

BARBICAN RESIDENTIAL COMMITTEE

Monday, 16 June 2014

Minutes of the meeting of the Barbican Residential Committee held at Guildhall
on Monday, 16 June 2014 at 11.30 am

Present

Members:

Randall Anderson	Jeremy Mayhew
Alex Bain-Stewart	Gareth Moore
Christopher Boden	Deputy Joyce Nash (in the Chair)
David Bradshaw	Graham Packham
Deputy Billy Dove	Henrika Priest
Deputy Stanley Ginsburg	Stephen Quilter
Ann Holmes	Angela Starling
Michael Hudson	Deputy John Tomlinson
Vivienne Littlechild	Philip Woodhouse
Professor John Lumley	

In Attendance

Officers:

Ade Adetosoye	Director of Community and Children's Services
Michael Bennett	Community and Children's Services
Alan Bennetts	Comptroller and City Solicitor's Department
Helen Davinson	Community and Children's Services
Mark Jarvis	Chamberlain's Department
Julie Mayer	Town Clerks
Mike Saunders	Community and Children's Services
Eddie Stevens	Community and Children's Services
Karen Tarbox	Community and Children's Services
Brian Brierley	City Surveyor's Department
Petra Sprowson	Department of the Built Environment

1. APOLOGIES

Apologies were received from Chris Punter.

2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

In respect of agenda Item 4 (Concrete Investigation and Repairs) the Comptroller and City Solicitor had previously advised that, in accordance with Standing Order 22 (2) and the provisions of the Localism Act 2011, resident Members of the Barbican Estate did not have a dispensation in this matter. However, given the way in which the recommendation had been worded, there was a degree of flexibility which permitted members to address the meeting but not vote.

3. **ORDER OF THE COURT**

The Committee received the Order of the Court of Common Council, dated 1 May 2014.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman in accordance with Standing Order No. 29. A list of Members eligible to stand was read and Mr Gary Moore, being the only Member expressing a willingness to serve, was duly elected Chairman for the ensuing year and took the Chair.

On being elected, the Chairman thanked the Committee for its support.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman in accordance with Standing Order No. 30. A list of Members eligible to stand was read and Ms Henrika Priest, being the only Member expressing a willingness to serve, was duly elected Deputy Chairman for the ensuing year.

6. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that:

The public minutes and non-public summary of the meeting held on 17 March 2014 be approved.

7. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

The Committee received a report of the Director of Community and Children's Services, which provided Members with an update on the review of the estate wide implementation of Service Level Agreements (SLA's) and Key Performance Measures (KPI's) for the quarter January to March 2014.

RESOLVED, that:

The SLA quarterly review be noted.

8. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services which advised Members of the Sales and Lettings which had been approved by officers, under delegated authority, since the last meeting. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

RESOLVED, that:

The progress of sales and lettings be noted.

9. **BARBICAN LISTED BUILDING MANAGEMENT GUIDELINES- VOLUME IV - LANDSCAPE SPD (PROGRESS REPORT)**

The Committee received a progress report of the Director of the Built Environment in respect of the Barbican Listed Building Management Guidelines (Volume IV) – Landscape SPD.

Members noted that, in addition to the consultation proposals set out in the report, the guidelines would also be presented to focus groups, as part of the Barbican Area Strategy. Officers agreed to provide those Members, who were not on the Planning and Transportation Committee, with a copy of the final version of the report (in both electronic and hard copy).

RESOLVED, that:

The Barbican Listed Building Management Guidelines (Progress Report) be noted.

10. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services, which updated Members on issues raised by the Barbican Estate Residents' Consultation Committee (RCC) and BRC at their meetings in March 2014. It also provided updates on other issues on the estate.

During the discussion and debate on this item, the following issues were raised/noted:

- The electricity charges relating to the 'City widened line' underground tunnel were being investigated and a report would need to be presented to the BRC and Finance Committees in September 2014.
- Residents were enduring severe noise disturbance from the St Alphage House development and asked for ear protectors. Officers agreed to look into this with the developers.
- There was a perception that the London Wall lift had been out of service for considerably longer than the 24 hours referred to in the report. There was a similar challenge to the 70% availability rate of the Moorgate Escalator. Officers agreed to check the data and investigate further with the City Surveyor.
- The Housing Service Director had met with the Directors of VFM in order to address the concerns raised by the RCC in respect of the TV and Broadband upgrade. Members noted that there would be a new marketing strategy across the estate and another open day would be scheduled for residents.
- In respect of the heating outage at Frobisher Crescent during the Winter, the City Surveyor had written to the developer and chased a response.

Members noted that the above issues would be addressed in the next issue of the '*You said; we did*' bulletin.

RESOLVED, that;

The update report and above comments be noted.

