

## **Report to the Barbican Residents' consultation Committee from its Asset Management Working Party - May 2021**

### **Lead Officers:**

Jason Hayes, Mike Saunders

### **Working Party Members:**

Randall Anderson, Margarita Chiclana, Tim Cox, Matt Dendy, Henry Irwig, Fiona Lean, Christopher Makin, Tam Pollard, Ted Reilly

Agenda items for the Asset Management Working Party (AMWP) in the last quarter included:

#### **1: Savills Stock Condition Survey**

- A summary of the outputs of this survey of communal areas and facilities (including lifts) in the residential estate is awaited.
- It will be reviewed by the AMWP before sharing with the RCC at its next meeting.
- The survey will result in a high-level 30-year plan of maintenance for the residential Estate.

#### **2: AMWP Action Plan**

- Once the stock condition survey had been integrated into the Keystone system used by the City an action plan will be formulated.

#### **3: Garchey Review**

- The review is ongoing. Officers will meet with Savills to review the cost of decommissioning the Garchey system.
- To date, 1,192 Garchey units have been removed, leaving a potential 810 remaining, although some will have been removed without permission.
- In 2012, 932 Garcheys had been removed, so around 30 units are removed officially each year <https://democracy.cityoflondon.gov.uk/documents/s10693/11%20GARCHEY%20REVIEW.pdf>
- The Garchey currently costs residents some £250,000 per annum in running costs and it is impossible to recycle the waste from the Garchey.

#### **4: Fire Signage**

- Officers have met with the LFB Fire Safety Team and one of their Heritage Specialists
- They are seeking input from a Fire Engineer who specialise in heritage solutions.
- Officers will engage the firm that worked on the Great Arthur House Fire Door Project before providing feedback to the AMWP and consulting with wider audiences.

#### **5: Fire Door Replacement**

- The £20m programme to replace fire doors around the Estate will likely need a working party.

#### **6: Redecorations**

- Continues to be on hold post-Covid.
- There will be consultations with House Groups on the extent of internal redecorations. Potential to omit items or negotiate where is unnecessary or can be greatly reduced.
- Keep external work as it is, due to this being the most exposed.

#### **7: Tower Block Lifts**

- Officers are in conversation with the chairs of the three Tower House Groups who have agreed to move forward to the next stage which is the start of the project Gateway process.

#### **8: Roof Working Party**

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

### **AMWP Membership:**

The membership of this working party has been refreshed and the current members are listed at the top of this page. Sincere thanks are extended to prior members of this working party for their contributions, and to all residents who volunteered to join the AMWP.

