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| Committees: | Dates: | Item no. |
| Corporate Projects Board Projects Sub | 02/10/2014 08/10/2014 | |
| Subject: Concrete Testing and Repair at the Barbican Estate | Gateway 1 & 2 Project Proposal | Public |
| Report of: Director of Community & Children's Services | | For Decision |

Project Summary

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| 1. Context | <p>In recent years, there has been some concrete deterioration on the Barbican Estate, two projects have already been carried out to test and repair the concrete on five of the residential blocks. This project is proposed to test the remaining residential blocks, and undertake any necessary repairs. The motivation for the project is a recommendation from the outcome of the first project that all blocks be tested.</p> <p>In July 2014, the Projects Sub Committee considered a Gateway 3 report relating to concrete testing and repair at Golden Lane and Middlesex Street Estates and resolved that concrete testing and immediate repair work would go ahead, subject to the Chairman and Deputy Chairman being kept informed regarding spend prior to Gateway 4.</p> <p>It is suggested that this project should join with the concrete testing and repair at Golden Lane and Middlesex Street Estates. The amalgamation would take place at the point of procurement and the outcomes of the initial testing and immediate repair of the three estates will be reported at Gateway 4.</p> |
| 2. Brief description of project | The project involves testing and completing any immediately necessary repairs to the concrete. The testing will produce recommendations, which may include further repair work. |
| 3. Consequences if project not approved | <p>There is a risk that the concrete would degrade to the point where pieces of concrete fall from the buildings or water ingress is caused by breaches in the concrete. Such deterioration would require more major repairs in future.</p> <p>There is the potential that damage is caused to Listed Buildings, which the City has a responsibility to preserve. This would also cause reputational damage.</p> |
| 4. Success criteria | <ul style="list-style-type: none"> • The concrete is tested. • Any necessary repairs are completed to the concrete, maintaining the buildings and extending their useful life. |
| 5. Notable exclusions | Scope: The project applies to the following blocks: Andrewes House, Ben Jonson House, Brandon Mews, Bryer Court, Bunyan Court, Defoe House, Frobisher Crescent, Gilbert House, John Trundle Court, Lambert Jones Mews, Seddon House, Speed House, The Postern, Thomas More House, |

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| | <p>Wallside (leasehold section), Willoughby House. The project will also include communal areas such as balustrades, pillars and internal-facing concrete of the tower blocks.</p> <p>Exclusions: Cromwell, Lauderdale and Shakespeare Towers (externally-facing concrete); Breton and Mountjoy Houses – which were tested and repaired as part of previous projects. The freehold section of Wallside. The Barbican Centre, Guildhall School of Music and Drama, the City of London School for Girls, the Exhibition Halls and the Museum of London which are the responsibility of other departments.</p> |
| 6. Governance arrangements | <p>Spending Committee: Barbican Residential Committee</p> <p>Senior Responsible Officer: Karen Tarbox, Assistant Director of Barbican and Property Services.</p> <p>Project Board: Yes</p> |

Prioritisation

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| 7. Link to Strategic Aims | 2. To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes |
| 8. Links to existing strategies, programmes and projects | <p>It is proposed that this project is formally combined with the project of concrete testing and repairs at Golden Lane and Middlesex Street Estates (currently pre-Gateway 4).</p> <p>Furthermore, the project will have regard to all works projects on the Barbican Estate, in both residential and non-residential areas.</p> |
| 9. Project category | 1. Health and safety |
| 10. Project priority | A. Essential |

Options Appraisal

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| 11. Overview of options | <p>There is no option to do nothing owing to the risks, both physical and reputational, that are posed by deterioration.</p> <p>Option 1: Carrying out reactive patch repairs as deterioration is noted. This option is not recommended. Reactive patch repair works do not test the condition of the concrete and therefore do not offer a sustainable approach for ensuring the ongoing soundness of the concrete.</p> <p>Option 2: Commence a project that includes testing to confirm the current condition of the concrete and completion of immediately necessary repairs; followed by the scheduling and completion of a programme of planned repairs if required, based on the testing results. This would be the recommended option, however the benefits</p> |
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| | <p>of combined procurement and achieving economies of scale have generated a third option.</p> <p>Option 3: As Option 2, but combined with similar works of concrete testing and repair at Golden Lane and Middlesex Street Estate.</p> <p>This is the recommended option.</p> |
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Project Planning

