

BARBICAN RESIDENTIAL COMMITTEE

Monday, 28 June 2021

Minutes of the meeting streamed to You Tube at:

<https://youtu.be/T35sx425oNw>

please note the above recording will be available for one month from the date of the meeting

N.B. This meeting was held as an informal one, with the views reached by the Committee approved formally by the Town Clerk after the meeting, in accordance with the Court of Common Council's Covid Approval Procedure. This process reflects the current position in respect of the holding of formal Local Authority meetings and the Court's decision of 15 April 2021 to continue with virtual meetings, with formal confirmation of decisions provided through a delegation to the Town Clerk (or his nominated representative) after the informal meeting has taken place and the will of the Committee is known.

Present

Members:

Mark Wheatley (Chairman) *
Michael Hudson (Deputy Chairman) *
Randall Anderson
Mark Bostock
Deputy David Bradshaw
Mary Durcan
Andrew McMurtrie *
Deputy Barbara Newman
Susan Pearson *
Ruby Sayed (Ex-Officio) *
Deputy John Tomlinson
Dawn Wright *

*indicates non-resident Member

Officers:

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

1. APOLOGIES

Apologies were received from Jeremy Simons and Jeremy Mayhew. The Chairman gave apologies for absence from 3.30 pm.

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

The following resident Members declared pecuniary interests in respect of agenda item 11 (Annual Review of Charging Policy for Car Parks and Stores) and a confidential, urgent item of business on Efficiency Savings and the Target Operating Model report at agenda item 31. *NB. These Members are not entitled to vote on recommendations in respect of car parking and stores.*

- Deputy David Bradshaw – rents a car parking bay and a store
- Mrs Barbara Newman – rents a store
- Mary Durcan – rents a car parking bay and a store
- John Tomlinson – rents a bar parking bay and a store

Mr Andrew McMurtrie (non-resident Member) declared a non-pecuniary, general interest by virtue of his membership of the Salters Livery Company, which is in close proximity to the Barbican Estate.

Vote of Thanks

It was proposed by Barbara Newman, seconded by Deputy David Bradshaw and RESOLVED, unanimously, that - the Members of the Barbican Residential Committee wish to place on record their sincere appreciation to:

MICHAEL HUDSON

for the enthusiastic and affable manner in which he has chaired their Committee since 2018. Michael has sought to build strong working relationships between the City and Barbican Residents, whilst remaining objective and open-minded.

Michael has driven the fire safety agenda, alongside other health and safety policies, and championed the various building and maintenance projects which will improve the aesthetics of the Estate. Michael has shown exceptional diligence in seeking the best outcome for both the City Corporation and its future residents in Blake Tower.

Michael has also shown leadership in climate change strategies, promoting energy saving options wherever possible and his Chairmanship has overseen a pioneering electric vehicle charging policy for the Estate, which is likely to set a benchmark for similar Estates across the Country. Michael has demonstrated exemplary attention to detail in both this and other complex projects.

In order to ensure value for money and sustainability, the Committee is currently considering options in respect of its charging policy on car parking and stores on the Estate and Michael has led discussions in a fair and equitable manner.

During the covid pandemic of 2020-21, Michael's compassionate Chairmanship oversaw a programme of assistance, which reached out to the Estate's commercial tenants and its most vulnerable residents.

Finally, in taking leave of their Chairman, Members would like to place on record their recognition of Michael's dedication to their Committee, his commitment to the quality of life of the Barbican residents and the Estate's sustainability and convey their gratitude and best wishes for the future.

In response, Mr Hudson thanked Members and Officers for their support over the past three years. He was also pleased at the affirmation of his Chairmanship in building a solid working relationship and spirit of co-operation between the City and the Barbican residents.

3. MINUTES

- 3.1 RESOLVED, that - the public minutes and non-public summary of the meeting held on Monday, 15th March 2021 be approved.

Matters arising

The Deputy Chairman thanked Solicitors - Alan Bennetts and Andrew Cusack, and Surveyor - Michael Bradley for their exemplary advice on the Virgin Active lease.

