

6. Redecorations

At the time of this report, various blocks under the 2011/12 programme were being ‘snagged’ prior to final handover.

2012/13 Programme

Tenders are currently being reviewed for the following blocks due to be completed in 2012/13

- Shakespeare Tower – Internal Redecorations
- Thomas More House – Internal Redecorations
- Seddon House – External Redecorations
- Lambert Jones Mews – External Redecorations

7. Roof Apportionments.

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Bryer Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Sept 2012
Breton House	Final account checks to be carried out followed by provisional final apportionment.	June 2012	Sept 2012
Ben Jonson House	Final account checks to be carried out followed by provisional final apportionment.	June 2012	Sept 2012

John Trundle/ Bunyan Court	Final Apportionment to be carried out. Passed to Working Party Aug 2010	N/A	Sept 2012
Shakespeare Tower	Final Apportionment to be carried out. Passed to Working Party Dec 2009	N/A	Sept 2012

With the exception of Ben Jonson and Breton House, draft final apportionments are with the Barbican Association roof sub-committee. We await a response in order to answer any queries.

8. Beech Gardens Podium Works

Due to the number of differing titles adopted for the Podium waterproofing works, it was requested at your last committee that a single title be used in all future correspondence and reports. The project will now be known as Beech Gardens Podium Works.

Removal of the soft landscaping commenced in April with soil removal taking place from June. The specification for the main waterproofing works is being finalised and tenders will be sought during June/July with an anticipated start date in September.

9. Asbestos

All surveys have been carried out and information is contained within a database. Re-inspections will commence towards the end of the calendar year.

10. Technical Services Recharges

An analysis of the Technical Services recharge for 2010/11 has been carried out. Whilst the analysis did not identify any specific trends that led to an overspend on the budget, there were a number of areas that had costs allocated that were not foreseen at the time the budgets were set. It should also be noted that the service charge element of the recharge is not limited to day to day work on the Barbican but also includes project work such as

redecorations, asbestos work, water treatment works etc.

11. Sustainability Working Group

A copy of the minutes for the first meeting of the Sustainability Working Group is attached at appendix 5.

12. Public Lift Availability

Availability of the public lifts under the control of Technical Services are detailed below:

Lift	From April 2010 to March 2011	From April 2011 to March 2012
Wood Street	82.55%	97.77%
Little Britain	99.62%	93.83%
West Pavilion	99.99%	99.12%
East Pavilion	99.94%	99.48%
Turret	99.64%	99.98%
Moor Lane	99.96%	98.70%
Gilbert House	99.87%	99.99%

A question was raised at your last committee regarding the emergency telephone number displayed at various public lifts. It has been confirmed that the number displayed is that of the City Surveyor where breakdowns are reported to. The Barbican Estate Office monitor the availability of the lifts and attend to lift trappings. The auto-dialler (activated when the alarm button is pressed) goes through to Cromwell Tower Lobby in the first instance.

13. Upgrade of the Barbican Television Network

At the Barbican Residential Committee on 26th March 2012, it was resolved that:

- I. That the Comptroller and City Solicitor be instructed to commence negotiations with Vision Holdings and draft a set of Contract

Terms and Conditions.

- II. That the Terms and Conditions be approved by the Residents' Consultation Committee.
- III. That, subject to II. above, the final details of the Contract be delegated to the Chairman and Deputy Chairman, in consultation with the Town Clerk, Comptroller and City Solicitor and the Director of Community and Children's Services.

A meeting has taken place with the City Solicitor, Officers, Chairman of the RCC and Chairman of the BRC to review a draft Head of Terms. This has been amended following the meeting and has been sent to Vision Holdings for their comment.

At the time of this report we were awaiting feedback from Vision Holdings before proceeding with a meeting of the Television Working Party to agree the final Head of Terms and for the Chairman of the RCC to approve them in line with II. above.

14. Concrete Testing

A resolution from the Grand Court of Ward Mote (Court of Common Council 19th April 2012) stated the following:

From the Ward of Cripplegate, Within & Without

Since the recent testing and remedial works to the concrete in the three Barbican Tower Blocks relate to structural matters, Barbican residents take the view that the costs for these works should be borne by the Landlord i.e. the City of London Corporation and not Long Lessees of the Barbican Estate. Does the Corporation not agree that this is a reasonable and correct assumption of Barbican residents? On what basis does the Corporation arrive at a different conclusion to residents and furthermore, what provision of the lease would justify charging Long Lessees for these works?

Resolved – That the resolution be referred to the Barbican Residential Committee for consideration.

Officers have met to discuss the resolution and in order to provide a full detailed response, a report will be presented to your September Committee.