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| 12. Programme and key dates | <p>Overall programme: Autumn 2014 – March 2016</p> <p>Key dates: December 2014 – contractor is appointed, following successful procurement and block testing and repair commences March 2016 – complete block testing and immediate repairs.</p> <p>Other works dates to coordinate: The project will have regard to all other works on the Barbican Estate, including the Beech Gardens project, and cyclical redecorations. The scaffolding erected for the redecorations work will be used to enable access for the concrete testing where possible, particularly at Ben Jonson House.</p> |
| 13. Risk implications | <p>Overall project risk: Green</p> <p>There is a risk to health and safety caused by concrete that may be deteriorating; however, there are no sections that are known to currently pose a risk.</p> |
| 14. Stakeholders and consultees | <p>Residents, including leaseholders through Section 20 consultation where they stand to incur service charges.</p> <p>Departments of City Surveyor's, Town Clerks and Chamberlain's (including CLPS).</p> <p>Ward Members, the RCC and the BRC.</p> |

Resource Implications

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| 15. Total estimated cost | <p>2. £250k to £5m</p> <p>Likely cost range: £300,000 - £600,000</p> |
| 16. Funding strategy | <p>The project is funded by the City Fund, the majority of cost is recoverable by way of service charges from leaseholders.</p> |
| 17. On-going revenue implications | <p>The recommendations following the completion of this project may include a requirement to establish a programme of future testing and maintenance. A second phase may include communal areas and internal facing concrete.</p> |
| 18. Investment appraisal | <p>The works are an essential part of Barbican Residential Estate Asset Maintenance. The project is funded by the City Fund, of which the majority is recoverable by way of service charges from leaseholders.</p> |
| 19. Procurement | <p>Ben Jonson House is suggested to be undertaken as a</p> |

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| strategy | <p>separate, earlier procurement as there is currently scaffolding in place, which will reduce the cost of access for the concrete testing and prevent duplicate spend in a short space of time. The short term availability requires a quick one-off procurement exercise.</p> <p>It is recommended that the remaining residential blocks on the Barbican Estate are aggregated with the concrete testing and repair project for Golden Lane and Middlesex Street Estates to be completed as one larger procurement exercise for the testing and minor repairs, with the option to extend the contract to include works of any necessary larger repairs.</p> <p>Quotes will be sought for the works to be completed as both combined and separately, should the larger project at Golden Lane and Middlesex Street risk delay to the work at the Barbican Residential Estate, each aspect of the contract could then be delivered separately.</p> <p>The department may seek a waiver in order to appoint two specialists; the structural engineer who was involved in the previous Barbican Estate concrete testing and repair works, and the concrete corrosion specialist who is recognised by English Heritage and has undertaken previous assessments at both the Barbican Residential Estate and the Golden Lane Estate.</p> |
| 20. Legal implications | <p>A lesson that has been learned from the first concrete testing and repair project on the Barbican Estate is to combine the testing with any immediate repair requirements to keep access costs to a minimum. A provisional allowance for the works is then formally consulted upon via Section 20 procedures in advance of the work.</p> |
| 21. Corporate property implications | <p>N/A.</p> |
| 22. Traffic implications | <p>There may be some traffic implications which will be addressed with the contractor in the pre-works phase.</p> |
| 23. Sustainability and energy implications | <p>N/A.</p> |
| 24. IS implications | <p>N/A.</p> |
| 25. Equality Impact Assessment | <p>An equality impact assessment will not be undertaken.</p> |

Recommended Course of Action

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| 26. Next steps | <p>Specification from concrete corrosion specialist for concrete testing requirements.</p> <p>Undertake procurement, in conjunction with the Golden Lane and Middlesex Street Estate Concrete Project requirements.</p> |
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| 27. Approval track and next Gateway | Approval track: 2. Regular Next Gateway: Gateway 4 - Detailed Options Appraisal (Complex) | | | | | | | | | | | | | | | |
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| 28. Resource requirements to reach next Gateway | <table border="1"> <thead> <tr> <th data-bbox="531 309 762 416">Item</th> <th data-bbox="762 309 1010 416">Reason</th> <th data-bbox="1010 309 1198 416">Cost (£)</th> <th data-bbox="1198 309 1430 416">Funding Source</th> </tr> </thead> <tbody> <tr> <td data-bbox="531 416 762 562">Consultant Cost</td> <td data-bbox="762 416 1010 562">Drawing up specifications for the testing.</td> <td data-bbox="1010 416 1198 562">£9,660</td> <td data-bbox="1198 416 1430 562">City Fund (inc service charges)</td> </tr> <tr> <td data-bbox="531 562 762 741">Contractor cost</td> <td data-bbox="762 562 1010 741">Completion of testing and initial repairs to blocks.</td> <td data-bbox="1010 562 1198 741">Up to £310,000</td> <td data-bbox="1198 562 1430 741">City Fund (inc service charges)</td> </tr> </tbody> </table> | | | | Item | Reason | Cost (£) | Funding Source | Consultant Cost | Drawing up specifications for the testing. | £9,660 | City Fund (inc service charges) | Contractor cost | Completion of testing and initial repairs to blocks. | Up to £310,000 | City Fund (inc service charges) |
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Appendices

N/A.

Contact

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