

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 2 June 2014

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 2 June 2014
at 6.30pm

Members:

Tim Macer - Willoughby House
(Chairman)

Professor Chris Mounsey - Breton House
(Deputy Chairman)

Randall Anderson - Shakespeare Tower

Averil Baldwin - Thomas More House

Robert Barker - Lauderdale Tower

Gordon Griffiths - Bunyan Court

Helen Wilkinson - Speed House

Robin Gough – Defoe House

Dr Gianetta Corley – Gilbert House

John Tomlinson - Cromwell Tower

Gillian Laidlaw - Mountjoy House

Fiona Lean - Ben Jonson House

Natalie Robinson - Andrewes House

Jane Smith - Barbican Association

Professor Michael Swash - Willoughby

John Taysum - Bryer Court

Janet Wells - John Trundle House

Mark Bostock – Frobisher Crescent

In Attendance:

Gareth Moore – Past Chairman of the Barbican Residential Committee

Henrika Priest – Past Deputy Chairman of the Barbican Residential Committee

Officers:

Eddie Stevens

- Community and Children's Services

Helen Davinson

- Community and Children's Services

Mike Saunders

- Community and Children's Services

Anne Mason

- Community and Children's Services

Julie Mayer

- Town Clerk's

1. APOLOGIES

Apologies were received from David Graves.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. MINUTES

The Minutes of the Barbican Residents' Consultation Committee (RCC) held on 3 March 2014 were approved.

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

The Committee received a report of the Director of the Built Environment which set out the Draft Barbican Listed Building Management Guidelines (Volume IV) – Landscape SPD. Members noted that the draft was being finalised and would be presented to the Planning and Transportation Committee, on 17 July 2014, in order to seek approval to carry out a public consultation during July/August/September. Once the consultation was complete and all comments collated, the final document would be presented to the RCC and

Barbican Residential Committee (BRC), prior to its approval and adoption by the Planning and Transportation Committee.

The Barbican Estate Office would publicise the consultation via an email broadcast, with a link to the website.

RESOLVED, that:

The report and public consultation exercise on the Barbican Listed Building Management Guidelines be noted.

5. SLA REVIEW

The Committee received a report of the Director of Community and Children's Services, which updated Members on the review of the estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Indicators (KPI's) for the quarter January to March 2014.

During the discussion of this item, the following matters were raised:

- Residents were concerned at the mess and debris at Lakeside Terrace, which was attracting pigeons. The Chairman of the Barbican Association agreed to raise this at their next meeting with the Arts Centre (Planned for Monday 9th June).
- The concrete survey results were awaited and quotations for the remedial works were expected next month. House Groups had seen the latest specification (for Breton and Mountjoy Houses) which generally had a good prognosis. Officers would seek the advice of consultants before works commence on the other blocks.

RESOLVED, that:

The work undertaken by the Barbican Estate Office and the Resident Working Party to monitor and review the implementation of SLAs and KPIs estate-wide and to identify and implement actions be noted.

6. WORKING PARTY REVIEW - MINUTES OF THE GARDENS ADVISORY GROUP

The Committee received the Minutes from the Gardens Advisory Group, dating back to July 2013. During the discussion of the minutes, the following items were raised/noted:

- The Working Party had been running for 5 years and is attended by residents, Barbican Estate officers (Chaired by a BEO officer), officers from the Department of Open Spaces including the gardeners.
- The Group had last met in mid-May and had discussed the new concrete planters and visited Sculpture Court. Members noted that all wooden planters would be replaced eventually and they were very happy with the new concrete ones.

- In response to some concerns about tree removal, officers advised that this was generally a last resort, following advice from the Department of Open Spaces and consultation with the Gardens Advisory Group. The Chairman suggested and Members agreed, that future communications about tree removal should explain the reasons as well as the logistics. Members also noted that consultation on the current Listed Building Guidelines (at Item 4 on the Agenda) would further serve this issue.

