

Committee(s): Barbican Estate Residential Consultation Committee Barbican Residential Committee	Dated: 27/11/2023 11/12/2023
Subject: Major Works Team – Progress Report	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	1, 2, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Judith Finlay Executive Director of Community and Children’s Services	For Information
Report author: Jason Hayes Head of Major Works	

Summary

The purpose of this report is to update Barbican Estate Residential Consultation Committee and Barbican Residential Committee on the progress that has been made with Major Works on the Barbican Estate and to advise Members on issues affecting progress on individual schemes.

Recommendation

Members are asked to note the report.

Main Report

Background

This report provides further detail on each of the existing major works projects currently being delivered to the Barbican Estate. It will provide key updates on each project identifying any pertinent issues arising, progress, reports, KPI’s and other relevant documentation relating to the work of the Major Works Team.

Considerations

1. The works, in the main comprise:
 - Window Repairs/ Replacements.
 - External and Internal Redecorations.

- Tower Lift Replacements.
 - Fire Door Replacements (update provided in Fire Safety Report).
 - Fire Signage (update provided in Fire Safety Report).
 - Barbican Estate Lighting (update provided in Fire Safety Report).
 - Barbican Future Works Programme.
2. Major Works is monitored and managed at several levels both corporately and within the department. This includes:
- Gateway Process.
 - Barbican Residential Committee.
 - Barbican Estate Residential Consultation Committee.
 - Project and Procurement Sub Committee.
 - Housing Programme Board.
3. Members are asked to specifically note the following updates:

Progress of note on key projects

4. Window Repairs/ Replacements

Officers have engaged consultants including architects and BRE (Building Research Establishment) to assess the seven urgent windows and establish the differing designs between blocks, the conditions of the windows (in order to prioritise the programme of work) and understand the complexities of delivery (scaffold etc.).

We have several appointment costs to consider but the work stages will be:

- Identify the wood species via a BM Trada specimen sample.
- Identify the known issues and test for water tightness, and air tightness.
- Review historic repairs for the windows to understand common issues.
- Produce specification for the work.
- Tender/ procure the work.

Officers are expecting to complete two windows at a time, and following specialist contractor engagement, we are confident that these windows can be repaired rather than replaced.

Procurement of any contractors will require a technical assessment of the experience for the delivery of heritage projects, similar window systems and require FENSA accreditation to ensure work is Building Regulations compliant. Recent experiences have seen contractors put off tendering for specialist work through disproportionate tender requirements for the value of the work. Early contractor engagement will be essential.

Repairs trends are being assessed for the Barbican Estate windows to help understand the common repairs raised and this will allow a focus on what commonalities are present, and where these may be more common (more exposed to weather). This will compliment the surveys already undertaken.

With the wider project scope, the same process described above will apply but a more strategic approach for ventilation and performance can be ascertained in conjunction with resident consultation. Another Corporation estate has valuable data that will help provide direction and inform decisions on what work can be done to help with the longevity of the windows, potentially lower energy bills, contribute to comfort whilst being sustainable in retaining as much of the original heritage material as possible.

For the wider repairs contract, a full set of construction drawings for each of the window types will be required to identify the full range of repairs that will help inform the schedule of rates. Each repair will present an opportunity to include new seals and overhaul each window when repairs are undertaken.

A review of the windows presents further opportunities to enhance the performance of the window frames and glazing. Existing seals could be replaced with brush and compression seals to help seal the windows better for air tightness. Where double or single glazing is present, vacuum glazing could be utilised to increase the thermal performance of the glazing. Examples of performance for comparison are shown as:

- Single glazed - 5.7Wm²K;
- Double glazed – 1.5-1.9Wm²K
- Heritage double glazed – 1.1-1.4Wm²K
- Vacuum glazing – 0.5Wm²K

Any changes to the windows will require Listed Building Consent.

An invitation for Members of the BRC, RRC and AMWP will be sent, to view the refurbished window in the Grade II* listed Crescent House, Golden Lane Estate where a fully refurbished window has been completed with the installation of vacuum glazing.

Following issues raised with accessing the surveys, a request will be placed with IT colleagues to set up a download link for the documents for viewing. The original link is: [Housing and Property Services - Surveys - All Documents \(sharepoint.com\)](#)

5. Internal/ External Redecorations

Final inspections for the outstanding blocks have taken longer than expected due to further snagging issues raised. Whilst this is frustrating, it does allow the contractor to address any further issues picked up by officers and the Clerk of Works.

The current Clerk of Works arrangement is working well, and quality of the workmanship has improved significantly. There are still areas of damage to address but these are caused by equipment moving throughout the blocks, and

cleaning materials used to keep common spaces clean for example. The damage is not caused by the redecorations contractor. Questions have been raised around the integrity of the paint applied but samples taken from site have proved that the surfaces have been prepared properly and the correct number of coats applied.

