

Pre RCC Member QUESTIONS

For 1 September 2014 RCC

1. **Q. Replacement seating on St Giles Terrace & Ben Jonson Place** – When will this be replaced?
 - A. **The Department of Built Environment have confirmed that the manufacturer has visited the site again to re-measure to ensure the replacement benches match the exact height and location of the previous benches. They are just finalising the details but the installation will be scheduled to be late September. Once everything has been confirmed Streetscene Officers from the Department of Built Environment will send through a further update with advance notice of the replacement dates to circulate to residents.**
2. **Q. Plinth repairs along Ben Jonson Highwalk** – When will they be replaced?
 - A. **A trial plinth referred to in the “You Said; We Did” update will be completed in October – if successful the remainder of the plinth works will follow.**
3. **Q. Podium Tiling** – When will the stair edge tiles be replaced?
 - A. **The update in the “You Said; We Did” update is current – there are no planned dates for these works.**
4. **Q. Public lift doors** – is it possible for the doors of the public lifts to be left open as standard to prevent the smells from polluting them?
 - A. **Lifts can be set to have doors open when parked but this is extremely unusual and invites vandalism, this arrangement also provides a slower service.**
5. **Q. Ben Jonson House scaffolding** – Why weren’t residents of Breton House informed about the scaffolding on Ben Jonson House? Whilst the scaffolding is on Ben Jonson House will the concrete investigations and remedies also be carried out?
 - A. **Subject to the procurement timetable including the second stage Section 20 procedure, and coordination of works, the intention is that scaffolding will be made use insofar as this is practicable. The scaffolding on Breton House was mentioned at the Residents Redecoration Open day in April, the external redecorations letter in July and the contractors update newsletter in August.**
6. **Q. Ongoing concrete repair works Breton House** - When will the concrete repairs on Breton House be completed (large chunks of concrete have been removed but no remedial action)?

- A. The remedial works to both Breton and Mountjoy House were completed in August.**
7. **Q. Breton/Mountjoy Houses concrete repairs/costings report** – Will a full report on the Breton/Mountjoy concrete repair works including costs be presented to the RCC/BRC?
- A. This has not previously been requested but can be provided. The concrete condition survey report was provided to Breton and Mountjoy House Group Chairs earlier in the year.**
8. **Q. Ben Jonson Place Waterproofing** - Is a date planned for the waterproofing of Ben Jonson Place? Have the London Film School asked that these areas are waterproofed?
- A. City Surveyors have confirmed that reconfiguring the Exhibition Hall into an internationally recognised Film School is going to involve a significant amount of works, both by the City of London and LFS itself. There are not currently any proposals to re-seal the Breton House area but given the leaks from the podium and the desire to prevent the leaks in the future similar works to those undertaken in the Beech Street Gardens area may well occur in the future.**
9. **Q. TV broadband upgrade** – Why was the fibre broadband installation projected for August moved back to October? What works have been completed, what is being done now and what is still to be done – is this on track?
- A. Installation of the ‘dark fibre’ onto the estate has taken place. Works to install the main fibre ring around the estate within the subway continues. The lead-in time for some of the major components resulted in the delay from August to October. We are still on track to commence connections into individual flats in October.**
10. **Q. Beech Gardens project** – When is the Beech Gardens project due to be completed? Where are the minutes of the Project Board meeting 6 August?
- A. The project is due to be completed in February 2015 (see separate progress report). The most recent Project Board minutes missed the Committee deadlines for reports.**
11. **Q. Podium drains** - Following recent heavy rains and the ensuing failure of the drains on the podiums – has thought been given to a major overhaul of the water collection system?
- A. This will be considered as part of the Asset Management Strategy. Existing drains are subject to an annual planned maintenance programme. The recent heavy rain we have experienced is beyond what we would normally expect and drain failures were not limited to the Barbican Estate.**
12. **Q. Public Gardens and Watering** – how much has been spent on the North podium now that the sprinkler system is not in use?

A. Hand watering costs for 2013/14 were £1,591 and for 2014/15 £2,674.

13. Q. Recruitment – Estate Concierge/Car Park Attendants – what are the replacement plans for the up and coming Estate Concierge/Car Park Attendants who are due to retire over the next year or two?

A. The Barbican Estate Office has been able to progress with the recruitment of 8 new starters for the Estate Concierge team. A further 6 positions have been advertised externally and we anticipate being able to announce these new team members during the Autumn, which will provide us with a full complement of permanent staff – 28 in total. Moving forward we will recruit into those positions as and when there are confirmed retirement dates from the team members.

14. Q. Carry forward budgets - £50,000 carry forward budget for car park signage and emergency lighting – what else was competing for expenditure and why was the decision made to use it on car park signage and emergency lighting?

A. At the beginning of the financial year the Department of Community & Children's Services ask divisions to put forward prioritised projects for any potential departmental underspends from the previous year. The BEO team will review any possible landlord charged projects, for example, car park works, podium works including planters, signage, tiling and put forward a prioritised list. The car park signage and emergency lighting was prioritised following recent Fire Risk Assessments in those areas.

15. Q. Frobisher Crescent – Drainage on balconies – can we have an update/position statement?

A. A meeting has been scheduled for the Frobisher Crescent House Group with the Barbican Estate Office on 9 September to update on the position.

16. Q. Frobisher Crescent – Heating system - There was a lot of discussion in 2013 with the residents and the BEO, The City Surveyor, DSL and UHC on the issue of the future maintenance of the heating system including the need for annual health checks. It was agreed that the first one would be done before the effective handover of the system to the City by the developer, UHC which was thought to take place in April 2014. The last one was done in all the flats in autumn 2013. As a precursor to any handover of the heating system, we believe that the second health check needs to be undertaken by DSL. Can we be advised when this will happen?

A. An update will be provided via the next 'You Said; We Did' and to the Frobisher Crescent House Group when received from the City Surveyor.

17. **Q. Underfloor Heating System** - While the Underfloor Heating Working Party is looking at the potential for improvements, such as increased individual controls, as part of identifying options for a future upgrade, we face a number of heating seasons before such improvements might be introduced. What can be done in the short term to alleviate the situation for flats which are cold during periods of reduced temperature outside the heating "season" [such as those immediately above podium level? Is it possible to change the background heating period to [say] September-May.?
- A.** The lease states for 'the provision of underfloor heating at other reasonable times' - the Barbican Estate Office already does this – in April/May and September we review the forecasted minimum night time temperatures, the potential overnight charging times of the system and the amount of resident feedback. The BEO will then decide whether to keep the system running in May and or turning the system on early in September which has been done a number of times over the years.
18. **Q. Bin store under Speed/Willoughby** - What are the plans and what is the timetable?
- A.** It remains our intention to provide a further Bin Store for the Willoughby House area in this financial year. We are currently liaising with Property Services, the Cleansing Department and the Planning Department regarding further building requirements.

Michael Bennett
Barbican Estate Manager
29 August 2014