

Project No.	Project	Current Expected Project Outcome	Project Priority	Person In Charge	Current Stage	Funding Source	Works Pattern	Contractor & Consultant Details	Programme	Costs	H&S Project (Y/N)?	Current Notes	Next Steps
1	Fire Signage - Estate Wide	Ensure fire signage on the Barbican Estate is in line with current statutory, regulatory and fire safety standards.	H	GS	Detail Design	City Fund	One-Off	Consultant - Ingleton Wood Contractor - Guardian Consultancy Fire Engineer - BB7	Surveys complete. Original scope works to Bunyan on hold whilst signs in line with the LBC are manufactured.	£300,000 - £700,000 (estimate) Need to be custom made signs following conversations with LBC. Limited benchmarking until we have a variety of signs made up.	Y	- Ingleton Wood completed surveys. - Guardian Consultancy started works in Bunyan. Works now on hold whilst consultation with residents is revisited. - Due to evolved scope, likely need to resubmit for LBC for majority of scheme. - Building Control happy we can proceed without any notification, and using font/typeface of the LBC. - Continue with Bunyan to complete signs that are known as necessary, balcony signage to be reviewed and included if necessary.	- Consultation exercise with residents to be rerun to cover new signs not included in LBC. - Privacy screens which have had signs removed are to have replacement signs fitted prior to consultation completion. - Ingleton Wood & BB7 reviewing additional signage requirements. - Guardian procuring sample signs. - New floor plans/elevation drawings to be produced where current drawings are known to be incorrect. - Town Hall event to be held Spring/Summer 2026.
2	Fire Doors - Estate Wide	Ensure fire doors on the Barbican Estate that directly impact primary escape routes are in line with current statutory, regulatory and fire safety standards.	H	GS	Detail Design	City Fund	One-Off	Phase 1 Architect - Reform Architects Fire Engineer - BB7 Planning Consultant - Grade Planning Heritage Consultant - Heritage Information Contractor - Gerda Security Products	Phase One technical design underway, anticipated design completion Feb 2026. Works to commence Jan 2027 dependent on statutory approvals.	£20,000,000 for all 5 phases.	Y	- PO issued to Gerda. - Listed Building Consent will be required. - Project will need to go through Building Safety Regulator. - Ahead of works, condition surveys will need to be done in flats. - Survey of services penetrations through floors in cupboards undertaken. - Presentation to MWPB complete November 2025.	- Concerns around ductwork being reviewed by BB7. - Discussions to be had with BB7 on Fire Strategies, FRAs. - DC & GS to link on this. - Test door to be available from end of January. - View of doing Town Hall mid-February (target), before planning and lbc submission in late February. Sample door required for Town Hall.
3	Building Envelopes including roofs, windows, balconies and rainwater goods	Ensure that the building envelopes of the relevant Houses are wind and water tight and that appropriate repair and maintenance methodologies are agreed, documented and implemented	H	GS	Pre-Consultant Tender	TBC	Cyclical	TBC	Phase One - Detailed designs by November 2026. - Window and Phase 1 Roof/Balcony Contractor appointment by May 2027.	£47,000,000 for whole project.	N	- Project to include roofs, balconies, and drainage. - Windows already in up to G2 approval. Scope increased to include roofs, balconies, and drainage. - G1 & G2 approvals received on increased scope. - JB & SJ have requested tender exercise is run by an external QS firm. - Roof work will fall under BSR requirements. - Ad hoc urgent water penetration repairs still being progressed. - Awaiting comments on Design Consultant PME	- Need confirmation on who is funding. TBC by expert witness (this is noted in the risk register). - Tender documents being prepared for consultants. - Issues report to be produced for the windows, as finance have stated the amended G2 is not sufficient to release funds, and an issues report is therefore required.
