

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

Monday, 16 August 2021: 5:30 - 6:45 pm by Zoom.

**Officers:** Mike Saunders

### **Residents**

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

### **Apologies**

Randall Anderson

### **1. Minutes / Matters Arising**

The minutes of the meeting of 15 June 2021 were approved, with no corrections or additional items being raised.

### **2. Savills Stock Condition Survey**

The Savills report has been delayed and is still not available. Mike Saunders thought it would take another 6 weeks or so to finalise the report, which would take us to the end of September.

The report will cover both Building Fabric and MEP (mechanical, electrical, plumbing) elements of all the blocks. It will also include suggested timing for addressing various components (over a 30-year timeframe) as well as estimated costs (schedule of rates).

At the meeting in June, the Officers offered to share a first draft of the report and raw data in the with members of the WP (including quantities and costs), on the understanding that adjustments will need to be made. Mike Saunders was surprised to learn that members of the WP had not yet received this and said he would look into the matter and recirculate.

**ACTION: MIKE SAUNDERS (COMPLETE)**

### **3. Ben Jonson windows**

Mike Saunders asked for views on whether Savills should be asked to do a more detailed survey of the windows in Ben Jonson House. This was on the agenda following an item on Barbican Talk at <https://www.barbicantalk.com/forum/viewtopic.php?f=2&t=23375>.

Mike's view was that the problem was with the top floor windows, which faced North and were more exposed to bad weather. He agreed that problems with drainage could be a contributory factor, especially where residents had placed planters on the balconies and falling leaves had blocked the drains. Any survey would need to consider the cause of the problems, including the size of the drains and the build-up of calcite or other adhesive materials on the sides of pipes.

There is an annual programme to clear the drains in each block every year.

Following discussion, the AMWP agreed to wait for the Savills report already in hand before commissioning further work.

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

As recorded in previous minutes - *Once the stock condition survey had been integrated into the Keystone system the action plan would be formulated.*

## 5. Garchey Five-Year Review

Mike Saunders had previously reported that there are a total of 150 Garchey pits across the estate and, while the initial opinion of the surveyors is that the pits would not have to be filled once the Garchey was 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.

The Garchey pits also collect rainwater and serve as an attenuation system to prevent the main sewer from being overwhelmed by rainwater during periods of heavy rain. There has been some discussion with Thames Water about the extra water that would be diverted direct to the sewer if the Garchey pits were removed from the system. A potential problem is that rainwater from the roofs and balconies flows to the pits in the same pipes as waste water from the flats. It would not be possible to separate the rainwater so as to allow rainwater still to flow into the pits, while redirecting waste water to the sewer. Everything had to go to either the pits or to the sewer.

Ted Reilly suggested that a lot of rainwater must flow direct to the Garchey pits from the podium without mixing with waste water from the flats, and this could continue even if waste water from flats is diverted. Ted also queried whether rainwater from a “public highway” should flow into the Garchey pits anyway.

Mike invited Ted to join him for a look at how the Garchey system currently works.

## 6. Fire Signage

In the absence of Jason Hayes, there was no update on this issue.

Jason Hayes reported on 15 June that *the architects involved had completed their report, having considered comments by the City’s planning department regarding listed building requirements. Fire safety consultants were 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

In the absence of Jason Hayes, there was no detailed update on this issue.

At the meeting on 15 June, 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.* At the meeting on 16 August, Mike Saunders thought it likely to be at least 2 years before work started on this programme.

*A communications firm will lead communications with residents about the programme.*

## 8. Redecorations

Mike Saunders confirmed again 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. Mike offered to provide a copy of the current timelines for redecorations, which is circulated with these minutes.

At the meeting on 15 June, Jason Hayes *agreed to consult with residents regarding any carbon reduction opportunities that might exist regarding alternate materials or components.*

Ted Reilly said he would reach out to Jason Hayes with a view to sitting down together to analyse the rates and quantities for all the elements involved in the redecorations, and especially the impact of removing the internal doors from the specification of work to be done.

**ACTION: TED REILLY**

## **9. Lifts**

In the absence of Jason Hayes, there was no update on this issue.

It was noted at the meeting on 15 June that Jason Hayes was liaising with Sandy Wilson (Shakespeare Tower House Group) who is representing all 3 towers in this matter.

*Likely timing for the start of construction was 18 – 24 months from June 2021 and would 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**

As recorded in previous minutes - *The outcome of the Savills survey would determine the need for, and constitution of this WP.*

There was no update on the issues affecting the roofs/balconies of Ben Jonson House following the work carried out in 2002/03.

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

At the meeting on 15 June, it was agreed that Mondays were the best day for meetings and 5:30 pm is a convenient time. For the time being, meetings will continue to be held via Zoom.

Meetings are scheduled for: 11 October; 13 December; 21 February 2022; 4 April; and 13 June.

**Accordingly, the next meeting is scheduled for 5:30 on Monday, 11 October via Zoom.**

## **12. Minute takers**

Minutes for the meetings on and from 11<sup>th</sup> October would be taken by resident members in the following order:

1. 11 October, Randall
2. 13 December, Marga
3. 21 February 2022, Dom
4. 4 April, Matt
5. 13 June, Ted

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.