

4. Redecorations

2013/14 Programme

The 2013/14 redecoration programme to Bryer Court, Bunyan Court and John Trundle Court is now complete and satisfaction surveys are currently being carried out.

2014/15 Programme

The 2014/15 programme includes the following blocks:

- Cromwell Tower (External)
- Ben Jonson House (External)
- Breton House (Internal & External)
- Bunyan Court (Internal)
- Frobisher Crescent (Internal & External)

Condition surveys are being carried out in to the above blocks. The results and recommendations will be sent to the relevant Housegroup.

5. 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	March 2014
Ben Jonson House	Draft final apportionment being completed before passing to Working Party	N/A	March 2014
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	March 2014

6. Beech Gardens Podium Works (As at 30th August 2013)

Procurement

A main contractor has now been appointed, VolkerLaser Ltd, and initial works are due to commence in November 2013, with the intention of starting the main project in January 2014. The contractor anticipates completing the works by the end of 2014. Following the response from residents to the consultation exercises regarding the sample area of new paving tiles, a new sample area has been laid with slightly modified mix of tiles and this has received verbal approval by City planning officers. A planning application has been submitted for approval of the tiling.

Soft Landscaping

A meeting of the Landscaping Working Party is in the process of being convened, at which two initial sketch designs by Johanna Gibbons, Landscape Architect will be considered.

Work in progress

The replacement glazing work to the fire escape roofs in Beech Gardens is complete. The next stage of works on site will be commencement of the construction trial areas by VolkerLaser Ltd.

7. Asset Maintenance Plan

No further update from the previous report. Work continues on data collection for loading into the Asset Management software – Keystone and meeting with the Asset Management Working Party is to be arranged

8. Public Lift Availability

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 September 2013
Turret (Thomas More)	99.9%	98.34%
Gilbert House	100%	99.99%

9. Upgrade of the Barbican Television Network

The final version of the license has been agreed with the Barbican Television Working Party and has been sent to VFM for approval and signing. Upon receipt of the signed license agreement, a meeting will take place between officers and VFM to discuss items such as a project delivery plan, communications plan, detailed network design, marketing of services and general contract conditions.

10. Background Underfloor Heating

A working party consisting of residents, officers and chaired by the Chairman of the Barbican Residential Committee has been set up to review the current energy supply arrangements and the future of the background underfloor heating system. The minutes of the first meeting are attached.

11. Concrete Works

A report following the resolution from the Grand Court of Ward Mote (Court of Common Council 19th April 2012) is to be presented to the Barbican Residential Committee on 9th December 2013.

Background Underfloor Heating Working Party

MEETING	Background Underfloor Heating Working Party	DATE	Tuesday 8th October @ 6.30 pm
OFFICERS ATTENDING	<p>Gareth Moore - CHAIR - Barbican Residential Committee Chair and Common Councilman for Cripplegate Ward Michael Bennett - Barbican Estate Manager Mike Saunders - Asset Manager, Barbican & Housing Mick McGee - Senior Engineer, Barbican & Housing Helen Davinson - Resident Services Manager Lochlan McDonald - Asset Programme Manager, Barbican & Housing Paul Kennedy - CoL Corporate Energy Manager</p>		
RESIDENTS ATTENDING	<p>Mary Hickman - Andrewes Resident Tim Macer - Willoughby Resident Ted Reilly - Shakespeare Resident Kate Wood - Brandon Resident Sarah Bee - Shakespeare Resident Renu Gupta - Willoughby Resident</p>		
Apologies	<p>Anne Mason - Revenues Manager Craig Allen - Shakespeare Resident Garth Leder - Defoe Resident</p>		
Item no.	SUBJECT/DISCUSSION	Action	
1.	<p>Introduction by Chair, Gareth Moore He explained that it was a RCC WP with associated costs charged to the Service Charge Account. It is a resident led working party with the decision to be taken by the resident reps. Whatever solution is decided upon needs to be presented by this working group to all residents along with projected costs.</p>		
2.	<p>Deputy Chair. Gareth Moore put forward Garth Leder as Deputy Chair of the group. It was confirmed that he was happy to take on this role. AGREED</p>		
3.	<p>Working Party & Advisory Group Suggested outline for group put forward by GM</p> <ul style="list-style-type: none"> • A minimum of 5 resident members to be quorate • Chair or Deputy Chair has to be present • Deputy Chair to be included in number of resident members present • Officers - as and when needed <p>AGREED TM explained the purpose of the Advisory Group</p> <ul style="list-style-type: none"> • Formed of residents who also put themselves forward following the open invite • A great deal of technical skill and expertise in the AG • Resource of the Working Party • All papers and minutes will be shared with them via TM • There will be a closed online forum open to all WP and AG members 		