11. **BARBICAN TOWERS CONCRETE & STRUCTURAL DEFECT - (RESOLUTION FROM THE GRAND COURT OF WARDMOTE)**

The Committee received a report of the Director of Community and Children's Services in respect of the Barbican concrete investigation and repairs. The report sought to respond to the following resolution of the Wardmote from the Ward of Aldersgate, which took place on 19 March 2014:

"Aldersgate Wardmote notes that testing has revealed areas of concrete on the Barbican Estate which are insufficiently compacted and with less than 4 cm of coverage of reinforcing. These defects have led to the need for extensive inspection and repair. The Wardmote believes that these original construction defects should be the responsibility of the City. The Wardmote understands that this is the subject of discussions between the City and the Barbican Association. The Wardmote urges that the City actively engage in these discussions and report its resolution promptly."

The Chairman reminded Members that the report sought to answer the query raised by the above Wardmote and, therefore, would not pre-determine any further outcome.

During the discussion and debate each Member was invited to address the Committee and the following matters were raised/noted:

- The views of many Members had not changed since the report had last been presented to the Committee on 17 March 2014. It was generally agreed that sufficient technical information had now been provided and, therefore, any further outcome would need to be the subject of a legal debate.
- The documents from 1986 and 1990 had been disclosed as there had been some repairs at that time. However, Members were mindful that concrete repair technology had moved on in the past 20-25 years and, therefore, these documents were not directly relevant to the current issue.
- The health and safety issues, i.e. the risk of damage and/or injury from falling concrete had been rectified.
- The Comptroller and City Solicitor advised that full disclosure of all papers, to the BA Solicitors, had taken place in the last 2-3 weeks. All the information had been supplied on disc and was available for inspection at the Comptroller and City Solicitor's offices. Whilst acknowledging that there was a high volume of information to digest, the Comptroller and City Solicitor had offered to meet with the BA Solicitors but, as yet, this offer had not been reciprocated. Members acknowledged that this had resulted in the current impasse and the following resolution was taken, unanimously.

RESOLVED, that:

1. The Resolution from the Wardmote for the Ward of Aldersgate be noted.
2. The action from the Wardmote, as set out at 2.5 in the report; i.e. that the '*City actively engages in discussions with the Barbican Association and report its Resolution promptly*' be noted. (The Comptroller and City Solicitor had provided full access to original design and construction information, as requested by the Barbican Association's representatives, and would continue to provide access to information as necessary).

3. The Comptroller and City Solicitor's offer to meet with the Barbican Association's Solicitors be noted and that, as yet, this had not been reciprocated.
4. The Barbican Residential Committee reiterate its earlier decision (17 March 2014); that the concrete testing and repairs works are of a general repair and maintenance nature and that the lease stipulates that such work is recoverable through the service charge.

12. MINUTES OF THE BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE (RCC)

The draft Minutes of the RCC meeting of 2nd June 2014 were received.

Matters arising

- The City Surveyor confirmed that Frobisher Crescent was complete at the time of handover. In respect of the rain damage to the balconies, the Head of Technical confirmed that she had met with the House Group; would carry out a thorough investigation and report back.
- The London Film School (LFS) was affiliated to Warwick (not London) University.
- The gate to Heron car park was the subject of high level discussions between the City Surveyor and the Town Clerk and a resolution was expected by the end of July. Mr Bradshaw asked to be kept updated on developments.

13. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

15. EXCLUSION OF THE PUBLIC

RESOLVED, that: Under Section 100(a) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Local Government Act.

Item no
16 – 19

Para no
3

16. NON-PUBLIC MINUTES

RESOLVED, that:

The non-public minutes of the meeting held on 17 March 2014 be approved.

17. **3 WHITE LYON COURT (LETTING APPROVAL)**

The Committee considered a report of the Director of Community and Children's Services, which sought to grant a lease

18. **ARREARS UPDATE**

The Committee received a report of the Director of Community and Children's Services which advised Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate and the action being taken.

19. **WRITE OFFS**

The Committee considered a report of the Director of Community and Children's Services which sought to write off a debt in accordance with Standing Order 53 (1) c.

20. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

21. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT, WHILE THE PUBLIC ARE EXCLUDED**

- The Chairman was very pleased to advise that Deputy Billy Dove, a long serving Member of the Barbican Residential Committee, had been awarded an OBE in the Queen's Birthday Honours for public services.
- Members noted this would be the last meeting of Eddie Stevens, the Housing and Technical Services Director, prior to his retirement in September. Mr Stevens was highly commended for his fairness, integrity and good humour; the RCC regarded him as a friend to the residents. Members stood to give Mr Stevens a round of applause. In responding, Mr Stevens thanked the Committee and said it had been a privilege to serve the City of London Corporation and the Barbican Estate.

The meeting ended at 12.45 pm

Chairman

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