

City Surveyors Department Issues

Officers from the City Surveyors Department have provided the following updates:

16. Barbican Occupiers Users Group

The Barbican Occupiers Group met on 12 November 2012 although the usual number of attendees was down.

To give a flavour of the issues considered by the group a brief outline is provided below:-

- In respect of Frobisher Crescent flats a protocol has been sent out to residents
- the proposed changes to Silk Street are subject to on-going consultation
- Beech Garden project began in October for a 12 week period and only one complaint was received to date.

The next meeting of the Barbican Occupiers User Group is scheduled for March 2013.

17. Crossrail

Progress of the works continues with the project achieving the following in the Moorgate area:

- Waste bins installed for temporary storage of excavated soil to assist with lorry movements and timings.
- Removal of the existing piles is nearing completion.
- The sewer diversion has been completed.
- The enhanced public footway outside station to the High walk escalators is complete and management in place.
- A noise wall adjacent to Moor House has been constructed as part of the noise management plan.

In the next six months the work expected to be undertaken:

- Further Utility works. This will involve locating and identifying existing utilities and diverting them where necessary.
- Piles being installed for the over site development. Foundations are now being laid to allow further development over the station in future.

- Diaphragm wall installation. This involves excavating soil and pouring the concrete to construct the diaphragm walls which will make the basis of the operational shaft.
- Traffic management of Moorgate will be continuing during this period to help facilitate the works.

There will be on going disruptions in the area for the next few years until the station opens in 2018.

18. Barbican Arts Centre Cinema Relocation

The contractor has stated that the planning conditions in respect of noise relating to the consent for the cinemas has been discharged. If there is a subsequent issue with noise it will be the contractor's responsibility to redress as a defect.

Fringe Redevelopments

19. Frobisher Crescent

The 3 units retained by the City (Flats 701, 801 and 901) have been marketed by Hamilton Brooks in association with Barretts Solicitors. All three flats are currently under offer and solicitors instructed.

20. Milton Court Redevelopment

Work progress remains on schedule – a 137 week construction period with practical completion due by Spring 2013. Fitting out works for the school have commenced.

(10.01.13 – No further update)

21. Moorgate Telephone Exchange

This site was sold to a property vehicle owned by MGPA and CarVal managed funds. MGPA and Quadrant are the development manager. Construction of the new building is now underway and completion is due in 2014. Skanska are the contractor and a regular newsletter is provided to residents.

(10.01.13 – No further update)

22. St Alphage House

Planning Permission was granted at the end of August 2011. Hammerson assigned their Option Agreement to Brookfield/ Oxford Properties (Canadian Developers) who simultaneously exercised the option and purchased the site in early July. Brookfield are still considering when they are likely to commence demolition or the development. It is understood that they will finalise development strategy by spring 2013

23. Roman House

Planning permission for 90 residential dwelling was granted 23 December 2011. The change of use from offices includes external alterations including new windows and roof extension. Berkeley Homes are now on site. Completion anticipated Mid/late 2014 – Website for further information including newsletters available for local Barbican residents:-

www.roman-house-construction.co.uk

24. Six Public Lifts serving the Barbican Estate (1/11/12 to 31/12/12)

Lift Alarms and Monitoring for the Public Lifts

All emergency lift alarm calls now go through to the dedicated 24/7/365 call centre who call out the lift contractor direct upon activation. This helps with resilience and consistency.

The EMU's (Elevator Monitoring Units) fitted to the lifts which send out automatic "out of service" reports are now monitored out of hours by the lift contractor who now receives reports out of hours when they stop working. This should provide a quicker response to breakdowns.

Moorgate Escalators

The works to the up escalator were completed on time and it was returned to service on 25th November 2012. The down escalator has now been blocked off but a fixed stair provides this function until new units planned for November 2014 are installed by Crossrail.

The up escalator service failed on 17th December due to water ingress caused by increased exposure to the elements arising from the Crossrail works and the excessive weather conditions in December. The escalator is an internal unit not capable of withstanding flooding. It has not experienced any problems in

this respect until now. Due to the Christmas holiday industry shutdown and the need to procure new waterproof units it was not returned to service until 7th January 2013.

Public lift and escalator performance (1/11/12 to 21/12//12)

Lift	Availability %	Reason for failure (under 95%)
Speed House (Silk St)	83.1%	Lift switched off by highways on 13 December 2012 because it was tripping out street lights. Highway Engineers investigated and repaired street fault and following their advice the lift was re-energised on 21st December.
Moor House	99.8%	
Little Britain	99.0%	
London Wall (E)	100.0%	
London Wall (W)	100.0%	
London Wall Escalator (Up)	97.1%	
London Wall Escalator (Down)	100.0%	
Moorgate Escalator (up)	90.1%	See paragraphs above
Pilgrim St	99.8%	
Atlantic House	99.4%	
Wood St Place	94.0%	Extensive repairs were required to the overspeed governor

25. YMCA

The market testing for the 2 Fann Street building has been carried out and a report of the bid analysis with recommendations is to be presented to the BRC on the 11th February for consideration.