4	Canopy - Brandon Mews	Provide an agreed and desired solution to the canopy of Brandon Mews, addressing concerns raised around the age and visual condition of the existing canopy.	L	WR	Feasibility	Service Charge	One-off	Feasibility Architect - Avanti Architects	- Updated Feasibility expected March 2026.	Feasibility Architect - £36k	N	- Scheme being split from wider Building Envelopes project. - Stakeholder consultation presentation and meeting held with Brandon mews residents and MWPB on 24th November.	- Cost apportionment to be agreed. - Pursue feasibility option of retaining existing structure with new glazing/perspex.
5	Lift Major Modernisation - Tower Blocks (Phase One)	Complete a major modernisation of the existing lifts within the Tower Blocks. Lifts to brought up to current regulation standards where possible. Upon completion, maintenance frequency, timescales, and costs to be reduced.	H	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	Target to be in contract with consultant for design development April 2026. Target construction programme 2027-2029.	Budget Costs are: £6,312,000 for 3No. tower blocks.	N	- Tower Group meetings being held at suitable project intervals (latest meeting held 18/11/2025). - G1 & G2 approvals in place. - S.20 notice issued out for Towers with FAQ sheet. - Tender documents being prepared.	- City of London Procurement reviewing Scope of Services and preparing wider tender documents for Lift Consultant Tender. - Lift Consultant tender January-March 2026. - Anticipate Tender Report going to May 2026 RCC/BRC.
6	Lift Major Modernisation - Wider Estate (Phase Two)	Complete a major modernisation of the existing lifts across the wider estate (excluding Tower Blocks). Lifts to brought up to current regulation standards where possible. Upon completion, maintenance frequency, timescales, and costs to be reduced.	M	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	TBC	Budget Costs are: £9,832,338 for wider estate (excludes tower blocks).	N	- Phase 2 project to incorporate all of the low rise blocks (everything excluding the 3No. towers). - Phase 2 to follow Phase 1.	- Item 7 Fast-Track Emergency Lift Modernisation being prioritised. - Phase 2 Lift Group to be set up in due course.
7	Fast-Track Emergency Lift Modernisation - Exact Lifts TBC	Complete a major modernisation on a select number of lifts ahead of Phase Two works. Project to alleviate frequent outages of select 'problem lifts', whilst also providing a stock of critical spares for wider lifts on the estate, to ease maintenance requirements whilst the Phase Two Lift Project is procured.	H	DC	Feasibility	Service Charge	One-Off	TBC	TBC	TBC	N	- Intention is to obtain approval to complete an emergency modernisation on a number of lifts (exact number TBC). Parts to be retained from these lifts, to be utilised as required in wider lifts when repairs are required.	- RCC and BRC paper to be prepared.

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8	Lobby Refurbishment - Shakespeare	Provide a newly refurbished Shakespeare Tower Lobby. Lobby to have improved aesthetics, lighting levels, traffic flows, security, parcel management and porter comfort.	L	WR	Detail Design	Service Charge	One-off	Architect - Paolo Cossu Architects	Programme TBC subject to design alterations	Architect - £15k Construction etc. tbc.	N	- Job had been on hold for c.18 months, residents keen to pick back up and progress. - Initial s.20 complete by DC in November 2024. Observations Response issued October 2025.	- Architect reviewing designs following site meeting. Revised specification to be provided highlighting items no longer available. - Site meeting to review statutory requirements being held 23/01.
9	Paving Relaying - Thomas More Garden	Address trip hazards present from uneven pavers.	H	DC	Pre-Tender	Service Charge	One-Off	TBC	Works targeted for completion by end of March 2026.	TBC	Y	- Funding approved for project. - Funding ringfenced, to be utilised on this project by end of financial year.	- Tender documents to be finalised and out for competitive tender by end of January. - Works targeted to be complete by end of March 2026.
10	Expert Witness - Ben Jonson House	Report that provides an expert opinion on the apportionment of liability for the condition of the fabric of Ben Jonson House, taking into account the work undertaken in 2002/3 to resolve the structural defects, the repairs and maintenance since then, and the management of warranties	H	ED/WR	Ongoing	City Fund	One-Off	Expert Witness - Hawkins	Current anticipated completion by late February 2026.	£86,530 Cost increases to be discussed in due course.	N	- Hawkins instructed to act as Expert Witness. - Purchase Order provided. - Kick off meeting held 18/11/2025.	- Hawkins progressing instruction. - Report anticipated by end of February 2026.