Members noted that some of the Cromwell Tower block locks were being changed gradually, as they had reached the end of their natural life. Officers would provide updates outside of the meeting in respect of any further issues.

- 3.2 RESOLVED, that - the minutes of the Special Meeting held on Wednesday, 5th May 2021 be approved.

- 3.3 RESOLVED, that – the draft minutes of the Residents' Consultation Committee held on Monday, 14th June 2021 be received.

4. TO APPOINT A MEMBER TO THE CULTURE MILE WORKING PARTY

RESOLVED, that – following a ballot in which Mr Randall Anderson received 6 votes and Mr Mark Bostock received 4, Mr Anderson was appointed to serve as the Chairman's representative on the Culture Mile Working Party.

5. TO APPOINT A MEMBER TO THE CAR PARK CHARGES WORKING PARTY

RESOLVED, that – being the only Members expressing a willingness to serve, Mr Randall Anderson, Deputy John Tomlinson and Deputy David Bradshaw be appointed to the Car Park Charges Working Party, together with the Chairman and Deputy Chairman.

Members noted that the membership of the Working Party would, therefore, remain unchanged for 2021/22.

6. 'YOU SAID: WE DID' - OUTSTANDING ACTIONS

The Committee received the outstanding actions list.

Members noted that a bid was being progressed in respect of additional funding for the Walkways, for the current financial year, and this would include inspection and maintenance for a number of items; i.e. smoke vents, drainage gulleys, planters, benches and signage.

7. FIRE SAFETY UPDATE

The Committee received a report of the Director of Community and Children's Services, which provided an update on the progress made in relation to fire safety matters since the last update report in December 2020.

Members noted that the Frobisher Crescent fire stopping contract would be awarded shortly, for works to start, hopefully in August 2021, and the Contractor would be developing a robust communications strategy with residents. The Assistant Director advised that, this was a unique project and, the cost of retro-fitting had been higher than expected. Therefore, a request for additional funding would need to be presented to the Finance Committee and Members would be kept updated on the position.

In respect of the Arup Fire Safety Survey, the first draft in respect of Andrewes House was due to be discussed at a meeting later this week. The survey for Cromwell Tower was underway and making good progress. The Assistant Director thanked Deputy Tomlinson for raising the new Fire Safety Act 2021 at the recent meeting of the Residents Consultation Committee (RCC). Members noted that the new Bill focussed on external wall cladding, fire doors and the role and responsibilities of the 'premises controller' on the premises'. The Assistant Director reminded Members that work on cladding and fire doors had commenced immediately after the Grenfell fire. The relevant Committees would receive a joint report of the Remembrancer and Director of Community and Children's Services in the Autumn Committee cycle, in respect of the implications of the new Fire Safety Act 2021 and, the progress the Corporation is making to ensure it remains compliant.

Members also noted that an independent draft report on the new fire signage was being reviewed by the Fire Engineer and was due to be sent to the London Fire Brigade later this week, either for comment or endorsement.

RESOLVED, that – the report be noted.

8. BARBICAN FIRE DOOR REPLACEMENT PROGRAMME - PROGRESS REPORT (GATEWAY 2)

The Committee received a report of the Director of Community and Children's Services in respect of a programme of works to replace all fire rated doors (including any associated panel surrounds, fanlight windows, refuse cupboards

and intake cupboards) within the residential blocks of the Barbican Estate, to ensure that they meet the requirements of the current Building Regulations in relation to fire safety. The Committee noted that the award of tender was expected in July and the Autumn cycle of meetings would receive a further update.

There was some discussion in respect of the current recruitment moratorium, and the Assistant Director advised that this was a long-term project, which would require adequate staff resources over a 2-3 year period. Members also noted that the current recruitment moratorium was having an adverse impact on the ability to recruit high calibre project managers. Whilst Directors were able to submit a business case to the Town Clerk, seeking to waive the moratorium in such circumstances, it was proposed by Michael Hudson, seconded by David Bradshaw, and RESOLVED unanimously that - the Establishment Committee be asked to note the above concerns and consider ceasing the current recruitment moratorium in respect of the project manager appointment.

