



Barbican Estate Residents Consultation Committee

ANNUAL GENERAL MEETING

Date: MONDAY, 26 FEBRUARY 2024

Time: 6.30 pm

Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Sandra Jenner - Defoe House (Chair)	Miranda Quinney - John Trundle House
Jim Durcan - Andrewes House (Deputy Chair)	David Lawrence - Lauderdale Tower
Christopher Makin (Alderman) (Deputy Chair)	Monique Long - Mountjoy House
Adam Hogg - Chair of the Barbican Association	Jane Smith - Seddon House
Graham Wallace - Andrewes House	Sandy Wilson - Shakespeare Tower
Fiona Lean - Ben Jonson House	Rodney Jagelman - Thomas More House
Andrew Tong - Brandon Mews	Mary Bonar - Wallside
Andy Hope - Breton House	Petre Reid - Willoughby House
John Taysum - Bryer Court	Sally Spensley - Frobisher Crescent
Gordon Griffiths - Bunyan Court	Frits van Kempen - Speed House
Helen Hudson - Defoe House	Claire Hersey - Lambert Mews
Dave Taylor - Gilbert House	Lucy Sisman - Cromwell Tower

Enquiries: Julie.Mayer@cityoflondon.gov.uk

AGENDA

1. **APOLOGIES**

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

3. **MINUTES**

To agree the minutes of the Barbican Residents' Consultation Committee's Annual General Meeting held on 20th February 2023.

For Decision
(Pages 5 - 8)

4. **MATTERS ARISING**

For Discussion

5. **TO APPOINT A CHAIR**

Town Clerk to be heard.

For Decision

6. **TO APPOINT TWO DEPUTY CHAIRS**

Town Clerk to be heard.

For Decision

7. **REPORT OF THE CHAIR - ORAL UPDATE**

For Information

8. **ANNUAL REVIEW OF THE RESIDENTS' CONSULTATION COMMITTEE'S TERMS OF REFERENCE**

Members are asked to consider the Residents' Consultation Committee (RCC) Terms of Reference and are invited to review and suggest amendments ahead of their approval for 2024/25.

For Decision
(Pages 9 - 16)

9. **ANNUAL REVIEW OF WORKING PARTIES**

Chairs of the various Working Parties invited to provide oral updates.

For Discussion

- a) Service Charge Working Party (Pages 17 - 18)
- b) Climate and Zero Carbon Working Party (Pages 19 - 20)

10. **ANY OTHER BUSINESS**

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

ANNUAL GENERAL MEETING

Monday, 20 February 2023

Minutes of the meeting held at Guildhall at 6.30 pm

Present

Sandra Jenner - Chair	Mark Bostock - Frobisher Crescent
Jim Durcan - Deputy Chair	Dave Taylor - Gilbert House
Christopher Makin – Deputy Chair	Miranda Quinney - John Trundle Court
Adam Hogg - Chair, Barbican Association	Tim Hollaway - Lambert Jones Mews
Graham Wallace- Andrewes House	David Lawrence - Lauderdale Tower
Fiona Lean - Ben Jonson House	Monique Long - Mountjoy House
Andrew Tong - Brandon Mews	David Graves - Seddon House
Andy Hope – Breton House	Sandy Wilson - Shakespeare Tower
John Taysum – Bryer Court	Guy Nisbett – Speed House
Derek Penney - Bunyan Court	Rodney Jagelman - Thomas More House
Alan Budgen - Cromwell Tower	Mary Bonar - Wallside
Helen Hudson - Defoe House	Petre Reid - Willoughby House

In attendance:

Alderswoman Sue Pearson
Deputy Randall Anderson CC

For item 3 only:

Julie Mayer – Town Clerks

1. **APOLOGIES**

Apologies were received from James Ball (Brandon Mews) and Gordon Griffiths (Bunyan Court) who sent representatives. John Taysum (Bryer Court) sent apologies but was not represented.

2. **MINUTES**

The Minutes of the prior AGM were approved.

2.1 **Matters Arising**

There were no matters arising from the Minutes.

3. **TO APPOINT A DEPUTY CHAIR**

Being the only Member willing to serve, Jim Durcan was elected to as a Deputy Chair for the ensuing year and the Chair expressed her appreciation of his ongoing commitment to the work of the committee.

