

### 3. Redecorations

#### 2014/15 Programme

Ben Jonson House and Breton House redecorations are now complete. Final account is to be agreed by the end of February 2015.

Post-tender consultation is about to be carried out for Cromwell Tower and discussions are taking place with Frobisher Crescent House Group to determine the level of redecorations required to the block.

#### 2015/16-2019/20 Programme

During the discussion regarding the Options Appraisal Report at Barbican Residential Committee on the 8<sup>th</sup> December 2014, the department was asked to consult with House Groups regarding the intention to procure a longer term contract and the intended programme prior to Section 20 consultation.

Two responses were received, one querying why a block was excluded from the future programme, it was confirmed that this is because the works to that block are included in 2014/15 programme.

The second response was seeking more detail regarding the condition surveys and contract advertising, this information has been provided.

The next step, subject to any further responses, is to formally consult with all long leaseholders on the intention to enter into a longer term contract

#### 4. Roof Apportionments

<b>BLOCK</b>	<b>CURRENT STATUS</b>	Estimated Final Account Verification	Estimated Final Apportionments
Breton House	Draft final apportionment being completed before passing to Working Party (anticipated completion 2 <sup>nd</sup> March 2015)	N/A	June 2015
Ben Jonson House	Draft final apportionment being completed before passing to Working Party (anticipated completion 2 <sup>nd</sup> March 2015)	N/A	June 2015

#### 5. Beech Gardens Podium Works

- **Work in progress**

The main contractor, VolkerLaser Ltd is continuing with the works. As previously reported completion will now be the end of March 2015 and a formal extension has been agreed. This is due to a number of previously reported issues, such as the change in bonding adhesive, removal of smoke vents and other changes to the works or technical specification. The majority of works throughout March will be tiling. An application for variation of the listed building consent has been submitted in respect of omitting the serpentine wall in the central raised bed, as reinstating this feature would mean reducing the number of trees that could be planted in this area. Resident members of the Project Board played an active role in this decision. Following agreement on its design, casting of the concrete slabs and supports has been carried out for the replacement bridge for the pond. VolkerLaser Ltd have completed the majority of the waterproofing and significant areas of tiling within the project site boundary, in order to reopen various sections of the podium to the public.

- **Soft Landscaping**

The appointed consultant, Professor Nigel Dunnett working in association with the Landscape Agency, has prepared the final landscaping design, although the number of trees has been reduced in accordance with the structural engineer's advice that they are best positioned over loadbearing columns. Open Spaces has been instructed to proceed with the planting works. The installation of the manual watering system by Fountaineers has also been instructed and work has commenced on this. Reinstatement of the planting medium within the raised beds is well under way in readiness for the planting, which has been scheduled for the last two weeks in March 2015.

- **Bryer Court Pond**

The Soft Landscaping Working Party have agreed outline plans for the reinstatement of the pond and this work will follow on from the planting of the beds, after the Easter break.

- **Leaks into Car Parks**

Officers have been surveying car park areas to determine an order of priority.

## **6. Asset Maintenance Plan**

A meeting with the Asset Management Working Party is due to take place in February/March 2015 to go through the 20 year programme and focus on the detailed 5 year programme.

## **7. Public Lift Availability**

Availability of the public lifts under the control of Property Services is detailed below:

Lift	From April 2013 to March 2014	From April 2014 to December 2014
Turret (Thomas More)	99.16%	99.58%
Gilbert House	99.70%	99.92%

## **8. Upgrade of the Barbican Television Network**

Fibre installation work is progressing well. Over 100 installations have taken place in the Tower blocks and works to the terrace has now commenced. Free installation has now been extended to the end of April 2015. Regular updates will continue to be sent via the email broadcast and on notice boards.

## **9. Concrete Works**

The intended programme for concrete testing and immediate repairs has been revised and all blocks, not previously tested, will be carried out during the financial year 2015/16

## **10. Background Underfloor Heating**

A draft consultant's brief has been produced and has been reviewed by resident members of the Working Party. The brief is currently being revised with a view to seek fee tenders during February 2015. An approved budget currently exists for the review of the heating system.