

Committee(s)	Dated:
Residents' Consultation Committee Barbican Residential Committee	30 November 2015 14 December 2015
Subject: Asset Maintenance Plan	Public
Report of: Director of Community and Children's Services	For Decision

Summary

This report updates Members on the work of the Asset Maintenance Working Party. An audit and gap analysis of all of the assets of the Barbican Estate has been carried out and condition surveys will be produced for those components in the gap analysis.

Recommendation(s)

Members are asked to:

- Note the report
- Approve the next stage of conditions surveys being carried out for those assets which form part of our gap analysis in order that the Asset Maintenance Plan be developed

Main Report

Background

1. Much of the Barbican Estate fabric is now over 40 years old and some components are now beyond their original designed life. A Working Party of resident representatives and officers was set up to develop a strategy, plan and a monitoring system (and database) that would allow for performance to be measured and forecasts made. This was regarded as essential in order to manage the fabric of the Estate proactively rather than reactively.
2. The Working Party identified a number of objectives in developing an Asset Maintenance Plan:
 - major works to be planned in such a way that individual residents are not faced with the prospect of several very costly programmes overlapping, (for example, external redecorations, roof repairs and lift repairs all occurring in the same financial year). The Barbican Estate does not have a "sinking fund" and therefore costs are borne in full by residents in the financial year they occur

- an opportunity for smart purchasing and economies of scale to be made through better-planned non-reactive maintenance
 - desire to avoid the potential of the failure of components or other assets by better surveying, testing and planned maintenance or by replacement before failure occurs
3. The Working Party noted that there a number of factors unique to the Barbican Estate:
- Over 95% of the flats on the Barbican Estate are sold on long leases and the landlord's responsibility is only to the common parts and services most of which are outside individual flats
 - there are some important and potentially expensive assets which are within flats and are service chargeable items with recourse to long lessees, such as the underfloor heating, windows and the Garchey waste-disposal units
 - the effect of the Grade II Listing of the Barbican Estate
4. The Working Party identified an Asset Maintenance software system (Keystone) which has been implemented. Keystone has been populated with existing data, in some cases based on officers knowledge of the various assets of the Estate including the structure and exterior, plant and equipment, hot and cold water plumbing, sanitary appliances and wastes, electrical services and window and doors.

Current Position

5. Officers have produced a gap analysis on the data available for both major components and life cycle costs for those assets that may need replacing.
6. The next stage is for the assets in the gap analysis to be subject to a condition survey with estimated costs which will then form part of a capital programme of works.

Proposals

7. In conjunction with the Asset Maintenance Working Party, officers will agree and prioritise the assets identified in the gap analysis that require an independent survey to determine the cost of replacement/refurbishment (see appendix 1). Once the condition surveys and subsequent potential specific programmes of works are identified these will be presented to the Asset Maintenance Working Party to input into the programme's development.
8. The Working Party and its members and terms of reference will be reviewed at the RCC Annual General Meeting in February in order that the Asset Maintenance Plan be developed. When the Asset Maintenance Plan is in place the remit of the Asset Maintenance Group will be passed on to the SLA Working Party.

Corporate & Strategic Implications

9. SA2: 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'. The planned project supports this aim.

Implications

10. The cost of surveys will be recoverable from Long Leaseholders in accordance with the lease. Resultant works will also be recoverable.

Appendices

- Appendix 1 – Asset Maintenance Gap Analysis Subject to survey Items

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