

Property Services Update Appendix 2

8. Redecorations

2012/13 Programme

The redecoration works to Shakespeare Tower, Thomas More House, Seddon House and Lambert Jones Mews is now complete. Final account is to be agreed with the contractor.

2013/14 Programme

Following an evening consultation meeting with residents from John Trundle Court, Bunyan Court and Bryer Court in April 2013, there was general agreement that redecoration works would go ahead in 2013. Residents were advised that delaying the project until after the Beech Gardens project is complete would have an adverse effect on the condition of painted surfaces

Tenders have been received and subject to statutory consultation, works will commence on site in July 2013.

9. Roof Apportionments.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Breton House	Draft final apportionment being completed before passing to Working Party	N/A	September 2013
Ben Jonson House	Draft final apportionment being completed before passing to Working Party	N/A	September 2013
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	September 2013

10. Beech Gardens Podium Works (as at 23rd May 2013)

Procurement

The procurement process for a principle contractor commenced on 12th April 2013. Additional procurement advice resulted in the preferred procurement process being a two-stage process; Pre-Qualification Questionnaire and Invite to Tender. The deadline for submissions of the PQQ was 13th May 2013. We are currently evaluating 16 pre-qualification submissions and expect to shortlist these to a small number (4 to 6) of preferred suppliers, who will then be invited to submit full tenders for the main waterproofing, hard landscaping, soil replacement and tiling works. The expected deadline for tender submission will be early July. Subject to successful evaluation, approvals to award the contract will be sought from the relevant committees in July (or via urgency) to minimise further delay.

Soft Landscaping

We have engaged the services of Johanna Gibbons, Landscape Architect to commence work with the Landscaping Working Party and the City of London's Parks and Open Spaces team to identify the requirements for soil replacement, irrigation system and planting scheme. As previously advised the aim of this group is to develop two landscaping designs for consultation with residents.

Work in progress:

The replacement glazing work to the fire escape roofs in the John Trundle high walk's area is complete. The same work is now required to fire escape roofs in Beech Gardens and will commence on Tuesday 28 May and take approximately two months to complete. The noisy work times will be restricted to 9am to 5pm, Monday to Friday. As this work requires the use of short-term scaffolding, it was preferable to complete these works in advance of the commencement of the main contract of works. There will be no changes to the existing access to John Trundle, Bryer and Bunyan Courts and this work will not interfere with the proposed external redecoration of these blocks.

Some of the planters on the podium, at the junction of Beech Gardens and Ben Johnson high-walk, require repair and this work is also currently being

undertaken.

11.Asset Maintenance Plan

The data cleansing exercise within our repairs system Orchard continues. Once this exercise is complete, the information will be passed to Keystone to create the property database. This will be followed by loading current asset information that is held in various databases and software systems.

12.Asbestos in Meter Cupboards

Discussions are still taking place with EDF regarding the costs for the removal of asbestos when carrying out meter replacements. Should this go ahead, Property Services will liaise with EDF to see if there are any cost savings to be achieved by removing any asbestos from nearby areas.

13. Water Pressure to Tower Blocks

Booster pumps have now been fitted in all 3 tower blocks. Property Services will continue to monitor any reports of low pressure but we are confident that the work carried out to blocks across the estate has generally improved water pressure to higher level flats.

14. Concrete Works

Concrete Report

A meeting took place on 30th April 2013 between the chairman of the Barbican Association (BA), chairman and deputy chairman of the RCC and deputy chairman of the Barbican Residential Committee to consider the questions raised on the proposed report following the resolution from the Grand Court of Ward Mote (Court of Common Council 19th April 2012). Eddie Stevens, Housing Services Director and Karen Tarbox, Head of Property Services also attended the meeting. Dr Ron Casson, Concrete Consultant – Bickerdike Allen Partners and Dr John Broomfield, Concrete Corrosion Specialist were also present to provide their technical expertise.

A report will be provided to Barbican Residential Committee (June).

Planned concrete testing on low rise blocks

Following discussion at the above meeting and before proceeding with the planned testing on the low rise blocks, officers are seeking further clarification from the concrete consultants with regard to their recommendation to carry out concrete testing across the whole estate, by the same means used on the Towers, or whether visual inspections could be carried out as a suitable alternative. A further update will be provided in due course.

15.Public Lift Availability

Availability of the public lifts under the control of Technical Services is detailed below:

Lift	From April 2011 to March 2012	From April 2012 to March 2013
Turret	99.98%	99.9%
Gilbert House	99.99%	100%

16. Upgrade of the Barbican Television Network

VFM have responded to the draft license with a number of comments. These have been reviewed by the City Solicitor, Officers and our specialist consultant Concero. The City Solicitor is currently re-drafting the license and this will be sent to the chair of the Television Working Party who will review with members of the Working Party before it is returned to VFM for final comment.

17.Sustainability Working Group

The Sustainability Working Group minutes are contained in Appendix 5.