

**BARBICAN RESIDENTIAL COMMITTEE (BRC)**  
**Monday, 16 December 2019**

Minutes of the meeting of the Barbican Residential Committee  
held at Guildhall at 1.45 pm

**Present**

**Members:**

Michael Hudson (Chairman)  
Randall Anderson  
Mark Bostock  
Deputy David Bradshaw  
Henry Colthurst  
Mary Durcan  
Jeremy Mayhew  
Barbara Newman  
Susan Pearson  
Stephen Quilter  
Deputy John Tomlinson

**Officers:**

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Alan Bennetts	- Comptroller and City Solicitor's
Mark Jarvis	- Chamberlains
Julie Mayer	- Town Clerk's
Michael Bennett	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Michael Bradley	- City Surveyors

**1. APOLOGIES**

Members welcomed new Member Henry Colthurst to the Committee and looked forward to welcoming Dawn Wright at the next meeting.

Apologies were received from the Deputy Chairman - Mark Wheatley, Adrian Bastow, William Pimlott and Dawn Wright.

**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 summary of the meeting held on 16<sup>th</sup> September 2019 be approved, subject to an amendment recording Deputy David Bradshaw's apologies at this meeting.

4. **DRAFT MINUTES OF THE RESIDENTS CONSULTATION COMMITTEE (RCC) ON 2ND DECEMBER 2019**

Members received the draft minutes of the Barbican Residents Consultation Committee (RCC) held on 2<sup>nd</sup> December 2019.

**A Resolution from the RCC of 2<sup>nd</sup> December 2019 – to the BRC on 16<sup>th</sup> December 2019 , on behalf of the Leaseholder Service Charges Working Party.**

The Resolution asked the Barbican Residential Committee (BRC) to seek mechanisms to ensure that the City of London Corporation, as part of its regular activities, managed and controlled service charge expenditure so that future service charge estimates and actuals showed overall year-on-year increments, to allow them to be kept below inflation, whilst maintaining current service levels. Whilst Members agreed that this was a worthy aspiration, officers had advised RCC Members that the additional workstreams, which had evolved over the years as a result of the RCC's various working parties, required additional resources. Members (of the BRC) also noted the report on today's Confidential agenda, which sought a restructure of the Barbican Estate Office. Members were also mindful that, whilst some residents might be content to pay more for additional services, income levels across the Estate varied.

There was some discussion about energy saving initiatives and the Ward Member for Cripplegate, also the Chairman of the Underfloor Heating Working Party (UHWP) of the RCC, set out a proposal on behalf of the UHWP in respect of electricity procurement. Members noted that the contract for the Barbican Estate's underfloor heating supply would terminate in September 2020 and negotiations were about to commence for a new contract. The current proposal aggregated the Barbican's underfloor heating demand of roughly £2 million, with other elements of the City's demand of £2 million, to make a total of roughly £4 million. At a recent meeting of the UHWP, it was suggested that Barbican residents might get more value for money if they were able to negotiate a separate supply contract. Members (of the BRC) noted that there were many aspects of the Barbican that made it an attractive proposition to suppliers, including, but not limited to, its mainly off-peak energy demand and flexibility to draw its power whenever the supplier offered the best rate.

RESOLVED, that – the Procurement Sub Committee be asked to note that the Barbican Residential Committee supports the initiative of the Barbican Estate Residents' Consultation Committee's Underfloor Heating Working Party, as set out above. The Barbican Estate Office be asked to work with the UHWP to investigate the feasibility and commercial implications of a separate supply contract for the Estate, when compared to a joint one with the City, and to pursue negotiations should these investigations prove positive.

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

Members received the Committee's Outstanding Actions list.

Members agreed to disband the Electric Vehicle Working Party, for the time being, and noted that a media message was due that day in respect of zero emissions on Beech Street. Members noted that Beech Street would have timed exemptions in respect of emergency services, removal lorries and residents using the car parks, etc. In response to a question about the pilot electric vehicle club using 'Zipcars', Members noted that the Department of the Built Environment was considering a similar service. In response to a further question, Members noted that Blake Tower residents had been offered storage unit rentals.

6. **UPDATE REPORT**

Members received a report of the Director of Community and Children's Services in respect of the issues raised by the Residents' Consultation Committee (RCC) and the Barbican Residential Committee (BRC) at their meetings in September. The report also provided updates on other issues on the Estate. Members noted that the pump under the Barbican Centre controlled the waterfalls and repair works were expected to complete this month.

RESOLVED, that – the report be noted.

7. **PROGRESS OF SALES AND LETTINGS**

Members received a report of the Director of Community and Children's Services in respect of sales and lettings approved by officers, under delegated authority, since the last meeting.

RESOLVED, that – the report be noted.

8. **FIRE SAFETY UPDATE**

The Assistant Director, Barbican and Property Services, was heard in respect of the latest development of fire safety works on the Estate.

Members noted that new signage would be complete by the Spring. Arups had completed the additional survey and the Assistant Director was due to meet with Arups next week in respect of their quotation. In respect of Frobisher Crescent, the Capital bid for compartmentation had been approved and there would be no charges to leaseholders. Members also noted that the Directors and some BRC Members had recently had a productive meeting with the London Fire Brigade (LFB) and the LFB had recognised the Barbican Estate as a safe environment with appropriate fire safety procedures in place. Members noted that the firefighters' lift at Cromwell Tower was working effectively.

Members noted the results of the fire and smoke door and door set testing as follows:

- Breton House doors had failed on smoke and fire after 19 minutes

- Shakespeare Tower had failed on smoke after 5 minutes and fire after 35 minutes
- Thomas More had failed a door test and passed on the glazing beyond 30 minutes after upgrades.

