

City Surveyors Department Issues

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

15. Barbican Occupiers Users Group

The Barbican Occupiers Group met on 30 April where they were reminded that public consultation of the Barbican Listed Building Management Guidelines starts in May 2012. They had received an early presentation on the proposed changes from the City Planning Officer in January.

The occupiers users group is next to meet on 16th July.

16. Crossrail

The Crossrail works package continues with the construction of the operational shaft and ground stability works ahead of the tunnelling together with works for the construction of the new station. This work will continue and there will be similar disruptions in the area for the next few years until the station opens in 2018.

There have been some management issues concerning the escalators and the roof protecting this Highwalk area, these have now mainly been addressed. Crossrail have constructed an alternative access to their offices from the construction site to assist this.

17. Barbican Arts Centre Cinema Relocation

The contract for the Barbican Cinema Scheme has been let to ISG plc. Works commenced January 2012 and are programmed to be complete by July 2012. The works are currently five weeks in delay and a claim for extension of time and loss and expense received from ISG is being reviewed.

Fringe Redevelopments

18. Frobisher Crescent

Out of the 69 units built 66 have been sold and the 3 units retained by the City are currently being sound proofed prior and marketing which will be handled by Hamilton Brooks in association with Barretts Solicitors.

The low maintenance “hanging” gardens to Sculpture Court are in place and moveable planters are to be installed once all necessary permissions have been obtained by the developer.

The functionality of the centralised boiler heating system installed remains of concern and although the developer has reviewed the system and believes it to be functioning properly now he has still to offer the development as complete

An independent firm of consulting engineers have been appointed to give the City an independent view of the installed system.

19. Milton Court Redevelopment

Topping out ceremony for the residential building took place on 26 April 2012. Work progress remains on schedule – a 137 week construction period with practical completion due first quarter 2013.

20. Moorgate Telephone Exchange

This site has been sold to a vehicle owned by MGPA and CarVal managed funds. MGPA and Quadrant are the development manager and development consultant respectively. MGPA are leading the consultation with the Barbican in consultation with DP9, the retained planning consultants. The demolition is down to 1st floor level and it is understood that the developers intend to implement the planning consented office scheme later this year.

21. St Alphage House

Planning Permission granted at the end of August 2011. No timetable set for development, but could be in 2012. (No further update 14.05.12)

22. Roman House

Planning permission for 90 residential dwelling was granted 23 December 2011. The change of use from offices includes external alterations including new windows and roof extension. (No further update 14.05.12)

23. Public Lifts Serving the Barbican Estate

The escalators at Moorgate were returned to service before Christmas. Subsequently there has been disruption to service caused by indiscriminate operation of the emergency stop buttons. There has also been some damage from debris getting into the workings from builders who were improperly using the escalators.

24. YMCA

Advice on Future Uses being considered, with an update report presently planned to the Barbican Residents Committee in June.