4. **REPORT BY THE CHAIR**

The Chair highlighted her report that was circulated with the papers for the meeting and asked for questions. These included:

- What is the status of the review of the Barbican Estate Office (BEO)? The Chair advised that the final report and implementation plan is due in March and proposed a special meeting of the RCC to review and comment on same.
- A member asked about electricity charges for the year 21/22. The Chair confirmed that the reconciliation is still awaited. This year's reconciliation is nearly complete. Members expressed disappointment that this work was still outstanding.
- Will the Benchmarking exercise undertaken as part of the BEO review be made public? The Chair advised that the content of final report is TBC as the Benchmarking exercise refers to individual's roles and salaries. It was agreed that as much information as possible – excluding personally identifiable information– should be included in the final report.
- A member congratulated the Chair on her hard work on the BEO review project and this was endorsed by the committee.
- The need for improvement in the management of the Estate that is highlighted in the report was emphasised by Members. An implementation plan is scheduled to be available next month.

5. **ANNUAL REVIEW OF THE RCC'S TERMS OF REFERENCE**

- The Terms of Reference were endorsed by the Committee.
- The Chair highlighted a further paper that documented, for the first time, the process regarding the election of Officers and asked for comment.
- Members noted the longstanding position whereby a House Group with an elected Officer had two votes – one from their House Group representative and one from the Officer.
- It was similarly noted that the current system also contained other anomalies, such as smaller Houses having one vote equal to that of the largest Houses.
- It was noted that the committee largely works by consensus with votes being rare and that they cover matters of Estate-wide interest rather than single Houses.
- It was agreed that, in the event of a vote, elected members must declare their interest in relevant issues so their House does not have two votes.
- The paper regarding the elections of Officers was endorsed by the Committee.

6. RCC CULTURE AND PROCEDURE

- A member raised concerns regarding what they characterised as an adversarial approach by the committee towards the City of London Corporation and its Officers.
- Members expressed concerns over the performance of the City of London Corporation and the need for an engaged and active RCC.
- The need for an assertive and tenacious RCC was endorsed by the Committee.

7. ANNUAL REVIEW OF WORKING PARTIES

- The paper was agreed.
- It was noted that the Service Level Agreement (SLA) working party was the only WP not to be Chaired by a resident.
- Deputy Chair Jim Durcan agreed to stand as Chair of the SLA working party at its next meeting.

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

- Future meeting dates were clarified:
 - 6 March – pre-meeting next Tuesday
 - 5 June
 - 4 September
 - 27 November

9. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- The Chair thanked all members and working party members for their hard work and dedication to the work of the committee.

The meeting ended at 7.10pm

Chairman

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Barbican Residents Consultation Committee (RCC)

TERMS OF REFERENCE

Membership/Constitution

1. Each House is entitled to nominate one representative to the RCC. If the nominated representative is unable to attend, the House may nominate a substitute. In the event of a vote (AGM only) elected members must declare their interest in relevant issues.
2. In addition to the House representatives, the RCC will include three officers; - i.e. the Chair and two Deputy Chairs. Officers will be elected annually at the AGM and may serve for a maximum of four years in their role.
3. Candidates for the officer positions must be House representatives or existing officers of the RCC. Nominations for officers will be requested in advance of the AGM and nominees will be offered the opportunity to circulate a brief statement to support their candidacy. Further nominations may be proposed at the AGM itself. Members may self-nominate. The immediate past-RCC Chair may stand for election as a Deputy Chair, for one year only, to ensure a smooth transition and the handover of institutional knowledge and contacts.
4. The Chair of the Barbican Association is an ex-officio Member of the RCC, providing that the Barbican Association reciprocates by ensuring that its rules provide ex-officio membership of its General Council to the Chair of the RCC. The Chair of the Barbican Association is not eligible to stand for election as an officer of the RCC.
5. In the event that an officer position becomes vacant, after the AGM, an election may be held at a subsequent RCC meeting. Officers elected in this way, within six months of the next AGM, may continue in office without having to seek re-election at that AGM.

Terms of Reference

1. To be the main formal channel of communication between tenants* and the Corporation of London in all landlord and tenant matters which affect the Barbican Residential Estate, including interfaces with other occupiers including the commercial premises, the City of London School for Girls and the Barbican Arts Centre.
2. To present the views of tenants on the general management of the estate, within the parameters of the Barbican RCC/Barbican Residential Committee's Terms of Reference and communicating views, via Resolution, as appropriate.