RESOLVED, that:

The Minutes of the Gardens Advisory Working Party be noted.

7. **PROGRESS OF SALES & 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 since the last meeting.

RESOLVED, that:

The Sales and Lettings report be noted.

8. **3 WHITE LYON COURT (LETTING APPROVAL)**

The Committee received a redacted report in respect of a property at 3 White Lyon Court, which had been vacant since the previous tenant determined the lease by exercise of a break option.

During the discussion of this report, the following items were raised/noted:

- There should be no smoking near entrances, particularly near the day nursery.
- A resident had experienced some noise nuisance from the area below Da Vinci Parking and was concerned that it might worsen following this development. The Commercial House Officer will raise this directly with Da Vinci.

RESOLVED, that:

The report be noted and recommended to the Barbican Residential Committee on 16 June 2014.

9. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services on the issues raised at the last meeting of the RCC and BRC in March 2014. The report also provided updates on other issues on the estate.

During the discussion and debate on this report, the following matters were raised:

- The BEO were seeking quotes from specialised contractors re the 'tombstones' on St Giles' Terrace. The works would include re-grouting

the stones, replacing masonry bricks and a “conservation clean” of the stones.

- Residents asked for urgent action in respect of the “blown” tiles along the expansion joint on Ben Jonson Highwalk. The BEO had already raised this with the contractors.
- There would be a further update on the London Film School Lease negotiations in July. Members noted that there had been some delay whilst the LFS was being affiliated with Leicester University.
- In response to a query at the last meeting, Members noted that ‘compartmentation’ was the protection in flats to prevent fires spreading; (i.e. part of the Building Regulations).
- A decision on the roof apportionments would be taken in September.
- The Housing and Technical Services Director was due to meet with the TV Contractors on 3rd June and would advise residents on progress.
- Residents of Ben Jonson and Breton Houses asked to see a breakdown of the external redecoration costs.
- A meeting had been arranged with UHL in respect of the Heating at Frobisher Crescent.
- There was extensive rain damage to the balconies on the South West Corner of Frobisher Crescent and extra drainage would be required. It was noted that one flat was currently inhabitable as a result. Residents felt that the BEO had been very helpful but asked for the matter to be raised formally at the BRC on 16 June 2014. Residents asked if a City Surveyors’ representative could attend this meeting.

Antennae on Tower Bocks

- There would be no liability to residents, should the contractor cause any damage.
- Residents would be consulted if the contractor expected to use the lifts excessively and they would be reimbursed.

RESOLVED, That:

The Update Report and comments provided above be noted.

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

There were no questions.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
In addition to the questions submitted in advance (at appendix 2 to these minutes), the Chairman permitted a further question, **as an item of urgent business.**

Members expressed some concerns about the car parking gate to the Heron spaces and the Heron door in the corner of the car park behind Moor Lane. Members were concerned about security in that the gate took a very long time to close and suggested that the timing be adjusted to be more appropriate and hence reduce tailgating. The door behind the lift was sometimes left open, to the extent that Speed House CPAs have to close it, rather than Heron security. Furthermore, the door behind the lift and the gate onto the ramp leading to Moor Lane were supposed to have an ASSA lock fitted on the outside for Barbican residents' use.

Residents suggested that a simple improvement would be to label the door buttons; i.e. one is for pedestrian use (just a few seconds) and the other for cars (which takes about 2 minutes)

Officers advised that the City Surveyor and Town Clerk were seeking to resolve the matter.

Finally, the Chairman announced the forthcoming retirement of Eddie Stevens, the Technical Services Director and thanked him for his outstanding work over many years. The Chairman felt that Eddie had been a 'friend' to the residents and not just an officer. This sentiment was echoed by the Barbican Association. In response, Eddie stated that the RCC was a great success and exemplary in conflict resolution and joint working between residents and officers.

The meeting ended at 8.00pm

Chairman

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