

City Surveyors Update

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

11. St Alphage House

Brookfield Multiplex have started demolition enabling works which include the erection of hoardings, a crane and scaffolding around the Tower. The actual demolition is due to start in October following the planned closure of the high walk across the site on the 16th September. Signage will be put up identifying alternative routes that exist around the area. More information will be provided by Brookfield Multiplex in the September monthly newsletter sent to Barbican residents.

12. Six Public Lifts serving the Barbican Estate

Public Lift report for the period 11/05/13 to 12/08/13

Location	Availability %	Reason for failure (under 95%)
Little Britain	87%	On 3 rd June this lift went out of service due to a broken door belt. These belts were not available from stock and had to be manufactured to length and to order. The new belt was delivered on the 13 th June and fitted the next day.
London Wall (E)	100%	
London Wall (W)	100%	
London Wall Escalator (DOWN)	99% (see notes)	The Electronic Monitoring Unit (EMU) for this escalator became faulty over the current monitoring period and had to be reprogrammed. Due to the EMU failure we do not have reliable information from this particular EMU. Unfortunately for this monitoring period at this location we have had to revert to the contractor's report which shows 99% availability. The EMU performance will be closely monitored to ensure it is operating correctly.

Location	Availability %	Reason for failure (under 95%)
London Wall Escalator (UP)	92%	The handrail repairs detailed in the previous reporting period extended by 3.5 days into this period. This accounts for almost 4% of the down time. The remaining 4% is due to separate isolated breakdowns.
Moor House	69%	The lift was reported out of service on 9 th July. A defective drive unit was diagnosed. In order to affect a repair this lift has to be loaded with weights in order to lower it to the ground. This required a further visit. This process caused the emergency brakes to activate and lock on and then they wouldn't release. In releasing the brakes a bracket broke which had to be purpose made and replaced before the defective drive unit could be removed. The drive unit had to be sent away for specialist overhaul and repair. Upon return the drive unit was refitted but did not work because the original fault had damaged a printed circuit board. That in turn had to be removed and also sent away for specialist repair. The lift was put back into service on 5 th August. Each repair had to be sequentially undertaken before the next could start and each required non-standard specialist parts to be procured. We are informed it is extremely unlikely to recur on this scale
Speed House	100%	
Moorgate Escalator (UP)	86%	The moving handrail failed to run. This required a new handrail to be fitted. This escalator is very old and awaiting replacement by Crossrail under the Crossrail project
Wood Street	99%	

13. YMCA

The Court of Common Council approved the long leasehold disposal of 2 Fann Street for private residential development. The disposal is subject to planning for a change of use from hostel to residential purposes and other statutory consents being achieved.

14. **Crossrail - Resident Consultation**

The City of London liaises regularly with Crossrail, in particular the Resident Services Manager of the Barbican Estate Office is invited to attend the Property Liaison Meetings to air resident's concerns.

Furthermore the City of London Residents' Forum Meeting provides residents with a direct forum to air issues and concerns.

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