

**Minutes of the Asset Management Working Party Meeting.
Monday 26th Sept 2022 at 5.30 pm via Google.**

Residents

Tam Pollard (Chair)	TP
Tim Cox	TC
Henry Irwig	HI
Margarita Chiclana	MC
Ted Reilly	TR
Fiona Lean (Minutes)	FL

Officers:

Jason Hayes JH

Apologies:

Mike Saunders MS

Apologies:

Christopher Makin	CM
Randall Anderson	RA
Matthew Dendy	MD

1. Minutes of previous meeting, 14th June 2022, approved.

2. Actions arising from previous minutes:

Window Replacement: FL provided an update on BJ as follows;

Number and cost of windows replaced: 7 replacements, total cost £134,258.00

Number and cost of windows planned for 2022/23: 2 @ £50K each plus possible third.

Approach to distribution of window replacement over service charge.

A survey of all top floor windows and a random sample of lower floor windows has been commissioned. JH to discuss with MS whether the survey is complete and results available and consequently, JH will update the meeting. Assessing the condition of the windows has only been undertaken when the External Redecorations programme is underway or when a Stock Condition Survey is commissioned. There is no regular inspection programme. Theoretical life span of windows is considered to be 50 years. With regard to the new replacement windows, JH will discuss with MS whether a follow-up maintenance programme is in place for these. Window problems is an ongoing issue with Golden Lane and it is possible that cost data can be utilised and shared to the benefit of both Golden Lane and the Barbican Estate.

Savills Stock Condition Survey

The results are still not available. The data processing system (Keystone), which processes the data, is inoperable at the moment and the software to repair it is unavailable. The BEO is working with the new dps, Civica, to assist with this. The RCC is meeting with Savills to discuss the survey and a report should be available before the next RCC meeting on 28th November. HI iterated that the AMWP should be notified as soon as the first signs of repairs, escalating beyond the normal, are detected, so that the WP can monitor progress and residents can receive early warning of possible additional costs involved.

Fire Doors. Progress is within the time frame. The design team specification is being finished off and the architects have been instructed to 'get on with it'.

3. Additional Repair/Energy Charges.

Repairs: The extent and costs of these are the subject of intense discussion between the RCC, the LSCWP and the BEO, and a topic on the BRC Agenda for Friday 30th Sept. Failure of timely notification to residents is also the subject of a formal complaint to the CoL. Water Penetration accounted for a high percentage of the costs and the question was asked, whether they were

covered by insurance, and if not, why not. As MS was not present, these questions will be reserved for a separate discussion.

Energy: TR reiterated that there are no variations in the times that underfloor heating is supplied to all blocks. The anomalies relate to the meter readings and this is being followed up. In reply to a question from MC, TR reiterated that the price we get from the City is the best value available in the present market. More information on this will be in the next BA Newsletter

4. Redecorations: Overall the External Redecorations are proceeding satisfactorily and within the time-frame. With regard to the internals, there is still time for consultation between HGs and the BEO/contractors with a view to omitting lightly used sections of blocks. Some blocks have already registered their preference for all internal parts to be decorated, others would like consultation with the contractors at a senior level, to discuss the matter. HI stated that the process of early consultation for the exterior redecoration at Bryer was imperfect due to a lack of understanding of the exact scope of the work, and that it would be helpful to have a senior member of the BEO team participate in initial discussion between the BEO project manager and the HG representative. JH to pass on the message. JH also stated that agreement on what can be omitted must be in place before the work begins and that in future he would attempt to include a schedule of pricing for omitted items in tender documents to ensure best recapture of value.

5. Fire Signage. The Planning Notice has just been received and JH can proceed. If there is damage in the area where a sign is to be installed, this will be made good. Samples of the signs may also be available for people to see, before installation.

6. Lifts to Tower Blocks. Work is at Gateway 4 and proceeding to tender. Resident concerns are being noted and will receive written responses. One lift in Shakespeare has been out of action for three months because parts are difficult to obtain as they are not manufactured in the UK. The new lift specification will stipulate that the design must allow for upkeep/ maintenance to be carried out using replacement/spare parts manufactured in the UK only. Freedom for service contractors to deviate from this is also to be avoided. Depending on a supply of parts from overseas is no longer acceptable. This protocol will also apply to other contracts.

7. AOB

- a. Benefit to residents/BEO of move to Civica for R & M call-outs recording: Question for MS
- b. Timelines for tender for new R & M contract: Question for MS

HI mentioned that MS's absence from AMWP meetings compromised the meeting and it is important to set dates to accommodate him. The WP agreed.

- c. Water supply to properties; this question was driven by a comment on Barbican Talk about the present system of cold water tanks and mains supply. At the moment there is no plan to change the existing, as most of the tanks had recently been relined, but developments will be monitored, and direct supply with pressure reducing valves evaluated as an alternative ahead of future major work.

The Chair requested, where possible, that updates be submitted before the meeting, in order to keep within the allotted time. JH to consider and propose timings / approach. Noted that this may be more feasible for projects than for more ad hoc repairs questions.

The Chair will liaise with MS regarding updates and possible interim meeting with some members of the AMPW to cover items in his areas.

8. Dates of next meetings and minute recorder

5th Dec (HI)

13th Feb 2023

17th Apr

To the question of meeting virtually, most members present find it satisfactory and are happy for the practice to continue. MC offered her flat for a hybrid if the situation changes.

The meeting ended at 6.30