using KGI.

Orchid, our Building Management System concerns itself with day to day maintenance issues. The two systems are not currently linked.

3 Savills Stock Condition Survey

This survey is vital to the operation of the Keystone system. It is currently in draft form at Savills. It would be with The BEO by 29 January and would then need to be validated by officers. This working party would see a higher level summary paper.

4 Asset Management WP Action Plan

Once the stock condition survey had been integrated into the Keystone system the action plan would be formulated.

5 Garchey Five-Year Review

Officers reported that due to Covid no progress had been made on collecting data on the number of Garcheys in use.

Officers reported that no progress had been made on collecting current running cost data.

Officers were concerned that this would be a major cost item at the same time as lift and roof expenses and that residents might find the additional costs burdensome. The resident members of the WP felt that this was a spend to save exercise.

Officers confirmed that if a convincing business case were made, the City would implement the removal of all Garcheys.

6 Fire Signage

There was a long discussion on this topic. To summarise;

Residents felt that there was no proper fire risk assessment strategy for our buildings and that the piecemeal installation of fire signage was counterproductive and potentially dangerous. As an example, the signage that had been installed in some of the Tower Blocks urges people to evacuate via the fire stairs. This seemed completely to ignore the recent drill in Cromwell Tower, where the fire stairs were chock a block with hoses and fire fighters.

A proper review of signage in the context of a full fire risk assessment strategy would be made. Residents would have sight of a range of potential solutions for consultation and would not be presented with a fait accomplis.

7 Redecorations

There were delays in the implementation of this project as a result changes resulting from Covid. Although the estate-wide project had been let, the timing and the extent of works in individual blocks would be negotiated with individual house groups.

The letting of the redecoration contract had identified some weaknesses in the Terms of Reference of this working party. A discussion note (attached) on this topic was circulated.

8 Lifts

Mike Saunders was in conversation with the chairs of the three Tower House Groups

9 Roof Working Party

The outcome of the Savills survey would determine the need for, and constitution of this WP.

10 AOB

The £20M replacement of doors around the Estate is a big issue and it seemed likely that a working party would need to be established to oversee this.

11 Next meeting

Christopher Makin would circulate a doodle poll to establish a likely date for a meeting which would take place in about 60 days.