3. To enable consultation and the flow of information between the Corporation of London and tenants and to work towards a partnership approach to management.
4. To develop, in conjunction with the Corporation, Service Level Agreements between tenants and the Barbican Estate Office for the Estate as a whole and for individual House Groups and to be involved in the modification of these agreements as required.
5. To oversee delivery of services against any Service Level Agreements with tenants, third parties and Corporation departments, monitoring their performance and satisfaction with the service and making suggestions where appropriate for alterations or improvement
6. To identify Service Charge items and monitor service charge costs, receiving reports of all accounts relating to the estate
7. To discuss routine and major repair works and to consult on how these will affect tenants
8. To seek to achieve efficiencies and improvements to resident services via the network of Working Parties serving the Barbican Estate.

**tenants refers to all persons who have a tenancy agreement with the Corporation and also includes any resident who no longer retains the Corporation as a landlord but still pays a service charge to the Corporation.*

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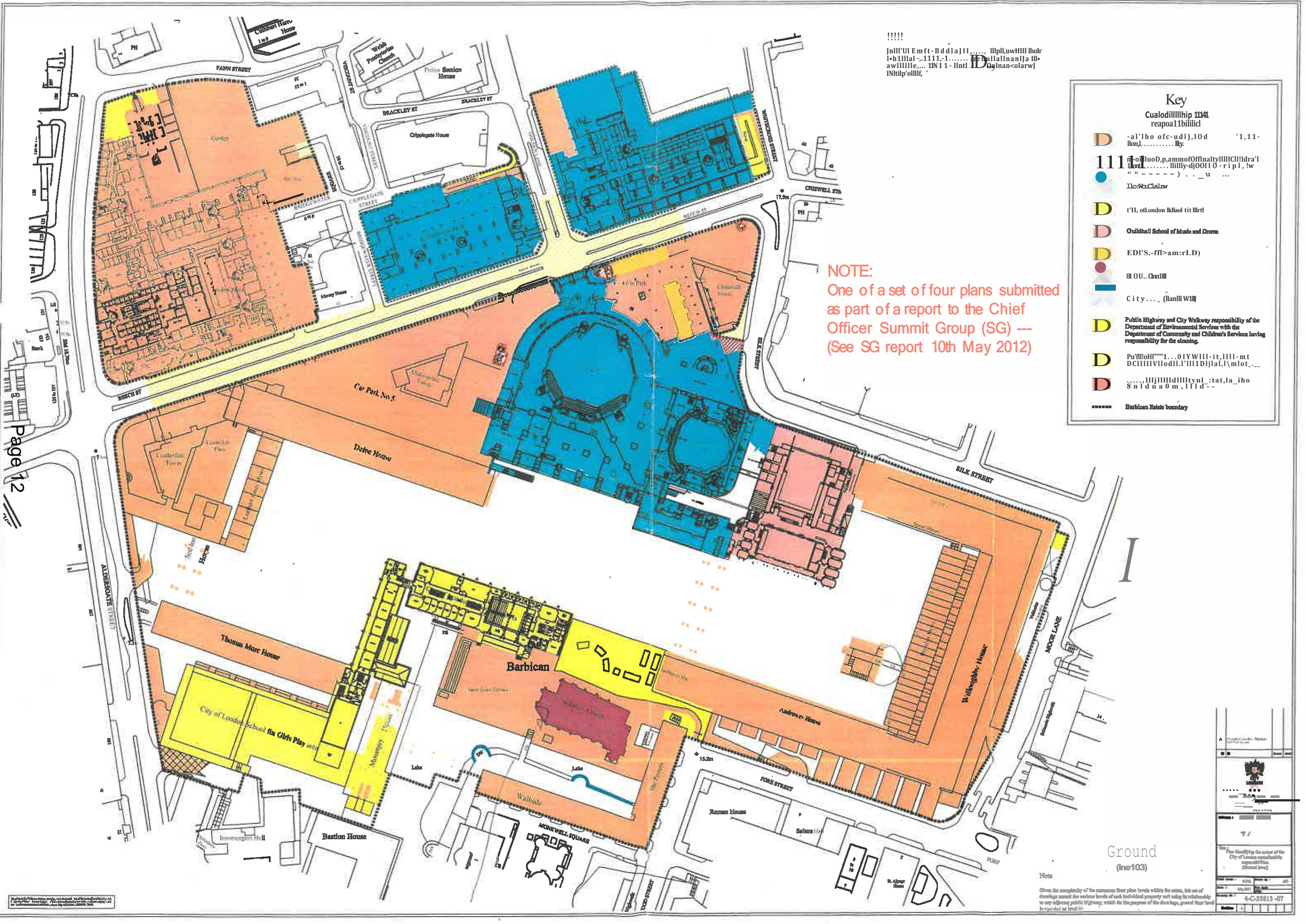
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***** Barbican Estate boundary

