

3. Public Lift Availability

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

Lift	From April 2021 to March 2022	From April 2022 to June 2022
Turret (Thomas More)	97.24%	97.68%
Gilbert House	99.80%	99.72%

4. Redecorations

K&M McLaughlin has been on site now for 6 months. At the time of this report, the latest update is as follows:

- Mountjoy House internals are complete including inspection and snagging.
- Bryer Court, John Trundle Court and Bunyan Court externals are all complete (including snagging) with the exception of the 6th and 7th floors. Decoration towers are present on site and currently on Bryer Court. They will move along the balconies and onto Bunyan Court.
- Ben Jonson House externals have started and are approximately 80% complete. Work is yet to be inspected and snagged.
- Cromwell Tower externals have started and are approximately 50% complete. Work is yet to be inspected and snagged.

Coming up

- Consultation is currently being carried out before the external works at Frobisher Crescent and Breton House commence. Frobisher Crescent requires further discussion with the Barbican Centre before work can start.
- Andrewes House, Gilbert House and Defoe House internals are scheduled for a provisional start date of October 22.

5. Repairs and Maintenance Contract.

The current Repairs and Maintenance Long Term Service Agreement is due to expire in March 2024. The procurement process for re-tendering the works will commence in the New Year and the Property Services Team will be seeking assistance and input from residents during the process. This can be done either through an existing working party or by forming a sub-group to be involved at an early stage.

6. Tower Block Lift Project

The tower block lift project is in its early stages. A consultant has been appointed to develop the specification. This will involve a series of resident meetings to discuss any requirements they may have. We intend to start the procurement process early in 2023. Following a successful contract award and contractor's lead-in times, works are expected to commence late 2023 for a period of 2.5 – 3 years.

7. Window Frame Replacements

It has been necessary over the last 12 months to replace 18 window frames across several blocks on the estate at an estimated cost of £383,212. These have either been top floor flats or flats where the windows are fully exposed with no soffit above. There are currently 8 more that need to be replaced at an estimated cost of £253,350.

We have recently commissioned an intrusive survey of top floor window frames across all blocks and a random sample of lower floor frames. At the time of this report, 3 blocks have been completed and we await the draft reports. The aim is to have all blocks completed and reports issued by the end of the calendar year. Subject to the outcome, works identified will be packaged and procured as one project. There will also be a schedule of rates element within the contract that will allow officers to 'call-off' the replacement of future window frames at the previously procured rates.