

<b>Committees:</b> Barbican Estate Residents Consultation Committee - <i>for information</i> Barbican Residential Committee - <i>for information</i>	<b>Dates:</b> 04 September 2023 11 September 2023
<b>Subject:</b> Barbican Estate Window Repairs/Replacement Report  <b>Unique Project Identifier:</b> TBC	<b>Information Report</b>
<b>Report of:</b> Director of Community & Children's Services  <b>Report Author:</b> Jason Hayes, Head of Major Works	<b>For Information</b>
<h1>PUBLIC</h1>	

<b>1. Status update</b>	<p><b>Project Description:</b> This report provides an update on the windows surveys and condition reports. It provides the next steps to completing the necessary repair or replacement of the windows identified in the surveys.</p> <p><b>RAG Status:</b> Green</p> <p><b>Risk Status:</b> Low</p> <p><b>Total Estimated Cost of Project (excluding risk):</b> TBC</p> <p><b>Spend to Date:</b> £0</p> <p><b>Costed Risk Provision Utilised:</b> N/A</p>
<b>2. Key points to note</b>	<p><b>Key Points:</b></p> <ol style="list-style-type: none"> <li>1. Surveys of the windows for the affected blocks have been completed and will be shared with residents of the Barbican Estate. A SharePoint link will be provided for electronic access and hard copies can be made available upon request.</li> <li>2. Two windows have been identified as requiring immediate replacement.</li> </ol>

	<p>3. Seven windows have been identified as requiring urgent replacement via a mini-tender.</p> <p>4. Thirty windows have been identified as requiring less urgent repairs/ replacement.</p>
<p><b>3. Reporting period</b></p>	<p>August 2023 – On-going</p>
<p><b>4. Progress to date</b></p>	<p>5. Window surveys were commissioned in November 2022 and following Officer scrutiny and feedback, are now available for leaseholders of the Barbican Estate to view.</p> <p>6. Officers in the Major Works team received the reports on 31<sup>st</sup> July. A programme will now be formulated in accordance with the statutory and mandatory processes required prior to work being completed. This will be shared with Members of the RCC and BRC as well as those in the Asset Maintenance Working Party.</p> <p>7. Work to two windows in two blocks have been deemed as requiring urgent attention and cannot wait to run through a procurement or gateway process. This will be awarded through the existing repairs contract to ensure work is completed as soon as is practically possible.</p> <p>8. Seven windows require less urgent repairs and should be tendered for replacement following a compliant section 20 process and production of the specification.</p> <p>9. A further thirty windows required repair/ replacement and are the least urgent of the repairs identified in the surveys. Many more windows will require various size repairs completed. These repairs are captured within the surveys.</p> <p>10. As part of the larger element of works, a schedule of rates will be developed in order to facilitate work identified in the future and ensure value for money, avoiding one-off procured works. The length of this contract period is yet to be decided.</p> <p><b>Statutory Processes</b></p> <p>11. There are a number of processes that need to be followed in order to ensure correct governance and compliancy. The City of London Corporation has its own governance procedure in the form of a gateway process. This allows corporate control with proper oversight by Members and Committees with approvals, and progress, approved as the project develops. The process has recently been reviewed and changes expected over the</p>

	<p>coming months. These changes may affect the timeline for the delivery of the work. It is not possible to anticipate or estimate the positive or negative impact these changes may have until widely communicated by the City's programme officers.</p> <p>12. Statutory consultations are required in order to ensure compliancy with the section 20 for recovery of repairs as per leases. This is generally 35 days pre and post tender with a letter sent out for observations from leaseholders of the block affected. It should be noted that a longer contract of over 12 months becomes a Long Term Qualifying Agreement (LTQA) and requires extra consultation. If a longer contract facilitating repairs is implemented under an schedule of rates, then the LTQA will apply.</p> <p><b>Mitigating Actions</b></p> <p>13. Consideration within the longer contract should be on cyclical/ servicing works that would enhance the current repairs process and allow a greater protection of components within the assets and help extend the life of those components.</p> <p>14. The tender process will need to consider competent contractors experienced working on heritage assets and windows of this age and design.</p>
<p><b>5. Next steps (Urgent Repairs only)</b></p>	<ul style="list-style-type: none"> <li>• Complete the most urgent repairs (two windows). (by December 2023)</li> <li>• Start work on the specification and tender for the seven remaining urgent windows. Pre-tender section 20 process has been completed. (September 2023)</li> <li>• Produce Gateway 1-4 report for approval through urgency once approved by Corporate Projects Board. (September/ October 2023)</li> <li>• Identify and ensure resource is in place to deliver. (September/ October 2023)</li> <li>• Tender work. (November 2023)</li> <li>• Post-tender section 20. (January 2024)</li> <li>• Gateway 5 report for approval. (February 2024)</li> <li>• Works start on site. (March/ April 2024)</li> <li>• Gateway 6. (October 2024)</li> </ul>

**Appendices**

<p><b>Appendix</b></p>	<p>None</p>
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## **Contact**

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