

## **Minutes of the Asset Management Working Party**

Tuesday, 15 June 2021 5:30 - 6:45 pm by Zoom.

**Officers:** Jason Hayes, Mike Saunders

### **Residents**

Christopher Makin (Chair)  
Margarita Chiclana  
Tim Cox  
Matt Dendy  
Henry Irwig (took the minutes)  
Fiona Lean  
Tam Pollard  
Ted Reilly

### **Apologies**

Randall Anderson

### **1. Introductions**

The 3 new Resident Members of the Working Party (Margarita Chiclana, Matt Dendy and Tam Pollard) introduced themselves.

The City Officers, in turn, provided a brief overview of their roles and staffing.

- Jason Hayes heads up Major Works and is responsible for both HRA (Housing Revenue Account) properties and for the Barbican Estate. He oversees the work of 10 persons, including project managers, programme managers and clerks-of-the-works. Several project managers will be leaving at the end of June and replacements are actively being sought.
- Mike Saunders heads up Repairs and Maintenance for both the HRA and the Barbican Estate. Currently some of the projects in his department, which comprises 21 staff, are being transitioned to Major Works.

### **2. Minutes / Matters Arising**

The minutes of the meeting of 25<sup>th</sup> March 2021 were approved, with no corrections or additional items being raised.

### **3. Savills Stock Condition Survey**

Jason Hayes and Mike Saunders are working jointly on evaluating the Savills' report, the first draft of which has now been received. The report covers both Building Fabric and MEP (mechanical, electrical, plumbing) elements of all the blocks. It includes suggested timing for addressing various components (over a 30-year timeframe) as well as estimated costs (schedule of rates).

Both the timing and the schedule of rates are being evaluated and adjusted, the former being informed by the most recent knowledge acquired by the Officers, and the latter being adjusted to better reflect City of London premiums.

Resident Members of the Working Party warmly welcomed the Officers' proposal to share the raw data in the Savills report with them (including quantities and costs), on the understanding that adjustments will need to be made. They also appreciated the invitation extended by the Officers to submit comments and suggestions and undertook to do so.

#### **4. Asset Management WP Action Plan**

Ref Item 3 above: the minutes of the meetings on 20<sup>th</sup> January 2021 and 25<sup>th</sup> March 2021 still stand - *Once the stock condition survey had been integrated into the Keystone system the action plan would be formulated.*

#### **5. Garchey Five-Year Review**

An initial meeting of the Garchey sub-group is currently being finalized. Its objective is to review the costs and benefits of removal of the system. Ted Reilly emphasized the importance of having a representative of the City (Landlord) participate to fully factor in the downstream costs involved, which including trucking and waste disposal. In addition, he pointed to the advantages of having a designated individual take on responsibility for communicating with interested parties outside the sub-group.

Mike Saunders stated that the Savills surveyors completed their on-site inspection on the day of the meeting. This involved viewing the Garchey pits and stations and two individual flats, one where the unit had been removed and another where it remained in place. He reported that there are a total of 150 pits across the estate and that the formal count of 'live' in-flat units currently stands at 809. The Savills report is due in a couple of weeks two weeks' time, when it will be shared with the sub-group.

While the initial opinion of the surveyors is that the pits would not have to be filled once decommissioned, pipes draining into the pits from the blocks (3 or 4, depending on the block) would require diverting to the main sewer which runs alongside the pits. As the main sewer also handles rainwater, and the pits serve as an attenuation system preventing it from being overwhelmed during periods of heavy rain, its capacity needs to be carefully evaluated before deciding that all or some of the pits can be shut down.

In connection with the above, Ted Reilly volunteered to write a letter pointing out the opportunity that the upcoming Barbican Podium Waterproofing, Drainage and Landscaping Works might provide in helping attenuate the rainwater flow into the sewer.

#### **6. Fire Signage**

Jason Hayes reported that the architects involved have completed their report, having considered comments by the City's planning department regarding listed building requirements. Fire safety consultants are currently reviewing the report which will then be submitted to the LFB (London Fire Brigade).

The results, including the signs themselves, will then be shared with this working party and residents for comment, with mid-July being the suggested timeframe.

#### **7. Fire Door Replacement Programme**

Jason Hayes reported that a full audit was currently being undertaken which included not only doors to flats but also glazed windows and fire doors. The objective is to ensure that all existing conditions including the presence of asbestos are accounted for, and that the replacement programme can take advantage of standardisation in production and installation.