4.	<p>Communications</p> <ul style="list-style-type: none"> • Online forum for WP and AG • MB will circulate at next meeting all the various methods the BEO uses to communicate with residents as basis for discussion on best methods to communicate the work of the WP • Minutes of WP will be circulated to RCC and BEO • A link to these reports and minutes is then circulated on the BEO email broadcast service (approx. 1100 addresses) • Minutes will also be available on BEO website www.cityoflondon.gov.uk/services/housing-and-council-tax/barbican-estate <p>GM will help to ensure all information required by the WP from the city will be produced in a timely fashion</p>	MB
5.	<p>Terms of Reference</p> <p>Working Party will produce their own terms of reference and circulate within the Group. To complete prior to next meeting</p>	WP
6.	<p>EDF Update (brief summary) from Paul Kennedy</p> <p>Paul Kennedy's primary role is a focus on the energy supply contracts rather than the direct operational issues surrounding the Barbican.</p> <p>UKPN responsible for Cyclo Control System. They gave notice they won't support beyond Jan 14. EDF not prepared to pay for it. EDF then took this opportunity to withdraw from the contract.</p> <p>Tariff. 13 hour off peak tariff. Agreement dating back to 1982. This has been reviewed by CoL legal in terms of EDF withdrawing.</p> <p>Working with EDF to support until the end of heating season (Spring 2014). Agreement in principle but not yet in writing. There is an issue with their billing system (need to move from residential to commercial) CoL does need an assurance from EDF.</p> <p>There are others that are affected by the withdrawal of this tariff</p>	

	<p>but not on scale of Barbican.</p> <p>We are looking for a new supply contract with hopefully, a new control system. Cylco Control could continue but this is not ideal. It controls block by block and not individually. In the short term we don't need to worry about the maintenance.</p> <ul style="list-style-type: none"> • To provide a technical statement of cyclo control system (for next mtg) • To provide a system diagram, who owns what and who is responsible for it (for next mtg) <p>EDF looking to install half-hourly type metering for this winter on 2 blocks for monitoring purposes.</p>	<p>MM</p> <p>MM</p>
7.	<p>Item and Condition Survey Property Services (PS) carrying this out. Will form part of the Asset Register and can be used by any consultants that may be appointed in the future. The aim is for completion by the end of October</p>	MM/PS
8.	<p>Consultant To defer discussion to next meeting</p>	
9.	<p>Dates of next meetings Tuesday 29th October at 6.30 Monday 18th November at 6.30 All meetings to be held in Residents' Meeting Room, BEO</p>	
10.	<p>AOB</p> <ul style="list-style-type: none"> • With regard to the EDF half hourly monitoring. Good to get some flat temperatures to correspond. Ted Reilly to put together proposal for next meeting (or prior) to install sample "thermocrons". This should be low level expenditure which monies will be made available for. • PK to provide information about possible tariff structures (E7 an E10 as a minimum). Does moving from residential to commercial provide us with more tariff options? • PK to provide infrastructure replacement possibilities • <i>Communications and queries from the WP to CoL officers. So that officers aren't overwhelmed and there is one point of reference for collation purposes, all queries to MB and HD who will forward on accordingly please.</i> 	<p>TR</p> <p>PK</p> <p>PK all</p>