

## City Surveyors Update

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

### 11. St Alphage House

Brookfield Multiplex are in the process of concluding demolition enabling works which include the erection of hoardings, a crane and scaffolding around the Tower. The actual hard demolition is due to start in November. More information will be provided by Brookfield Multiplex in the news letter sent to Barbican residents. Meanwhile Brookfield and Oxford Properties have announced they are in exclusive negotiations with Schroders to take the whole of the eastern building as a new HQ and have an option on part of the western building. This would ensure both buildings are developed at an early stage.

### 12. Six Public Lifts serving the Barbican Estate

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

Location And Age	Status	% of time in service between 13/08/2013 and 05/11/2013	Period of time Not in Use Between 13/08/2013 to 05/11/2013	Comments Where the service is 95% or less or by exception
Little Britain Modernised 2007	IN SERVICE	100%	0 Hours	
London Wall (No.1) Lift Eastern Pavilion 2003	IN SERVICE	99.85%	3 Hours	
London Wall (No.1) Lift Western Pavilion 2003	IN SERVICE	98.91%	22 Hours	
London Wall (No.1) Western Pavilion Escalator (DOWN) 2003	IN SERVICE	97.87%	43 Hours	

<b>Location And Age</b>	<b>Status</b>	<b>% of time in service between 13/08/2013 and 05/11/2013</b>	<b>Period of time Not in Use Between 13/08/2013 to 05/11/2013</b>	<b>Comments Where the service is 95% or less or by exception</b>
<b>London Wall (No.1) Western Pavilion Escalator (UP) 2003</b>	IN SERVICE	96.0%	20 Hours	
<b>Moor House 2005</b>	IN SERVICE	97.82%	44 Hours	
<b>Moorgate Escalator (UP) 1973</b>	IN SERVICE	99.4%	3 Hours	
<b>Wood Street Public Lift (Royex House) 2008</b>	IN SERVICE	98.61%	28 Hours	
<b>Speed House</b>	IN SERVICE	99.5%	10 Hours	

### **13. Management of Public Lifts**

The details of the agreed Action Improvement Plan for Apex the lift maintenance contractor, are to be reported to Planning & Transportation Committee on 26<sup>th</sup> November. Recent progress by Apex has been positive following the required changes but close monitoring will continue. Lift cars are being cleaned weekly and the Street cleaning contractor is maintaining a more frequent monitoring in case of build-up of discarded rubbish.

### **14. YMCA**

The Development transaction with Redrow Homes has completed on the 18<sup>th</sup> October 2013. The development is still subject to planning consent for change of use.

### **15. Frobisher Crescent**

In respect of the toilet cisterns and their installation UHL have inspected and changed the cistern seals in 33 apartments. There are 6 units with outstanding Health Checks still to be carried out which is due to access difficulties. DSL will carry out the planned main boiler maintenance, once the few remaining agreed health checks have been completed. There have been no system shut downs or outages since the last report. In relation to the fire

compartmentation UHL are arranging access to undertake a CCTV inspection

**16. Irrigation System**

Barbican Estate Offices are undertaking works to the Beech Gardens Project and this may inform any future decision on the irrigation system.