

City Surveyors Update

Officers from the City Surveyors Department have provided the following updates:

18. St Alphage House

Planning Permission was granted at the end of August 2011. Brookfield/Oxford Properties (Canadian property partners) are considering when they are likely to commence demolition of the development and are consulting with stakeholders in May.

19. Six Public Lifts serving the Barbican Estate

Public Lift report for the period 22/12/12 to 10/05/13

Location	Availability %	Reason for failure (under 95%)
Atlantic House	99%	
Little Britain	91%	<p><u>Reactive Repair</u> 1st floor car button was pushed through with the button studs broken on the car operating panel (COP). The studs are spot welded to the rear of the COP.</p> <p>The COP had to be disconnected from the lift control and removed from site. It was taken to a specialist engineering shop and new studs welded in place. This was not a normal repair. The COP was returned and reconnected to lift control.</p>
London Wall (E)	95%	
London Wall (W)	87%	<p><u>Reactive Repair</u> Fault on lift trapping phone line. Lift removed from service for not having the facility for trapped passengers to alert an outside emergency service.</p> <p>BT attended site to repair line.</p> <p>BT required access to the motor room. The motor room for this lift is inside a building</p>

Location	Availability %	Reason for failure (under 95%)
		<p>not owned by the City and the owners initially refused access. All contractors must be escorted by the building owner's security. This is not always achievable for reactive works and can cause delays which are not under the City's control.</p> <p><u>Reactive Repair</u> Lift over travelled the bottom floor the cause is unknown. This is not a serious safety issue. Repairs again delayed by access requirement</p> <p><u>Reactive Repair</u> Valve block not holding pressure. Valve block had to be stripped and the seals replaced. Repairs delayed by access requirements from Landlord.</p>
London Wall Escalator (DOWN)	100%	
London Wall Escalator (UP)	54%	<p><u>Reactive Repairs</u> Removed from service to allow works on main step drive chains.</p> <p>Removed from service new handrail required. Delivery of the repairs was delayed by technical problems relating to whether it was possible to cut and shorten the handrail to reinstate the service quickly. In the end it had to be replaced.</p>
Moor House	98%	
Speed House	99%	
Moorgate Escalator (UP)	97%	<p>Members were informed in the urgent report relative to the 2 escalators at Moorgate discussed and supported at the Planning and Transportation committee on 9/10/12, that a full replacement of the escalators by Crossrail would be undertaken in November 2014. With regard to the eventual replacement by Crossrail, the latest programme from them indicates that the new escalators will be completed and operational by August 2015. The delay is due mainly to unforeseen piling</p>

Location	Availability %	Reason for failure (under 95%)
		works.
Pilgrim Street	100%	
Wood Street	83%	<p><u>Reactive Repair</u> Intermittent door operator faults and landing door lock faults proved difficult to locate.</p> <p>This lift has very low passenger demand; faults of this type can take time to rectify where usage is low.</p>

20. **YMCA**

Review of the reported bids has been undertaken to achieve a best and final position, which is due to be reported for the City's consideration next month in order to seek approval to proceed with the recommended party.