

Property Services Update

Appendix 3

5. Redecorations

2013/14 Programme

The 2013/14 redecoration programme to Bryer Court, Bunyan Court and John Trundle Court has commenced. Progress is as follows:

- Bunyan Court – 75% complete
- Bryer Court – 10% complete
- John Trundle Court – 25% complete

6. 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	November 2013
Ben Jonson House	Draft final apportionment being completed before passing to Working Party	N/A	November 2013
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	November 2013

7. Beech Gardens Podium Works (As at 14th August 2013)

Procurement

Three tenders have been received from main contractors, following advertisement via London Tenders Portal and prequalification process that resulted in a shortlist of four contractors, one of which withdrew from the process prior to the submission deadline. A sample area of the proposed new paving tiles has been laid on the podium for approval by City planning officers and residents; Subject to all the various approvals being in place, it is anticipated that works on site may commence towards the end of September.

Soft Landscaping

Johanna Gibbons, Landscape Architect has produced three initial sketch designs, two of which are going forward for consideration by the Landscaping Working Party, following initial review by officers from the Estate Office and the Parks and Open Spaces team. Budget costs for the two options are to be developed and they will be subsequently presented to residents as part of the consultation exercise.

Work in progress

The replacement glazing work to two of the fire escape roofs in Beech Gardens is under way and almost complete; the third turret will commence as soon as the others are reopened and will take approximately two months to complete.

Residents Meetings

The next Beech Gardens residents' meetings have been set up for Wednesday 4 September at 12.30 & 7.00pm in the BEO Residents Meeting Room – there will be an update on the appointed contractor and the anticipated programme.

8. Asset Maintenance Plan

A meeting took place with the Barbican Asset Management Working Party to review the draft Asset Management Strategy. A further meeting is to take place to review the completed strategy. Meanwhile, our repairs and maintenance software, Orchard, is being updated with the full list of assets in readiness for loading into asset maintenance software.

9. Public Lift Availability and Lift Maintenance Contract

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

Lift	From April 2012 to March 2013	From April 2013 to June 2013
Turret (Thomas More)	99.9%	99.97%
Gilbert House	100%	99.99%

The lift maintenance contract for the Barbican Estate residential lifts is currently out to tender on the London Tenders Portal. The contract has been advertised in Europe and the intention is to bring a report with a recommended contractor to September Barbican Residential Committee. The timing of the tender returns and the tender evaluation is such that it will not be possible to bring a redacted report to the RCC. However a verbal update may be provided.

The contract has been set to run from 1st November 2013 to 1st July 2017. This date coincides with the review date of the corporate lift maintenance contract. We will then have the option to tender the lift maintenance with the corporate lifts or extend the existing contract a further 5 years.

10. Upgrade of the Barbican Television Network

A draft SLA was produced by the Barbican Television Working Party and was sent to VFM for comment. VFM have responded with a number of concerns over the proposed SLA. VFM have stated that unless mutual agreement to the SLA and the License can be reached by 4th September they will have no alternative but to withdraw from the project.