Dulux take the samples from site, once work is completed, and these samples are sent to an independent third-party laboratory for analysing. Once analysed, a report is returned via Dulux for our records. This process is essential due to the functional properties of the paint. Older paint in the corridor areas was designated as Class 3 whereas the new paint is Class 0 for the requirements under Building Regulations to prevent the spread of fire. The paint has a functional purpose for fire safety and therefore has differing properties compared to normal domestic paints used within the home. Class 0 paint appearance is affected more by application and imperfections with the existing substrate in which it is applied.

To clarify the paint specification, the same specification has been used as the last round of cyclical redecorations. Any changes to specification during contract delivery may attract additional charges. The paint for the corridors is the same class 0 matt finish but there is an opportunity to change this to eggshell. The eggshell finish will have more of a sheen, may coat more evenly but could highlight older repairs to the existing substrate more than the matt finish. A sample of the eggshell class 0 paint will be left in BEO reception for viewing, for those residents yet to undertake the internal redecorations.

Before the next cycle of redecorations is tendered, it is recommended that a full review of the specification is undertaken and that this is consulted on with residents. Changes could include further preparation of surfaces and additional layers of paint in certain areas. Increases in the specification will make the work more expensive through increased labour and material costs. Further preparation of surfaces will additionally see restrictions due to the presence of asbestos and lead paint in some areas.

Individual updates for the blocks are as follows:

Mountjoy – (*Internal*):
Complete and signed off.

Gilbert House – (*Internal*):
Joint inspection of the block was completed, and several issues raised. Many of the issues raised were due to damage caused by other means unrelated to the work of the redecorations contractor. These issues have been raised with the appropriate areas of responsibility, to help prevent further damage from occurring. Remedial work will take place and not be recharged to leaseholders.

Willoughby house - (*Internal*):
Joint inspection with block representatives completed. Snagging raised and action points agreed with further sampling to ascertain whether work has been completed to the required standard set out by the specification. Clerk of Works to return week commencing 13th November to pick upon the issues raised. Samples by Dulux will

be taken in addition to this inspection to ascertain the quality of coatings and preparation.

Cromwell Tower – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20th November.

Andrewes House – *(Internal)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20th November.

Ben Jonson House – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 13th November.

Bryer Court – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20th November.

Bunyan Court – *(External)*:

Complete and signed off.

Defoe House – *(Internal)*:

Joint officer inspection complete, snagging items including damage by others resolved. Joint resident inspection to be organised.

John Trundle Court *(External)*:

Complete and signed off.

Breton Court - *(External)*:

Complete and signed off.

Seddon Court - *(Internal)*:

Currently being snagged following completion of the work.

Shakespeare Tower - *(External)*:

Work complete, snagging on-going.

Lauderdale Tower - *(External)*:

Not yet complete, works ongoing.

Frobisher Crescent - *(Internals)*:

Works starting week commencing 13th November.

Bunyan Court - *(Internal)*:

Works starting week commencing 13th November.

Breton Court - *(Internal)*:

Works starting week commencing 13th November.

Cromwell Tower - (*Internal*):
Works starting week commencing 13th November.

Speed House (*Internal*):
Works complete snagging on-going.

Appendix 1 to this report is the Dulux report showing details of the inspections for the functional class 0 coatings.

Appendix 2 to this report is the pricing schedule for the redecorations project.

6. Tower Lift Replacements

Sign off from the three-tower block (Cromwell, Shakespeare and Lauderdale) representatives were received week commencing 6th November. The next steps will be to procure the contract which is expected to take approximately three months from advertisement of the tender. Tender will be advertised from January 2024 to ensure a better response rate rather than advertise over the Christmas period.

The estimated budget for all three blocks is £4.6m. Early market engagement has shown that there is very little interest from contractors for this work. Officers and the lift consultant from Butler and Young will continue to try and engage with contractors over the next couple of months prior to tender.

7. Barbican Future Works Programme

It was agreed to set up a Programme Board of stakeholders before any further work on the future works programme occurs. Terms of Reference have now been drafted and these are being reviewed internally by officers.

Questions were raised by the Asset Maintenance Working Party (AMWP) and responses to those questions are attached to this report as appendix 3.

8. Staffing Resources

The Major Works Team are once again experiencing difficulties in attracting the number and calibre of staff we require. We do still have vacancies within the team and, we continue to try and recruit to these vacant posts as quickly as possible.

Appendices

Appendix 1: Dulux Report

Appendix 2: Pricing Schedule

Appendix 3: AMWP Responses

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