Actual work on site is unlikely to commence before 2022/23, which date is important to House Groups in connection with the scope of internal work to be undertaken. The order of work will depend on the risk of exposure for each block, as indicated in the forthcoming Arup analysis, and the need to coordinate with other projects in the various blocks.

The importance of communication with Residents was again stressed and confirmed by the Officers to be an essential component of the project.

## **8. Redecorations**

Mike Saunders confirmed that the scope and timing of redecoration for external components would remain substantially as originally intended. Proposals for reducing the scope of internal work by deferring certain areas (e.g. little used stairwells) will be developed in consultation with each House Group prior to the redecoration of their building.

Negotiations with K&M regarding pricing, especially of items that might be omitted from the original scope of work, are continuing. Concerns over the shortage of raw materials and the general uncertainty besetting the building industry are making the process more difficult than usual. Nevertheless, Jason Hayes agreed to consult with residents regarding any carbon reduction opportunities that might exist regarding alternate materials or components.

Ted Reilly welcomed Officers' offer to share pricing information with the House Groups as early as possible and emphasised the benefits of transparency of detail. This would reduce multiple iterations and make the consultation process as efficient as possible.

## **9. Lifts**

Jason Hayes has now assumed full responsibility for the project and is liaising with Sandy Wilson who is representing all 3 towers in this matter.

Likely timing for the start of construction is in 18 – 24 months and will be coordinated with other tower-wide projects. Once started, the construction duration is expected to be 18 months, with one lift in each tower being worked on concurrently.

## **10. Roof Working Party**

The minutes of the meeting on 20<sup>th</sup> January 2021 and 25<sup>th</sup> March 2021 still stand - *The outcome of the Savills survey would determine the need for, and constitution of this WP.*

### **AOB – RCC QUESTIONS FOR 14.6.2021**

#### **Ben Jonson House Roofing**

Fiona Lean pointed to the fact that the Roof Working Party had not met for some time and that the issues affecting the roofs/balconies of Ben Jonson House following the work carried out in 2002/03 remain unresolved.

Officers agreed to expedite a solution and provide an update in a couple of months. As the problem appears to be the result of a design deficiency rather than a construction fault, the solution would probably require a new design. No assurances could currently be given as to who would bear the costs involved as this would depend on whether the problem could be considered a latent defect and/or be recoverable.

#### **Replacement Window & Door Frames in Upper Floors of Terrace Blocks**

In responding to questions raised by Fiona Lean, Henry Irwig and Bryer Court RCC representative John Taysum, Mike Saunders indicated that the work involved, which affects several flats in several blocks, was precipitated by reports of leaks in the flats below and is deemed to be an emergency repair. The leaks were found to be the result of internal rotting of the teak frames, not readily visible from the surface. The work involves replacing hardwood frames and installing new glazing as well as providing temporary protection for the flats affected.

Recognising that an ad-hoc approach might not be optimal, Officers undertook to consider a separate survey to identify the extent of the problem and to solicit tenders based on a schedule of rates in order to reduce costs. In addition, they agreed to confirm that the replacement frames were to be of hardwood matching the existing and that thermal and acoustic improvements to the glazing would actively be considered.

Furthermore, it was agreed that a procedure needs to be developed to ensure that, when multiple similar repairs arise across the estate, they are promptly brought to the attention of the AMWP.

## **AOB – COMMUNICATIONS**

The importance of effective and efficient communications on several fronts was raised, for instance between the BEO and the Residents and between the AMWP and the House Groups.

Jason Hayes indicated that, with regard to the fire door replacement program, a communications firm will lead communications with residents.

There was insufficient time during the meeting to consider the specifics of a communication protocol between the AMWP and the House Groups as to when information should be shared more widely with residents.

## **11. Dates of Future Meetings**

It was agreed that Mondays would be the best day for future meetings and that 5:30 pm is a convenient time. Following the meeting, the Chair has proposed the following dates, with the proviso that some might need to change closer to the time:

**Aug 16<sup>th</sup>; Oct 11<sup>th</sup>; Dec 13<sup>th</sup>; Feb 21<sup>st</sup>; Apr 4<sup>th</sup>; June 13<sup>th</sup>**

For the time being, meetings will continue to be held via Zoom.

## **12. Minute takers**

It was agreed prior to the meeting that the minutes would be taken by resident members in the following order. If a member cannot attend the meeting where they are scheduled to take the minutes, their name will be swapped with the next member listed .

1. Randall
2. Tim
3. Marga
4. Dom
5. Matt
6. Ted
7. Fiona
8. Henry

*Henry Irwig 16<sup>th</sup> June 2021*