

6. Redecorations

2012/13 Programme

The programme of works for redecorations for the following blocks has commenced and are progressing well:

- Shakespeare Tower – Internal Redecorations. To commence in February
- Thomas More House – Internal Redecorations. 50% complete
- Seddon House – External Redecorations. 95% complete
- Lambert Jones Mews – External Redecorations. 95% complete

Condition surveys have been carried out on blocks that are due for redecoration in 2013/14. The surveyors recommendation is that external decorations are carried out on the following blocks:

- John Trundle Court
- Bunyan Court
- Bryer Court

The recommendation will be sent to the relevant Housegroups prior to statutory consultation being carried out.

7. Roof Apportionments.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Jan 2013
Breton House	Final account checks to be carried out followed by provisional final apportionment.	Feb 2013	June 2013
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	Dec 2013	June 2013
John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Jan 2013
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	June 2013

Following the meeting with the BA Roof Sub-Committee agreement on the final apportionments for John Trundle Court, Bunyan Court and Bryer Court has been reached and the reports are being presented to this committee. The final apportionments for Ben Jonson House, Breton House and Shakespeare Tower will be presented to the June Committee.

8. Beech Gardens Podium Works

Removal of soil and remaining soft landscaping:

The removal of the soil is due to complete by the end of January. Despite the poor weather conditions we have experienced over the past months, the works have progressed well. The removal of the soil will enable the specification to be updated with the waterproofing detailing included.

Pilot waterproofing works to White Lyon Court

Pilot works to White Lyon Court commenced in November 2012 and completed on 18th January. The results of the pilot are being incorporated into the main technical specification which should be completed in January.

Drop in Sessions

Drop in sessions continue to take place with ‘question and answer’ sheets distributed following the sessions. At the time of this report, a further session was being arranged for late February/early March.

9. Asset Maintenance Plan

Work on the new software has commenced. We are currently carrying out a data cleansing exercise within our repairs system Orchard as the new software will interface with Orchard when works are carried out and when carrying out ‘what if’ scenarios. Once this exercise is complete, the information will be passed to Keystone to create the property database. This will be followed by loading current asset information that is held in various databases and software systems.

10. Technical Services Officer Time Charging Methodology

A review on officer time charging methodology is taking place in respect of, but not limited to, how repairs call centre staff time is allocated to the Barbican Estate and Housing Estates. The results of the review will be reported to the RCC along with any suggested changes.

11. Asbestos in Meter Cupboards

Discussions are still taking place with EDF regarding the costs for the removal of asbestos when carrying out meter replacements. Should this go ahead, Technical Services will liaise with EDF to see if there are any cost savings to be achieved by removing any asbestos from nearby areas.

12. Water Pressure to Tower Blocks

Thames Water are still committed in principle to install booster pumps to the 3 tower blocks. Surveys have been carried out in the surrounding area (including Golden Lane Estate) with the view to extend the installation of pumps beyond the Barbican Estate

13. Concrete Works

Concrete Report

A meeting is to take place between the chairmen of the Barbican Association (BA), RCC and Barbican Residential Committees to consider the questions raised on the proposed report following the resolution from the Grand Court of Ward Mote (Court of Common Council 19th April 2012). In the meantime, officers are currently reviewing the questions raised and will respond to the BA.

Towers

The petrographic report on core samples taken from all three towers has been received and has been passed to English Heritage. A meeting is due to take place with English Heritage on 7th February 2013. If agreement is reached then the planning application will be made and is likely to take up to 3 months for the application to be processed.

Low-rise blocks

Post tender statutory consultation is being carried out following receipt of tenders. This is due to complete on 15th February. A drop in session is to be organised for late February prior to commencement of the works.

14. Public Lift Availability

Availability of the public lifts under the control of Technical Services is detailed below:

Lift	From April 2011 to March 2012	From April 2012 to December 2012
Turret	99.98%	99.9%
Gilbert House	99.99%	100%

15. Upgrade of the Barbican Television Network

Following a meeting with the Television Working Party, a draft license agreement has been produced by the City Solicitor. This was sent to VFM before the Christmas break. VFM are currently reviewing the draft license.

VFM have confirmed that they will respond by the end of January. As a result, the Long Stop date contained in the Head of Terms has been moved to 1st March 2013. This will allow the Working Party to meet should VFM request any fundamental changes to the license.