

<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 Redecoration Programme 2020-25 <b>Unique Project Identifier:</b> 12035	<b>Gateway 5          Regular          Progress Report</b>
<b>Report of:</b> Director of Community & Children's Services <b>Report Author:</b> Philippe Greaves, Project Manager	<b>For Information</b>
<h1>PUBLIC</h1>	

<b>1. Status update</b>	<p><b>Project Description:</b> This report provides an update on the current contract with K&amp;M McLoughlin Decorating Ltd to carry out redecoration works to internal and external areas of the residential blocks of the Barbican Estate between 2020-25.</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> £3,884,630</p> <p><b>Spend to Date:</b> £1,155,121.04</p> <p><b>Costed Risk Provision Utilised:</b> N/A</p>
<b>2. Key points to note</b>	<p><b>Next Gateway:</b> Gateway 6 – Outcome Report</p> <p><b>Key Points:</b></p> <ol style="list-style-type: none"> <li>1. Following the lengthy delays as a result of the Covid-19 public health crisis, the contract awarded to K&amp;M McLoughlin Decorating Ltd commenced in April 2022.</li> <li>2. To date, works to the value of £1,155,121.04 have been completed</li> </ol>

	3. The contract is currently anticipated to complete on time and to budget.
<b>3. Reporting period</b>	June 2021 (date of last report) - present
<b>4. Progress to date</b>	<p>5. The contract with K&amp;M McLoughlin Decorating Ltd commenced in April 2022. Progress to date at time of writing (15<sup>th</sup> August 2023) is summarised below:</p> <p><b>Mountjoy – (Internal)</b> Complete and signed off.</p> <p><b>Gilbert House – (Internal)</b> Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection for sign off. To be inspected and signed off by Officers in August. Joint inspection with house group to be organised.</p> <p><b>Willoughby house - (Internal)</b> Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection for sign off. Joint inspection with house group to be organised.</p> <p><b>Cromwell Tower – (External)</b> Work complete, awaiting Clerk of Works snag report. Report due September.</p> <p><b>Andrewes House – (Internal)</b> Work complete, awaiting Clerk of Works snag report. Report due September.</p> <p><b>Ben Jonson House – (External)</b> Work complete, awaiting Clerk of Works snag report. Report due September.</p> <p><b>Bryer Court – (External)</b> Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection sign off.</p> <p><b>Bunyan Court – (External)</b> Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection sign off.</p> <p><b>Defoe House – (Internal)</b> Work complete, awaiting Clerk of Works snag report. Report due September.</p>

**John Trundle – (External)**

Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection sign off.

**Seddon House – (Internal)**

Work complete, Clerk of Works inspection to be completed before joint Officer sign off.

**Breton House – (Internal)**

Work complete, Clerk of Works inspection completed, awaiting Officer joint inspection sign off.

**Speed House – (Internal)**

Scope of work being agreed following colour change for the metalwork (railings, balustrades etc.). Letter to be sent out for option approval following advice on number of coats of paint required and cost associated. Pre-work surveys to be completed.

**Thomas More – (Internal)**

Pre-tender section 20 letter sent, ends in September.

**Shakespeare Tower – (External)**

Start on site delayed whilst scope of work is approved.

**Lauderdale Tower – (External)**

Pre-work surveys to be completed. Scope of work to be finalised.

6. Some blocks have seen areas missed on the scope of the specification. As such some additional work has been approved. The project remains within the overall budget. These areas have been noted for inclusion with future projects/ tenders.

7. Additional protective works to upper floors across Bryer Court, Bunyan Court, Ben Jonson House and John Trundle have been completed, works have remained in budget. Further repairs have been identified through the redecorations project and passed on for information to the Major Works team for inclusion in a future windows project.

**Contractor Performance**

8. As reported at Committees previously, some of the quality of workmanship has required improvement and officers have been working with the Clerk of Works to address these issues with the contractor. There is a further robust process set in place to ensure a thorough inspection and sign off occurs. This will be reviewed as will the quality of the work as the programme starts

	<p>to gain momentum. The new blocks have not been released as yet until Officers are happy with the outcome of the current fully completed blocks and their sign off progresses.</p> <p><b>Mitigating Actions</b></p> <p>9. A sign off process has been agreed with the project team. This includes a first inspection by the contractor, inspection by the Clerk of Works, finally a joint inspection of the Officer alongside the Clerk of Works and Contractor is completed before the block is sign off completely.</p> <p>10. Pre-work inspections will ensure older snagging items are picked up prior to the contractor starting on site.</p>
<p><b>5. Next steps</b></p>	<ul style="list-style-type: none"> <li>• Sign off remaining blocks with the additional inspections, shown on this report (by October 2023).</li> <li>• Agree scope of work for new blocks in the programme.</li> <li>• Review quality of workmanship (bi-monthly).</li> <li>• Involve House Groups more in the project process.</li> </ul>

### Appendices

<p><b>Appendix</b></p>	<p>None</p>
------------------------	-------------

### Contact

<p><b>Report Author</b></p>	<p>Philippe Greaves, Project Manager</p>
<p><b>Email Address</b></p>	<p>Philippe.greaves@cityoflondon.gov.uk</p>
<p><b>Telephone Number</b></p>	<p>07902 401406</p>