11	Roof waterproofing temporary repairs - Postern (9&10)	Prevent issues of water penetration from occurring.	H	DC	Complete	City Fund	One-Off	Contractor - Elkins	Complete.	Final Account being agreed.	N	- Works complete.	- Complete, waiting on warranty.
12	Redecoration - Frobisher Crescent	Ensure the visual appearance of Frobisher Crescent is in line with expected standards by completing cyclical redecoration works.	M	DC	Feasibility	Service Charge	Cyclical	TBC	Works targeted for summer 2026.	TBC	N	- Barbican Centre have confirmed they have required funding for project. - Quote received from McLoughlin. - Procurement have stated we cannot add these works as an instruction to McLoughlin's existing contract. Additional quotes required.	- Tender documents to be prepared for works.
14	Redecorations (Internal) - Estate Wide	To protect the fabric of the buildings & ensure the visual appearance of the Estate is in line with expected standards by completing cyclical redecoration works.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Cyclical internal redecoration works are carried out across the estate.	- Programme to be prepared for redecoration cycle. - WR reviewing finances of previous redecoration cycle as part of service charge review. - Project Closure Report to be issued for previous project once finance review complete.
15	Redecorations (External) - Estate Wide	To protect the fabric of the buildings & ensure the visual appearance of the Estate is in line with expected standards by completing cyclical redecoration works.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Cyclical external redecoration works are carried out across the estate.	- Programme to be prepared for redecoration cycle. - WR reviewing finances of previous redecoration cycle as part of service charge review. - Project Closure Report to be issued for previous project once finance review complete.
16	Internal Carpeting	Ensure those carpets which are the responsibility of the Freeholder are up to the expected standards of the estate.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Replacement of carpets in communal areas are undertaken on a cyclical basis across the estate.	- Programme to be prepared for carpet replacement cycle.
17	Frobisher EWFRA	Determine and document the fire safety requirements of the external façade of Frobisher Cresent, including any required repair and remedial works that may be required.	H	DC	Pre-Commence ment	Service Charge	One-Off	TBC	TBC	£18,000	Y	- 3No. quotes received and reviewed.	- Most competitive quote being accepted and appointment to be agreed.
18	Wet riser valve replacement - Towers	Ensure the wet risers function appropriately, can be tested properly, and address issue where water ingress occurs during routine testing and maintenance.	M	DC	Feasibility	Service Charge	One-Off	TBC	TBC	TBC	N	- Agreed with MWPB works need to proceed.	- Instruction to be progressed.
19	Compartmentation - Frobisher Crescent	Ensure residential floors are adequately fire stopped.	H	WR	Post-Completion Making Good	TBC	One-Off	Contractor - Guardian	TBC	TBC	Y	- Outstanding elements of firestopping noted from previously complete compartmentation project. - Discussions held with Building Regulations Approvers on outstanding works. - Meeting held between WR and Frobisher House Group Chair 25/11.	- WR reaching out to contractor to understand background of outstanding works. - Close out programme to be agreed with residents in due course, once full scope and requirements are understood.
20	In House Repairs and Maintenance	Bring the Repairs and Maintenance contract in-house.	H	DC	Ongoing	Service Charge	One-Off	Contractor - Elkins (temporary basis until R&M is in house)	Anticipated mid-2026.	TBC	N	- Elkins are providing repair and maintenance service on a temporary basis until the in house repairs team is established.	- Works continuing on bringing repairs and maintenance team in house.
21	Electrical Infrastructure	Ensure electrical infrastructure is in good repair and condition.	H	DC	Ongoing	Service Charge	One-Off	TBC	TBC	TBC	Y	- Electrical infrastructure review and upgrade works required as part of ongoing planned preventative maintenance.	- Review and survey being complete on exact requirements.