

Committees:	Dates:	Item no.
Barbican Residential Committee Projects Sub Committee	14/12/2015 26/01/2016	
Subject: Concrete Testing and Repair at the Barbican Estate	Issue Report	Public
Report of: Director of Community & Children's Services		For Decision

Summary

Dashboard

Project Status	Green
Project Risk	Green - Low
Time Line	Contractor Appointment – November 2015 Initial Testing Work and immediately necessary, make-safe repairs completion – Spring 2016 (exact dates T.B.C. with contractor). Analysis of Testing Results and Formulation of Works Programme – Summer 2016.
Programme status	Pending commencement of the testing phase.
Approved works budget	£310,000 (previous estimate for testing and immediate repairs)
Expenditure to date	£9660 (specification)
Latest estimated cost of works	£262,167 (contract cost for testing) £200,562.24 (estimate for immediate, make-safe repairs)
Project Budget Total	£600,000

Last Gateway approved

Gateway 1-2.

Progress to date including resources expended

The concrete testing work was advertised in a joint tender with two other City Estates – Golden Lane and Middlesex Street Estate. Structural Renovations won the tender for the Barbican Estate. The price for access and testing is £262,167. Section 20 Consultation with leaseholders has been completed.

Summary of Issue

This issue report is required to alter the budget structure because the previous report did not make explicit provision for some of the repair budget, up to £600,000, to be drawn down prior to the Options Appraisal at the next Gateway. The budget structure cannot be altered without Committee approval.

Proposed Way Forward

Approval is granted for the repairs budget of £337,833 to be established now, for spending on repairs as required throughout the project.

Recommendations

1. Committee is asked to approve the formal alteration of the budget approved at the previous Gateway from £310,000, to £600,000. This will be broken down into two budgets, testing at £262,167 and repairs at £337,833.

Main Report

1. Issue description	<p>In the previous report, at Gateway 1-2 under the City's Projects Procedure (presented to Corporate Projects Board and Projects Sub Committee in 2014), an estimated figure of £310,000 was included for the testing and immediate repair work to the remaining blocks at the Barbican Estate.</p> <p>A range of £300,000 to £600,000 was the estimated total budget. A range was included, rather than a fixed cost, as prior to the testing, it is only possible to estimate repair work that may be required.</p> <p>This issue report is required to alter the budget structure because the previous report did not make explicit provision for some of the repair budget, up to £600,000, to be drawn down prior to the Options Appraisal at the next Gateway. The budget structure cannot be altered without Committee approval.</p> <p>A further report will be provided following the testing which will outline the results of the testing, any make-safe repairs that were complete and spend that was incurred, and the options for further works that may be required.</p>
2. Last approved limit	£310,000 on testing and immediate repairs.
3. Options	<p>1. Do not make any budgetary allowance for immediate, make-safe repairs as part of the current contract, meaning the work will still be done and the costs will be incurred, but under 'reactive' repair and maintenance budgets. Undertake a budget transfer after the project; to ensure spend is reconciled under the correct budget.</p> <p>2. Make a budgetary alteration now, to allow for repairs as part of the current contract.</p> <p>Option 2 is recommended.</p> <p>Following the testing and completion of any necessary make-safe repairs, we will return to Committee to seek approval for the options for further works that may be required.</p>

Appendices

Appendix 1	Gateway 1-2 report
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Contact

Report Author	Amy Carter, Asset Programme Manager
Email Address	Amy.Carter@cityoflondon.gov.uk
Telephone Number	0207 332 3768