RESOLVED, that – the report be noted.

9. **COMMUNAL REPAIRS & REDECORATION PROGRAMME FOR THE BARBICAN ESTATE (2015-2020) - OUTCOME REPORT (GATEWAY 6)**

The Committee considered an outcome report of the Director of Community and Children's Services in respect of a programme of works which encompassed the cyclical redecoration of internal common parts, external common parts or both of the identified blocks of the Barbican Estate.

RESOLVED, that – the content of this report and the lessons learnt be noted and the closure of the project be authorised.

10. **BARBICAN ESTATE REDECORATION PROGRAMME (2020-2025) - PROGRESS REPORT (GATEWAY 5)**

The Committee received a report of the Director of Community and Children's Services in respect of a programme of cyclical redecoration of internal and external areas of the residential blocks of the Barbican Estate, as identified for the next five financial years of the redecoration programme.

RESOLVED, that – the report be noted.

11. **CHARGING POLICY FOR CAR PARK AND STORES - ANNUAL REVIEW**

The Committee received a report of the Director of Community and Children's Services in respect of the Annual Review of the Charging Policy for Car Parking and Stores on the Barbican Estate.

RESOLVED, that - the work and recommendations of the Member/Officer Working Party be endorsed, and the following be approved:

Car parking

1. The Barbican car park charge per parking space for the ensuing year be paused at £1,420 per annum, subject to review in 2022.

2. An increase in the miscellaneous charges of 5% for motorcycles (to £255), bicycle lockers (to £96), bicycle pods (to £34), temporary car parking (to £11.00), subject to review in 2022.

3. The Barbican car park charge per premium parking space for the ensuing year be £2,130 per annum (based on 1.5 of the current charge for a standard car bay), subject to review in 2022.

Stores

4. An increase in the rents for stores within Barbican buildings for the ensuing year to £27.50 per square foot per annum; i.e. - stores not constructed in the car parks which are all classed as small/standard stores, subject to review in 2022.

5. An increase in rents for the residential new stores in the car parks for the ensuing year of 5% to £21.30 per square foot per annum, subject to review in 2022.

6. An increase in rents for the non-resident new stores in the car parks for the ensuing year of 5% to £42.60 (including vat) per square ft and per annum, subject to review in 2022.

7. An increase in rents for the original resident stores in the car parks for the ensuing year of 5% to £21.00 per square foot per annum, subject to review in 2022.

12. ELECTRIC VEHICLE CHARGING UPDATE

The Committee considered a report of the Director of Community and Children's Services which provided an update on the provision of EV charging points across the Barbican Estate Car Parks, following the introduction of Phase 1 in 2018 and the implementation of Phase 2 to the remaining car parks during Summer 2021.

The Chairman thanked Ted Reilly, Deputy Chairman of the RCC, Deputy John Tomlinson and City Officers - Michael Bennett and Barry Ashton for their initiative in this project, which demonstrated excellent joint working between officers and residents.

RESOLVED, that - as part of the implementation of Phase 2 of the new EV charging points across the remaining Barbican Estate Car Parks:

1. EV users be directly billed per kWh of electricity at 16p/kWh, by BP Chargemaster, for electricity at the domestic rate that they use and standing charges for electricity per car park location.
2. Maintenance contract charges be recharged to the Car Park Account..

13. **CLIMATE ACTION STRATEGY**

The Committee received a report of the Director of Community and Children's Services in respect of the current position of the Barbican Residential Estate in relation to the City of London Corporation's Climate Action Strategy, and the opportunities and next steps in progressing towards decarbonisation of the housing stock.

RESOLVED, that – the report be noted.

14. **SERVICE LEVEL AGREEMENT WORKING PARTY QUARTERLY REVIEW - JANUARY - MARCH 2021**

The Committee received a report of the Director of Community and Children's Services, which updates Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter January – March 2021.

