

City Surveyors Update

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

10. St Alphage House

Brookfield are making good progress with demolition and enabling works which are concluding shortly. Piling is due to start with rigs coming to site mid-August 2014. More information will be provided by Brookfield Multiplex in the newsletter which is due to be sent out to Barbican residents in the early part of next week.

11. Six Public Lifts serving the Barbican Estate

Public Lift report for the period 30/04/2014 to 31/07/2014

Location And Age	Status as of 24/04/2014	% of time in service between 24/04/2014 and 13/05/2014	Period of time Not in Use Between 24/04/2014 To 13/05/2014	Comments Where the service is less than 95% (The calculation is based on the total number of operational incurred during this period which is then calculated against the number of recognised out of service hours)
Little Britain Modernised 2007	IN SERVICE	99.93%	1 hours	
London Wall (No.1) Lift Eastern Pavilion 2003	IN SERVICE	100%	0 hours	
London Wall (No.1) Lift Western Pavilion 2003	IN SERVICE	93.85%	90 hours	Loss of time for the May to June report period occurred for the following reasons:- i) Landing air cord breaking (this was renewed). ii) Car door detectors false firing Remedial works were carried out and the lift put back in service. A further minor fault occurred in June which was found to be a simple case of lubricating the doors and clearing debris from the landing track.
London Wall (No.1) Western	IN SERVICE	90.02%	146 hour	Loss in time of service occurred in June due to the handrails becoming detached. These were rectified and the unit placed back in service.

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Pavilion Escalator (DOWN) 2003				
London Wall (No.1) Western Pavilion Escalator (UP) 2003	IN SERVICE	97.91%	31 hour	The time lost in this period was due to: - i) A hand rail becoming dislodged. ii) The unit not running. Testing was carried out and the unit placed back in service.
Moor House 2005	IN SERVICE	99.82%	3 hours	
Moorgate Escalator (UP) 1973	IN SERVICE	92.35%	112 hour	Improved performance for an aged unit. The main loss in time for this period occurred in June due to a drive error. This was later corrected by the contractors.
Wood Street Public Lift (Royex House) 2008	IN SERVICE	100%	0 hours	
Speed House	IN SERVICE	100%	0 hours	

12.Frobisher Crescent

UHL believe that the single heating failure throughout the last winter, in February 2014 (due to a failure of a seal to a pump) is a minor maintenance issue which can occur on any heating system. The City's consultant has recommended that UHL should return the faulty pump/pump seal to the manufacturer to ascertain why the pump seal failed. UHL have been requested to obtain supporting evidence of the incident and they are also collating all documentation on the heating system for delivery to the City. The City Surveyor will resist handover of the system until the information is reviewed by the City Surveyor and Barbican Estate Office, this will include implications regarding future maintenance of the system.

13. Bastion 12, 11A and adjacent Wall – Conservation Works

Following the successful completion of conservation works to Bastion 13, Cliveden Conservation have now been appointed and conservation works are due to commence to Bastion 12, 11A and adjacent wall in early August. The works are due to complete in early October/November 2014. Resident's access will be maintained outside the conservators working hours.

14. City of London School for Girls – Gymnasium Extension

Site establishment has been completed and the works area fenced off. The birdcage scaffold has been installed over the pool and a working platform created in preparation for the new gymnasium floor. Breaking out of openings for the new external fire door and the service ducts has commenced. Construction of the new plant enclosure and ductwork will begin shortly. The new structural floor will be installed during August 2014.