



<p>be or where they will be situated), nor does it specify the availability of the lifts.</p> <ul style="list-style-type: none"> <li>The Service Level Agreement states ‘provide lift repair and maintenance services with 24/365 coverage’. It would be a question of reasonableness, e.g. it is reasonable for the lifts to be out of service for maintenance and repairs, however if the Barbican Estate Office failed to maintain the lifts or take action to effect a repair and the lift was out of action for a significant period, then there may be a case and this would be investigated.</li> </ul>		
<b>Estate Services</b>		
<b>Services</b>		
<ul style="list-style-type: none"> <li>Litter outside Gilbert House particularly at weekends – BEO reviewing weekend cleaning schedules &amp; staffing</li> <li>Barbican Centre curved wall – usage by officers for smoking – BEO liaised with the Centre</li> </ul>	<p>Michael Bennett</p> <p>Helen Davinson</p>	<p>September</p> <p>Complete</p>
<b>Major Works</b>		
<b>Concrete Testing for the low rise blocks</b>		
<ul style="list-style-type: none"> <li>The concrete consultants in their report on the Towers recommended that a programme of checks and tests be carried out on the low rise blocks.</li> <li>Second stage Section 20 consultation notices have now been served on leaseholders of Breton House and Mountjoy House, to carry out the safety investigations. The proposed contractor is the same as the one due to re-commence work on the three towers.</li> </ul> <p><b>Completion of concrete repairs to the tower blocks</b></p> <ul style="list-style-type: none"> <li>The application to the Leasehold Valuation Tribunal, for dispensation from consultation requirements in order to retain the same contractor, has been approved and works are due to commence shortly, once all the internal procedural requirements have been complied with.</li> </ul>	<p>Karen Tarbox</p>	<p>On-going</p>
<b>Department of Built Environment</b>		
<b>Podium Tiling</b>		
<p>A meeting took place in June attended by representatives from the BEO, Planning, Highways and the Contractor – J B Riney</p> <ul style="list-style-type: none"> <li>The “larger” waffle tiles have been ordered, supplied and laid for approximately the last 10 years (the original size has not been supplied during this period). It is felt that these are now more noticeable due to the many patch repairs that are taking place across the Barbican Estate.</li> <li>The procurement /laying of this size tile is not as a result of the change in contractors.</li> </ul>		

<ul style="list-style-type: none"> <li>The contractors have advised that they can manufacture the original tile and the Highways Dept will now be holding further discussions with them to establish any manufacturing / cost implications.</li> <li>Planning have advised that the current tiles in situ across the estate do not need to be removed, but that the aim, subject to discussions with the contractors, is to move forward with the original size tile (metric specification) for patch repairs and larger scheme areas.</li> <li>Repairs to the tiling on the steps - white edge tiles being cemented over whilst replacement tiles are sought have been painted white in the interim. Officers are actively seeking a replacement that will offer suitable contrast but sit within the Listed Building Management Guidelines</li> </ul>	<p>Karen Tarbox/Helen Davinson</p> <p>Property Services and Highways</p>	<p>Complete</p> <p>On-going</p>
<p><b>Barbican Area Streetscene Enhancement Works – St Giles Terrace/Ben Jonson Highwalk</b></p> <ul style="list-style-type: none"> <li>A consultation framework for schemes in and around the Barbican Estate will be consulted on with the Barbican Association</li> </ul>	<p>Michael Bennett</p>	<p>September</p>
<p><b>Dolphin Fountain – Ben Jonson Highwalk - update</b></p> <ul style="list-style-type: none"> <li>The fountain is organic bromine dosed/stabilised by an automatic brominator to give 24 hour bacterial kill which was installed in 2002.</li> </ul>	<p>Helen Davinson</p>	<p>Completed</p>
<p><b>Barbican Arts Centre</b></p>		
<p><b>Barbican Exhibition Hall 1 – Proposed Tenant - London Film School</b></p> <ul style="list-style-type: none"> <li>The Barbican Centre is planning for the London Film School to take the space and begin their fit out in first half of 2014 with the aim of opening for students in September 2015.</li> <li>Enabling works such as rerouting of services and an internal dividing wall to allow the tenants works to commence will probably start in October/November 2013</li> <li>Main period of works will be during 2014 and early 2015</li> </ul>	<p>Michael Bennett</p>	<p>On-going</p>
<p><b>City Surveyors</b></p>		
<p><b>Public Lifts/Escalators</b></p> <ul style="list-style-type: none"> <li>Performance of Moorgate Escalator to be confirmed by City Surveyor</li> </ul>	<p>Michael Bennett</p>	<p>September City Surveyors update</p>
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