RESOLVED, that – the report be noted.

15. **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 approved under delegated authority by officers 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 report be noted.

16. **UPDATE REPORT**

The Committee received the update report of the Director of Community and Children's Services.

A Member of this Committee, who is also Chair of the Barbican Association Safety Committee, advised that the programme for recording incidents of anti-social behaviour was now live, and would enable the Committee to measure the seriousness of the problem. In respect of the Barbican prohibition signs, an update was expected later this week and it was expected that this would also help to alleviate the situation.

RESOLVED, that – the report be noted.

17. **BARBICAN ARREARS**

The Committee received a report of the Director of Community and Children's Services which advise members of the current arrears in respect of tenants and leaseholders on the Barbican Estate. Members noted a more detailed appendix on the non-public agenda at item 22.

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

There were no questions.

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

Due to the new Chairman's family commitments, the Town Clerk would be emailing all Members to suggest alternative dates in October 2021 and January 2022, which would replace the meetings scheduled for September and December. This would have an added advantage in shortening the gap between meetings in early 2022, due to the Common Council elections.

20. **EXCLUSION OF THE PUBLIC**

RESOLVED, that - under Section 100A(4) 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 Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

Item nos	Par nos
21	1,2 & 3
22	1 & 2
23	3
24 - 27	1 & 2

21. **NON-PUBLIC MINUTES**

RESOLVED, that – the non-public minutes of the meeting held on 15th March 2021 be approved.

22. **BARBICAN RESIDENTIAL ARREARS NON- PUBLIC APPENDIX**

The Committee received an appendix in respect of agenda item 17,

23. **BARBICAN PODIUM WATERPROOFING, DRAINAGE AND LANDSCAPING WORKS (BEN JONSON, BRETON & CROMWELL HIGHWALK) - PHASE 2 - 1ST PRIORITY ZONE**

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

24. **BARBICAN ESTATE COMMERCIAL PROPERTIES, RENTAL SUPPORT - REPAYMENT PLANS FROM JUNE 2021**

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

25. **COMMERCIAL LETTING: SHAKESPEARE TOWER**

The Committee considered and approved a report of the Director of Community and Children's Services.

26. **PENDING URGENT DECISION REQUIRED FOR A RENT FREE CONSIDERATION FOR COMMERCIAL TENANT**

The Committee received an oral update.

27. **BLAKE TOWER**

The Committee received an oral update.

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

There were no questions.

29. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

The Chairman agreed to accept a confidential item of business in respect of achieving efficiency savings, prior to consideration of the report on the Target Operating Model. This was taken at item 31.

At 3.30 pm it was agreed that the meeting be extended to 4pm to conclude the business on the agenda. At this point the Deputy Chairman took the Chair.

The Town Clerk reminded the Committee that this was an informal meeting, convened under the Court's Covid Approval Procedure, and that resident Members would not have been able to vote on the matter if this had been a formal Committee. Also, the quorum for formal meetings was 3 non-resident members. Just after the Deputy Chairman summed up as to the will of the Committee, a number of Members had to leave as it was approaching 4pm.

30. MINUTES

31.1 RESOLVED, that - the confidential minutes of the meeting held on Monday, 15th March 2021 be approved.

31.2 RESOLVED, that – the confidential minutes of the Car Park Charges Working Party held on Monday, 29th March 2021 be received.

31.3 RESOLVED, that – the confidential minutes of the Car Park Charges Working Party held on Wednesday, 26th May 2021 be received.

31 PROPOSALS FOR THE IMPLEMENTATION OF THE 12% EFFICIENCY SAVINGS FOR 2021-22

The Committee considered and approved a report of the Director of Community and Children's Services.

32. COMMUNITY AND CHILDREN'S SERVICES – TARGET OPERATING MODEL (TOM) PROPOSALS

The Committee considered and approved a report of the Director of Community and Children's Services

The meeting ended at 4.08 pm

Chairman

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