

**BARBICAN RESIDENTIAL COMMITTEE**  
**Monday, 16 September 2019**

Minutes of the meeting of the Barbican Residential Committee held at  
Guildhall at 2.00 pm

**Present**

**Members:**

Michael Hudson (Chairman)\*  
Mark Wheatley (Deputy Chairman)\*  
Randall Anderson  
Adrian Bastow  
Mark Bostock  
Mary Durcan  
Jeremy Mayhew\*  
Barbara Newman  
William Pimlott  
Stephen Quilter  
Deputy John Tomlinson

**Officers:**

Alan Bennetts	- Comptroller and City Solicitor's Department
Mark Jarvis	- Chamberlains
Michael Bennett	- Community and Children's Services
Jason Hayes	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Julie Mayer	- Town Clerk's Department

**1. APOLOGIES**

Apologies were received from Christopher Boden and Susan Pearson.

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

There were no declarations.

**3. MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that – the public minutes and non-public minutes of the meeting held on 17<sup>th</sup> June 2019 be approved.

**4. 'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

Members received the Committee's Outstanding Actions List.

**5. MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE (RCC) - TO FOLLOW**

Members received the minutes of the meeting of the RCC held 2<sup>nd</sup> September 2019 and noted the items which would be considered on today's agenda as follows:

### **Defibrillators.**

The following question had been presented to the RCC on 2<sup>nd</sup> September 2019 as a 'Pre-Committee question and response' and been emailed to BRC Members ahead of this meeting and laid around the table:

*'Can the location of the Automated External Defibrillator, kept at Lauderdale Tower, be placed permanently on all the Estate Notice Boards'.*

The RCC subsequently asked if BRC Members could consider this further at their meeting on 16<sup>th</sup> September 2019.

Members noted a schedule of the locations of the Automated External Defibrillators, in and around the Barbican Estate, which also appeared in the weekly bulletin.

During the discussion, the following points were raised:

- Should the Estate noticeboards be larger, given they are generally quite cluttered?
- Could the booklet for all new residents highlight the location of defibrillators? Could they also appear in the bulletin under a regular heading entitled 'in case of emergencies'?
- Members noted that some of the sites were closed to the public during non-business hours and suggested that 24-hour access should be within a specified amount of time (to be determined) from each location in the Estate.
- All Concierges should be aware of the location of defibrillators. Given they require annual maintenance records, Members agreed that they should be kept and maintained by the Estate Office.
- Members noted the cost of £1500 per unit, that they were completely interactive and required no training.

In concluding, officers agreed to work with the Ambulance Service and provide a series of options to the next meeting of the Committee.

### **Willoughby House Charging Point**

Members noted that a meeting had taken place since the RCC meeting, seeking to address residents' concerns.

## **6. A RESOLUTION FROM THE BARBICAN RESIDENTS CONSULTATION COMMITTEE IN RESPECT OF THE PUBLIC REALM AROUND THE BARBICAN ESTATE**

Members received a resolution from the RCC Meeting of 2<sup>nd</sup> September 2019 in respect of the Public Realm around the Barbican Estate.

At their meeting on 2<sup>nd</sup> September 2019, Members of the RCC received a report of their Deputy Chairman which expressed disappointment at the City

Corporation's approach to maintenance of the public realm in and around the Barbican Estate. The report sought a resolution to the BRC to support this, on behalf of residents, and for the benefit of visitors to the City. The Barbican Association had also endorsed the resolution. The report of the Deputy Chairman of the RCC had been emailed to BRC Members ahead of this meeting and laid around the table.

Members of the RCC had discussed the general footfall through the Podium and how this was likely to increase in the wake of Culture Mile. Members of the BRC felt that Crossrail footfall would be more significant. Officers advised that, historically, the Estate Office had been left with a minimal amount of budget and resources for the public realm.

It was moved by Jeremy Mayhew, seconded by Mark Wheatley and RESOLVED, that:

1. The Streets and Walkways Sub Committee acknowledge the reasonable concerns of Barbican residents and on behalf of visitors, as set out in the report appended to this Resolution;
2. The Streets and Walkways Sub Committee ask those responsible for the funding and implementation of maintenance programmes for the public realm, in and around the Barbican Estate, to look for a new approach for upgrading and maintaining the public realm in and around the Barbican Estate.

7. **ORAL UPDATE – BREXIT PLANNING**

Members noted that, generally this was a matter for Ward Members and the Chairman of Policy had issued a guidance note in respect of 'settled status' after the last meeting of the Court of Common Council on 12<sup>th</sup> September 2019.

8. **2018/19 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT)**

Members received a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the 2018/19 Revenue Outturn (excluding Residential Service Charge). In response to a question about additional works to podium drainage, the officer advised that budgets were being revised and this could be considered.

RESOLVED, that - the revenue outturn report for 2018/19 and the budgets carried forward to 2019/20 be noted.

9. **218/19 REVENUE OUTTURN FOR THE DWELLINGS SERVICE CHARGE ACCOUNT**

Members received a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the 2018/19 Revenue Outturn for the Dwellings Service Charge Account.

In response to a question about a 30% increase in electrical charges to the overnight rate, the officer confirmed that the current electrical contract had been let in October 2018, for 2 years, and that residents were getting a competitive rate. Members noted that, whilst electrical charges had increased over the past year, there had been a 5% reduction in heating consumption.

Given that Barbican Estate Office resources were essential to delivering high quality service chargeable works, Members were very concerned that there was still a high number of temporary posts in place and there had been very little progress in respect of job evaluations and implementation of the restructure. Furthermore, if the costs were recoverable from service charges then the budget should not be an issue. The Chairman of the Community and Children's Services Committee had raised this matter with the Town Clerk and understood that a way forward had been agreed. Members asked if recharges could be more transparent in future reports.

