

## RCC QUESTIONS – 3 March 2014

1. Pages 7 & 27 – I understand that the Barbican Centre is not involved in the negotiation of the lease with the London Film School. Can you tell us who in City Surveyor's is responsible for negotiating the lease?

**Answer to follow – will be covered under 'You Said: We Did'**

2. Page 20 – paragraph 3 – I see that the podium “covered walkway ceilings” have been repainted. Were the gutters and drains of the curved roofs cleared before the repainting, and if not, why not?

**This gutters and roofs were not cleared prior to painting works. The project had to be completed within a very strict timescale. There was neither the time nor the funds to complete the extra work.**

3. Page 26 – Beech Gardens – I now see new roofs over the “turrets”. Have these received Listed Building Consent?

**The glazed roofs of the trade centre fire exits (in Beech Gardens) are a like for like replacement agreed under the Listed Building Management Guidelines with the Planning Department. The black grilles were approved on site in October 2013.**

4. Barbican Estate Background Underfloor Heating System, pages 41 et seq. I have received a notice from the LVT re “long term agreements for electricity and gas supplies for common areas and services ...” These agreements will cover all the City's housing estates and the Barbican Residential Estate. Queries – (a) will be Barbican's underfloor heating electricity requirement be part of these agreements? (b) Will the Barbican's underfloor heating form a separate tender within these agreements? (c) If “no” to (b) above, how can Barbican long lessees be assured that if the underfloor heating is part of a larger tender, then the price for this heating will be the best available whether or not the price for the overall package was the best?

**In addition to the answer already given by Working Party members, the consultation letter sent on 12 December specifically mentioned underfloor heating. The packaging of the tenders is not yet decided.**

5. There may be proposals to place additional communications antennae and associated cabinets on the roofs of one or more of the tower blocks. If this happens, all the net rental goes to the landlord and (typically) the residents and long lessees gain no benefits. Queries: (a) Will the City of London as landlord indemnify the long lessees' service charge account from the costs of making good any damage to the structure or fabric of the residential blocks that may be caused by such installations now or into the future? (b) Will the City of London as landlord guarantee the residents and long lessees that there will be no diminution of services, particularly the availability of the tower block lifts, if such antennae and / or communications equipment and / or cabinets were to be installed?

**Answer to follow – will be covered under ‘You Said; We Did’**

6. What conversations has the BEO had with Redrow et al., the redevelopers of the former YMCA building at 2 Fann Street, with respect to the provision of cycle parking within or without the building, including within the Barbican Residential estate car parks?

**Answer to follow – will be covered under ‘You Said; We Did’**

7. Proposed Tenant - LFS - *Can we please have it written into the lease terms that the public/visitors will not be allowed on the premises after 23.00 etc .....* Has the Barbican Centre responded?

**Answer to follow - Will be covered under ‘You Said; We Did’**