

Minutes of the Asset Maintenance Working Party 16th October 2023
Virtual on Google Meets

Attendee	Initials	Organisation
Tam Pollard	TP	Chair - Resident
Henry Irwig	HI	Resident
Matt Dendy	MD	Resident
Randall Anderson	RA	Resident, CC
Ted Reilly	TR	Resident
Tim Cox	TC	Resident
Jim Durcan	JD	Resident, minute taker
Margarita Chiclana	MC	Resident
Helen Hudson	HH	Resident, Service Charge Working Party
Jason Hayes	JH	CoL Housing Property Services
Apologies		
Mike Saunders	MS	CoL Housing Property Services
Fiona Lean	FL	Resident

Item	Key Discussion & action points	Who
1.	Minutes of the prior meeting 14 August 2023 Minutes were approved	
2.	Windows TP asked about the Windows survey. JH to check if anonymised drawings can be made available. Will share link to drawings. TP wants information on the actions following the survey. JH looking at the options in terms of refurbishment or replacement. Windows will need to be tested to confirm the type of timber. BRE is involved to confirm that the original design is not compromised. JH waiting for cost confirmation before finalising the tender documents. HI enquires about the timescale. JH to share timescales. 7 windows are in a poor state. Looking at preventative measures e.g better coatings. There is a challenge in matching new and old hardwoods	JH JH
3.	Forward Works Programme (formerly Saville Stock Condition Survey) Officers are looking at options in terms of Programme Board Membership in addition to the Chairs of the BA and RCC. Where repairs are urgent action may be needed before the Forward Works Programme is ready. TP queried whether infrastructure is shared between the Residential areas and the other Barbican Estate organisations. JH confirmed that it is. Collaboration with other Barbican areas is complicated by need for Section 20 notices for Residents' blocks. Timing of the Barbican Centre works may	

	not be aligned with BRE. In response to a question from JD JH confirmed that there is not a formal protocol governing collaboration on projects between different parts of the Barbican Estate. JH emphasised that the programme is not just looking at capital works but also on-going maintenance after the capital works are completed. There may be scope to share service contracts as well as capital works across different Barbican organisations.	
4.	Redecorations JH working to overcome problems including: workmanship issues, post redecoration damage in Gilbert, flaking paint on skirting boards from interaction with cleaning materials. Paints used were Class 3 as more fire retardant. JH has requested sample boards to show eggshell and matt finishes. Dulux have conducted paint sampling to check preparation and painting. MD asked about the current contractors. McLoughlins have a five year contract. JH has now issued further work orders but the situation is being closely monitored by the Clerk of Works. HI asked whether the costs of damage incurred during the redecoration would be offset against the contract and not treated as a cost to the block e.g. broken windows in Bryer. JH replied that should be the case but will check and report at the next meeting. TR spoke positively about workmanship standards in Shakespeare and the provision of free good quality singing.	JH
5.	Fire Signage Contract tenders are delayed waiting for information. Efforts to recruit Project Managers have been unsuccessful to date due to intense competition for staff. RA reported that there were recruitment issues across the Corporation which were being addressed	
6.	Fire Doors JH had circulated a draft consultation document. Aim is to provide very secure doors that will not need augmentation. Door specifications will exceed requirements. Awareness of needs of residents/ leaseholders with limited manual dexterity / strength. Are looking at ways to make doors easy to open. TR welcomed the consultation document but expressed concern about timescales and work completion. Agreed that JH should proceed with the consultation document. TP to raise issue of recruiting Project Managers with the RCC and the Programme Board	JH TP
7.	Garchey No progress to report in the continuing absence through ill health of key staff. JH reports that the appointment of an Interim Manager is under consideration	
8.	Tower Block Lifts Shakespeare has agreed to proposal but still waiting for responses from Lauderdale and Cromwell. The issues that were delaying Lauderdale and Cromwell appeared to relate to cosmetic finishes. JH was asked to proceed in the preparation of contract documents. TC to chase Cromwell. JH to chase too.	JH TC, JH

9.	LED Lighting There is a great deal of variation in lighting across the Estate. JH working on a Lighting Strategy but there are issues in ensuring that changes provide value for money	
10.	Civica Repairs System – update on status of implementation No action pending MS's return	
11.	Civica Repairs Trends No action pending MS's return	
12.	Other Business Dates for future meetings and minute takers 11 th December - Fiona 19 th February – Matt Further minute takers – Randall and Tim	
13.	Any Other Business MC queried the balance between repairs and replacements. JH provided assurance that repair options are being very carefully considered. Water penetration in Ben Jonson. JH is progressing issues in regard to preventative maintenance. AMWP to flag concerns about the difficulties of recruiting Project Managers to the RCC as it is stopping progress on a range of issues.	JH TP