

Minutes of the Asset Management Working Party

Monday, 13 June 2022: 5:30 – 6:30 pm by Zoom.

Officers:

Rosalind Ugwu	RU
Mike Saunders	MS
Jason Hayes	JH

Residents

Christopher Makin (Chair)	CM
Tim Cox	TC
Henry Irwig	HI
Matthew Dendy	MD
Margarita Chiclana	MC
Fiona Lean	FL
Ted Reilly (took the minutes)	TR

Apologies:

Tam Pollard	TP
Randall Anderson	RA

1 Introductions

CM welcomed Rosalind Ugwu to the meeting RU has been appointed as interim manager of the Barbican Estate Office. RU outlined her extensive experience in public sector housing management, which had mainly been as an interim manager and in the implementation of change.

Each of the resident members briefly outlined their backgrounds and further welcomed RU to the Barbican.

2 Election of a new Chair

Members congratulated CM, on his election to the Court of Aldermen. CM will be resigning as Chair at the next meeting. There is no formal mechanism for the appointment of a chair, but it was confirmed that following a round of emails between resident members that TP would assume the role at our next meeting. CM will continue as a member of the working party

3 Minutes / Matters Arising

The minutes of the meeting of 4 April 2022 were approved, incorporating the changes that TC had circulated by email.

4 Underfloor Heating Working Party

Although not strictly part of the AMWP remit MS thought that the group would be interested to know that it was highly likely that all the underfloor heating consumer units would need to be changed at a cost of around £600 per flat. This would be a service charge cost. HI was surprised and disappointed that this had not been picked up in the Savills stock condition survey.

5 Savills stock condition survey

MS reported that the Savills report was still not complete and did not have a firm date for its completion. HS undertook to circulate the anticipated completion date as an addendum to the minutes. CM expressed disappointment at the delay in delivery of the Savills report, as it had

been commissioned at the end of 2020. There was general dissatisfaction from resident members of the working party in the quality, extent, and timeliness of the work. MS explained that the survey was M&E heavy and that the Savills employee responsible for a large part of the survey had left Savills.

In answer to FL's request MS confirmed that the new database CIVICA was a replacement for the existing ORCHARD repairs and maintenance system and that by 15 June the BEO would have completed its move from ORCHARD to CIVICA. KEYSTONE would continue to operate as the fixed asset database.

6 Windows

FL asked for clarification on the window repair/replacement programme in Ben Johnson House. FL reported disparate reports from different sources. She asked for clarity on

How many windows had been repaired/replaced in BJH and at what cost?

How many windows were expected to be replaced in BJH and at what cost?

How were these costs to be distributed over the various service charge years?

MS undertook to respond to these questions

The estate wide Window Survey was ongoing, with all upper level windows on the whole estate and a random selection of lower level windows being surveyed.

MS anticipated problems in finding contractors willing to undertake the window repair/replacement programme on the estate because of access issues.

HI suggested that we have a moratorium on repairs until the survey is complete and a proper scope of work could be established. MS responded that although was a good idea and could be feasible, the urgent nature of some of the repairs precluded this.

7 Garchey

We're still waiting for the Thames Water response. MS indicated that he might have a response in time to add to the minutes.

8 Fire Signage

The revised Fire Signs had been given listed building approval by the planners. Fewer, but better quality than the existing partly implemented scheme. The contact for the installation of the new signs would include the removal the signs of the partially implemented scheme and the resultant making good.

TR asked if the recent Ove Arup fire safety recommendations, which included a section on signage would be consistent with our latest implementation. JH confirmed that they would.

9 Fire Doors

There are 72 different fire door sets on the estate, and a separate specification would need to be established for each door set. Additionally, each set would need to be tested to ensure that they met the 30-minute rating.

JH conformed that the cost of this replacement was for the City's account.

A timetable would be ready for the next meeting

10 Redecorations

The implementation of this project was proceeding satisfactorily with some favourable comments from residents.

RU had carried out a selective survey and found the work to be generally satisfactory. She had reported some snags to the project manager.

11 Lifts

Final approval for this project was before the BRC's meeting on 17 June.

12 Dates of next meetings (minute takers)

26 September (FL)

5 December (HI)

At the next meeting there would be discussion as to what style of meeting we preferred, physical, virtual, or hybrid

13 AOB

HI thanked our outgoing chair for his service on the working party. This was enthusiastically supported by the rest of the working Party.