The officer explained that, whilst all doors on the estate were very similar, residents had fitted various different types of door furniture such as numbers, Chubb locks, deadlocks and hooks; all of which affected the outcome of the tests. Members noted that the new doors would have these fitted as standard. Members noted that the standard fire test time when the Estate was built was 30 minutes and this was still the minimum standard; aiming for 60 minutes where possible, across both the Barbican and the City's social housing estates.

**9. SERVICE LEVEL AGREEMENT (SLA) QUARTERLY REVIEW: JULY-SEPTEMBER 2019**

Members received a report of the Director of Community and Children's Services which updated Members on the review of estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Indicators (KPIs) for the quarter July to September 2019. The report included comments from House Officers, Resident Working Parties and an on-going action plan for each of the SLAs.

RESOLVED, that – the report be noted.

**10. SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2019/20 AND ORIGINAL BUDGET 2020/21**

Members received a report of the Chamberlain and the Director of Community and Children's Services which set out the original budget for 2019/20 and 20/21 for revenue expenditure included within the service charge in respect of dwellings.

RESOLVED, that –

1. The provisional 2020/21 Service Charge Revenue Budget be approved and recommended for submission to the Finance Committee.
2. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

**11. REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2019/20 AND ORIGINAL 2020/21 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

Members received a report of the Chamberlain and the Director of Community and Children's Services which provided the annual submission of the revenue and capital budgets overseen by the Barbican Residential Committee. The Chamberlain agreed to circulate the breakdown on income decreases.

Members particularly noted the Resolution from the Community and Children's Services Committee, at item 12 on the agenda, in respect of the public realm budget. In respect of the programme for resurfacing the podium over the next 5

years, Members noted the challenges in keeping to the work programme, caused by above average rainfall, in addition to the next stage of the works being scrutinised by the City Corporation's Fundamental Review.

RESOLVED, that –

1. The provisional 2020/21 Revenue Budget be approved and recommended for submission to the Finance Committee, noting Members concerns about the maintenance budget for the highwalks and a request for this to be reviewed\*.
2. The draft Capital Budget be approved.
3. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

**12. A RESOLUTION FROM THE COMMUNITY AND CHILDREN'S SERVICES COMMITTEE**

Members received a Resolution from the Community and Children's Services Committee of 7<sup>th</sup> November in respect of the public realm in and around the Barbican Estate. The Resolution responded to the BRC's original resolution on this matter on 16<sup>th</sup> September 2019. Members noted that the Resolution from the Community and Children's Services Committee (CCSC) acknowledged that, when the budget of £50,000 was transferred to the Director of Community and Children's Services, it had been rapidly subsumed into the Landlord account and not uplifted since. The CCSC had recommended that the Resolution be referred to the Corporate Asset Sub Committee, to consider whether this amount was adequate and whether it should be included in the Cyclical Works Programme.

RESOLVED, that – the Corporate Asset Sub Committee be asked to consider whether the original budget allocation of £50,000 for the highwalks maintenance in and around the Barbican Estate was adequate and whether it could be increased.

**13. BARBICAN RESIDENTIAL ARREARS**

Members received a report of the Director of Community and Children's Services in respect of leaseholder and tenant arrears on the Barbican Estate. Members noted a more detailed appendix on the non-public agenda at item 19.

RESOLVED, that – the report be noted.

**14. BARBICAN COMMERCIAL ARREARS**

Members received an annual report of the Director of Community and Children's Services in respect of commercial property arrears on the Barbican Estate. Members noted the more detailed appendix on the non-public agenda at item 20.

RESOLVED, that – the report be noted.

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

In response to a question about a recent pilot which provided additional storage space for resident parcels in the car parks during the Christmas season, a view was expressed in that residents should have been consulted but, following discussion, there majority commended officers on their initiative. In concluding the debate, Members noted that this was a non-executive operational matter, which fell outside the BRC's remit.

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

There were no items.

17. **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.

<b>Item</b>	<b>Paragraphs</b>
19	1, 2 and 3
20	1, 2 and 3
21-24	3
25-26	1,2,3 and 4

18. **NON-PUBLIC MINUTES**

RESOLVED, that – the non-public minutes of the meeting held on 16<sup>th</sup> September 2019 be approved.

19. **BARBICAN RESIDENTIAL ARREARS APPENDIX**

Members received a non-public appendix in respect of agenda item 13.

20. **BARBICAN COMMERCIAL ARREARS APPENDIX**

Member received a non-public appendix in respect of agenda item 14 and noted that the City of London Police had now settled their outstanding debt of £5,000.

21. **BARBICAN TURRET JOHN WESLEY HIGH WALK - GATEWAY 3 - ISSUES REPORT**

Members received a report of the Director of Community and Children's Services in respect of the Barbican Turret at John Wesley High Walk. Members noted that this budget fell within the remit of the Corporate Asset Sub Committee, which had approved the revised project budget on 7<sup>th</sup> November 2019.

RESOLVED, that – the report be noted.

22. **BLAKE TOWER**

The Assistant Director, Barbican and Property Services was heard in respect of Blake Tower.

*At 3.40pm, Members agreed to suspend Standing Orders to complete the business on the agenda.*

**23. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**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.

**Confidential agenda**

**25. A RESOLUTION FROM THE ESTABLISHMENT COMMITTEE**

Members received a Resolution from the meeting of the Establishment Committee on 29<sup>th</sup> October 2019.

**26. RESTRUCTURE OF THE BARBICAN ESTATE OFFICE**

Members received a report of the Director of Community and Children's Services.

**The meeting ended at 4pm.**

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Chairman

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