NOTE:
 One of a set of four plans submitted
 as part of a report to the Chief
 Officer Summit Group (SG) ---
 (See SG report 10th May 2012)



Ground
 (1m103)

Note
 Given the complexity of the numerous floor plate levels within the estate, this set of
 drawings record the various levels of each individual property unit using its relationship
 to any adjacent public highway, which for the purposes of the drawings ground floor level
 is regarded as level 00.

City of London
 Planning Department

4-C-33813-07

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- Barbican Estate boundary

NOTE:
 One of a set of four plans submitted
 as part of a report to the Chief
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 (See SG report 10th May 2012)

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By permission of the City of London Corporation, this plan is published for information only. It is not to be used for any other purpose without the express written consent of the City of London Corporation.

Lower Podium
 (lavd 04.5)

NOI
 Given the complexity of the numerous floor plate levels within the main, this set of drawings record the various levels of each individual property unit taking its relationship to any adjacent public highway, which for the purpose of the drawings, ground floor level is assumed to be level 0.0.

London
P.O. Box 100, 101 (Central) FINCH
 City Engineer
 CITY ENGINEERING DEPARTMENT
 Drawing No: 4-C-33813-08
 Location: Barbican Estate, London, E.C.2.
 Plan identifying the extent of the City of London Corporation's responsibility (Lower Podium Level)
 Date: July 2011
 4-C-33813-08

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Residents Consultation Committee (RCC) and Barbican Residential Committee (BRC) Working Parties Terms of Reference - January 2021

Service Charge Working Party

Objectives

- To examine Service Charges (SC) and basis of their calculation, and ensure that information about charges is transparent and is communicated effectively to the RCC and Working Party.
- To understand and where possible improve, processes and policies within the BEO that ensure charges made under the SC provide good value in delivering services as defined in the Service Level Agreement and engage with officers to achieve this.

The objectives will be fulfilled through:

- Meetings to review financial reports to be presented to the Residents Consultation Committee (RCC) relating to the SC account.
- Review and examine historical SC expenditure and comparing this with current or planned levels of expenditure.
- Reviewing draft budgets for the SC and discussing with officers the basis on which these estimates have been made.
- Engaging in discussion with officers to understand the processes and policies around achieving value for money within the SC.
- Consider whether more forecasting is required and to consider what is and isn't currently forecasted.
- Forwarding any relevant comments that may impact on service delivery to the Working Parties of the RCC including the Asset Maintenance Working Party and Service Level Agreement Working Party for comment.
- Report annually to the RCC.

MEMBERSHIP

Sandra Jenner, Chair

Bernie Burrows

Adam Hogg

Helen Hudson

1 Fred Rodgers

Sally Spensley

Frits Van Kempen

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Climate and Zero Carbon Working Party

Terms of Reference and Membership

Objectives

The RCC will set the working party a series of tasks, which it will investigate, implement a solution, or dismiss and move on. The initial tasks include.

- Investigate the potential for strategic shifting of the heating load profile over the day.
- Investigate the potential for using weather forecasts to modify the load profile on a day-to-day basis.
- Investigate and design commercial and technical solutions for individual controls.
- Investigate the potential for block-wide improvements to the thermal structure of buildings.
- Investigate and provide designs for thermal improvements to flats, which will be implemented by residents at their expense.
- Investigate non-heating related energy savings around the Barbican Estate

Additional tasks will be assigned to the working party from time to time by the RCC.

Resourcing

This working party has been getting increased and valuable technical support from the City's Energy team, but it needs help from the BEO and Housing Major Projects teams to implement solutions to the projects outlined above.

Coordination with other working parties

The working party will work closely with other RCC working parties particularly the Asset Maintenance Working party, with whom it should, ideally, share a resident member.

Resident Membership

Anita Strymowicz
Christopher Makin
Corbett, Anne
Dom Flewitt
Julian Burgess
Richard Stone
Ted Reilly Chair

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