

Minutes of Asset Maintenance Working Party 17 April 2023 Virtual on Teams

Attendee		Organisation
Tam Pollard	TM	Chair - Resident
Mike Saunders	MS	CoL Housing Property Services
Jason Hayes	JH	CoL Housing Property Services
David Downing	DD	CoL Housing Property Services
Christopher Makin	CM	Resident, Alderman
Fiona Lean	FL	Resident
Henry Irwig	HI	Resident
Matt Dendy	MD	Resident
Randall Anderson	RA	Resident CC
Tim Cox	TC	Resident
James Durcan	JD	Resident Deputy Chair of the RCC
Helen Hudson	HH	Resident Observer for Service Charge WP
Ted Reilly	TR	Resident Minute taker

Apologies: Margarita Chiclana
Rosalind Ugwu

Item	Key discussion & action points	Who
1	<p>Introduction</p> <p>David Downing was Introduced to the new members of the WP. David will be planning and coordinating the Implementation of the Savills Stock Condition Survey</p>	
2	<p>Review of Preceding minutes.</p> <p>Margarita was thanked for the minutes of the previous meeting. There were no suggested changes to the minutes. JH submitted some changes after the meeting . They will be distributed later.</p> <p>It was agreed that minutes could be briefer with actions identified.</p> <p>TR agreed to use a City template for these minutes as a trial.</p>	TR
3	<p>Savills Stock Condition Survey (SSCS)</p> <p>All work that might arise from the SSCS would pass through the City's normal gateway process, and then the section 20 Notice system. TP requested more clarity on the purpose and implications of the Section 20 notice.</p> <p>JH Confirmed that under current regulations these works did not attract VAT.</p> <p>All the identified works would be audited to determine their necessity. This would be done in five year segments, on a whole estate basis, but there would be specific consideration for each block. This audit would most likely be carried out by expert consultants.</p> <p>JH undertook to devise a mechanism to ensure full consultation, both by members of the AMWP and other residents in this audit.</p> <p>DD presented the Barbican Forward Programme detailed on an EXCEL Workbook. (Attached) The programme showed all works for each block</p>	JH

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	<p>broken down by year into 46 work streams: 25 M&E and 21 fabrics.</p> <p>DD agreed to provide clarity on the allocation of costs between residents (Section 20) and landlord liability.</p> <p>Savills Stock Condition Survey (SSCS) continued</p> <p>It was agreed that the SSCS Report, in its present form, could cause alarm among residents, as it suggests a scale of work and costs that may be well above anything actually required. DD agreed to investigate the possibility of providing more detail on the 46 work streams that gives a more accurate picture of what is involved, before the Report is circulated to all residents.</p>	<p>DD</p> <p>DD</p> <p>All</p>
<p>4</p>	<p>Windows</p> <p>Work on the 7th floor northern flats has commenced, which should be completed by the end of April.</p> <p>It was agreed that the window repairs had not gone well.</p> <p>Lessons learnt:</p> <ul style="list-style-type: none"> • Better communications between repairs team and projects team would have made access easier. • More frequent inspection, for example at the time of redecorations would have reduced costs. <p style="text-align: center;">More frequent inspection of the windows is called for, rather than relying on the contractor to report on the condition of the frames during the seven year external redecorations cycle. Had this been done in the interim, it may have highlighted potential damage and decay earlier, and may have avoided the high cost of repairs/replacement now being experienced by Residents.</p>	<p>JH/MS</p>
<p>5</p>	<p>Repairs System</p> <p>It was not clear:</p> <ul style="list-style-type: none"> • what reports CIVICA was able to produce • how real time updating was progressing. • how trends in repairs were identified • how CIVICA and KEYSTONE related to each other <p>JH agreed to provide an update.</p>	<p>JH</p>
<p>6</p>	<p>Fire Safety</p> <p>Fire Signage</p> <p>Members of the WP had all seen the Barbican Fire Sign Strategy report (Attached). JH undertook to arrange for physical examples of the signs to be available for members of the WP to inspect.</p> <p>Fire Doors</p> <p>Still in the design and procurement stage. It was likely to be around two years before this stage of the project is complete. JH undertook to provide a more exact timing.</p>	<p>JH</p> <p>JH</p>
<p>7</p>	<p>Garchey</p> <p>The working party found it difficult to understand the complications of the impact of surface drainage on the Garchey. TR undertook to work with MS to produce a comprehensible analysis of the impact of surface drainage on potential Garchey removal.</p> <p>TR reported that the Barbican Centre Renewal Team were very keen to see the removal of the Garchey bay from Beech Street.</p>	<p>TR/MS</p>

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8	Tower Block Lifts Consultants had opened an active dialogue with representatives of each of the three towers. Good progress was being made	
9	AOB Resident members of the WP reminded officers that there was an undertaking to include resident representation in the selection of the Repairs and Maintenance contractor.	
10	Next Meeting 19 June 2023	