It was proposed by Jeremy Mayhew, seconded by Mark Wheatley and RESOLVED, that:

1. The Establishment Committee be asked for assurance that, insofar as the costs are recoverable from service charges, the necessary resources required to complete the restructure of the Barbican Estate Office be approved and/or in place by the time the BRC meets again on 13<sup>th</sup> December 2019;
2. The revenue report for 2018/19 and the service charge reconciliation be noted.

10. **SERVICE LEVEL AGREEMENT QUARTERLY REVIEW: APRIL - JUNE 2019**  
Members received a report of the Director of Community and Children's Services in respect of the Service Level Agreement Quarterly Review.

RESOLVED, that – the report be noted.

11. **RESIDENTS' SURVEY 2019**  
Members received a report of the Director of Community and Children's Services in respect of this year's Residents' Survey.

RESOLVED, that – the report be noted.

12. **PROGRESS OF SALES AND LETTINGS**  
Members received a report of the Director of Community and Children's Services in respect Sales and Lettings. Further to a request at the last meeting to include Frobisher Crescent, Members noted that, as the Frobisher Crescent flats were not sold by the Estate Office, they could not provide prices but the percentage of sales for both Frobisher and Blake Tower could be included.

RESOLVED, that – the report be noted.

13. **FIRE SAFETY UPDATE**

Members received a report of the Director of Community and Children's Services which provided an update in respect of fire safety matters on the Barbican Estate.

During the discussion on this item, the following points were raised:

- Members noted that, as part of the lessons learnt from Frobisher Crescent, fire risk assessments would form part of the agenda for regular meetings with Redrow.
- The Chairman had asked for further assurance in respect of the security of the doors leading to the risers.
- Members noted that seals would keep doors in position, as well as keep smoke out, and asked for an update on the smoke ingress issue before the next meeting of the BRC. Members were concerned that works to flats might affect the extent to which they were 'sealed'.
- A Member expressed concern about the amount of temporary storage causing clutter around Thomas More House and felt that this (and any other clutter in and around the Estate) should be taken into consideration as part of the Fire Risk Assessments.
- A Member expressed concerns about the most recent Fire Risk Assessments and it was noted that the Assistant Director, Barbican and Property Services, had also approached a specialised consultant who had the original drawings from the Estate and would be able to provide a more detailed report. Members were keen to see whether these findings confirmed that the Estate would not need sprinklers.
- The recent fire Brigade exercise at Cromwell Tower had taken longer than expected, given the narrowness of the stairwell.

Members felt very strongly that the above matters should be progressed as quickly as possible, using urgency procedures if necessary. Mark Wheatley (Deputy Chairman) and Deputy John Tomlinson agreed to Champion BRC Members concerns about fire safety on behalf of the residents.

RESOLVED, that – the report be noted.

#### 14. **UPDATE REPORT**

Members received the Director of Community and Children's Services' update report. Members were reminded that, in respect of the baggage stores, as they became vacant they would be offered to Barbican residents in the first instance and, for the first 6 months, they had only been available to Barbican residents. Officers advised that there were over 100 stores currently available for residents, with no waiting list.

RESOLVED, that – the report be noted.

15. **BARBICAN ARREARS**

Members received a report of the Director of Community and Children's Services in respect of enforcement action taken to recover arrears on the Barbican Estate. Members noted a non-public appendix at agenda item 21.

RESOLVED, that – the report be noted.

16. **BLAKE TOWER: ORAL UPDATE**

Members received an update in respect of the handover of Blake Tower, to the Barbican Estate, which had been expected on 1<sup>st</sup> September 2019. Given the number of defects in this development; Members noted that there had been a series of site visits and meetings over the Summer, including the City Surveyor and updates from the Resident's Association. Further to discussions between the City Solicitor and Redrow, the handover was now scheduled for 18<sup>th</sup> October 2019 and this had been communicated to Blake Tower residents.

Officers hoped that the extension would enable further inspections, which would feed into the current defects list, and bring about a satisfactory resolution. Members noted that a further meeting had been scheduled for the following week. The City Solicitor confirmed that, so long as the defects were identified at this stage, then they would be the responsibility of Redrow. Members thanked the Chairman for his intervention over the Summer recess which had progressed this matter considerably.

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

Members were concerned that there did not appear to be any City Corporation Committee taking responsibility for the Girls' School development and all queries were being forwarded to a third party PR Company. The Chairman had been advised, by the new Chairman of the Board of Governors of the City of London School for Girls, that plans were underway for a public consultation. The Chairman of the BRC had also asked the Chairman to consult the BRC before formally submitting planning permission.

18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items.

19. **EXCLUSION OF THE PUBLIC**

That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items 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**  
20 - 24

**Paragraphs**  
1,2 & 3

20. **NON-PUBLIC MINUTES**

RESOLVED, That the non-public minutes of the meeting held on 17<sup>th</sup> June be approved.

*At 3.55pm Members agreed to suspend standing orders so as to conclude the business on the agenda.*

21. **BARBICAN ARREARS - NON-PUBLIC APPENDIX**  
Members received a non-public appendix in respect of agenda item 15.
22. **REPORT OF ACTION TAKEN**  
**Housing Management System**  
Members received a report of the Town Clerk.
23. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
There was one question whilst the public were excluded.
24. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
There were no items.

**The meeting ended at 4.10 pm**

-----  
Chairman

**Contact Officer: Julie Mayer**  
**tel.no.: 020 7332 1410**  
**Julie.Mayer@cityoflondon.gov.uk**