

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Monday, 2 March 2015

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Guildhall on Monday, 2 March 2015 at 7.30 pm

Present

Members:

Tim Macer (Chairman)	Gillian Laidlaw - Mountjoy House
Robert Barker (Deputy Chairman)	Fiona Lean - Ben Jonson House
Randall Anderson - Shakespeare Tower	Jane Smith - Barbican Association
Averil Baldwin - Thomas More House	Michael Swash - Willoughby House
Mark Bostock - Frobisher Crescent	John Taysum - Bryer Court
Dr Gianetta Corley - Gilbert House	Graham Wallace - Andrewes House
Robin Gough - Defoe House	Janet Wells - John Trundle Court
Gordon Griffiths - Bunyan Court	Helen Wilkinson – Speed House Group

In Attendance

Gareth Moore	Chairman, Barbican Residential Committee (BRC)
Prof. John Lumley	Barbican Residential Committee

Officers:

Helen Davinson	Community and Children's Services
Anne Mason	Community and Children's Services
Karen Tarbox	Community and Children's Services
Barry Ashton	Community and Children's Services
Mike Saunders	Community and Children's Services
Amy Carter	Community and Children's Services
Julie Mayer	Town Clerk's

1. APOLOGIES

Apologies were received from John Tomlinson (Cromwell Tower) and David Graves (Seddon House).

The Chairman welcomed John Whitehead, the new representative for Breton House. Mr Whitehead had submitted apologies for this evening.

The Chairman then welcomed Trevor Kavanagh, who is replacing Helen Wilkinson, representing Speed House. The Chairman and Members thanked Ms Wilkinson for her service to the RCC.

2. DECLARATIONS BY MEMBERS IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. **MINUTES**

- The Minutes of the Barbican Residents' Consultation Committee (RCC) held on 24th November 2014 were approved.
- The Minutes of the RCC's Annual General Meeting held on 9th February 2015 were approved.

4. **SERVICE LEVEL AGREEMENT REVIEW**

The Committee received a report of the Director of Community and Children's Services which updated Members on the review of the Estate Wide implementation of Service Level Agreements (SLA's) and Key Performance Indicators (KPI's) for the quarter October to December 2014.

A Member noted the recent work to the gravestone plinths in St Giles' Terrace and asked if there would be an on-going maintenance plan. It was noted that advice would be sought as to what maintenance should be carried out and at what frequency.

RESOLVED, that: the Service Level Agreement Review be noted.

5. **PROVISION OF BICYCLE STORAGE**

The Committee considered a report of the Director of Community and Children's Services in respect of the provision of Bicycle Storage. During the discussion on this item the following matters were raised/noted:

- Officers advised that there had been consultation with Planning from the outset of the project.
- Generally there was a preference for individual storage facilities, rather than pods but it was accepted that the pods had been gifted and it had not been possible to finance individual lockers.
- The key deposit charges were comparable with other neighbouring London boroughs
- There were currently no charging facilities for electric vehicles but there might be more funding available.
- The pods were only visible from the podium through a grille.
- Notice would be given prior to installation and this had been delayed to ensure adequate consultation with residents.

RESOLVED, that:

The Barbican Residential Committee be recommended to:

1. Introduce an annual residential licence of £30.00, with a key deposit of £25.00, to be introduced with immediate effect (for all bicycles housed

within the communal Bicycle Cage Storage Areas), to be reviewed annually from December 2015.

2. Incorporate the bicycle storage pods into the car parking charging policy, to be reviewed in December 2015 in relation to RPI.

6. **WATER TESTING AND ASSOCIATED SAFETY WORKS**

The Committee received a report of the Director of Community and Children's Services in respect of Water Testing and Associated Safety Works, which sought to address questions raised at the last meeting about the structure of the contract. Members were informed that the specific concern raised at the previous meeting regarding a potential conflict of interest if it is the same contractor both recommending remedial work and performing that remedial work would be addressed by a working protocol that will be defined in which the BEO will review any recommendation received from a contractor. The works will be allocated to our repairs and maintenance contractor if appropriate, or where specialist works are required, these will be commissioned as required. Members also noted that the Section 20 Notices had been sent out before the Meeting of the BRC on 16th March 2015, owing to the timescale required to procure a new contract by June 2015. The results of the recent water tests were also available from the Barbican Estate Office.

RESOLVED, that:

1. Procurement proceeds for a 2 year testing contract, in order for the Barbican Residential Estate to ensure statutory compliance.
2. Procurement proceeds for a risk assessment contract to meet requirements and confirm any major works that need to be carried out.
3. The RCC and BRC receive further reports and a works programme, following completion of the risk assessments, in order to seek approval prior to procurement for a contractor to complete the works.

7. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of the sales and lettings which had been approved by officers since the last meeting.

RESOLVED, that: the sales and lettings report be noted.

8. **UPDATE REPORT**

The Committee receive the regular update report of the Director of Community and Children's Services. During the discussion, the following matters were raised/noted:

- Advice had been sought from the Landscape Agency in respect of the paths flooding through Thomas More Garden, where there is no drainage.
- The spreadsheets in respect of the roof apportionments had been circulated today and the Chairman and Secretary of the Barbican Association would be meeting shortly to review them. Officers expected any adjustments to show in the September service charge accounts.
- In respect of the TV installation, the problem with conduit at Andrewes House had now been resolved and the solution would be replicated in the other tenant blocks. Members noted that cable boxes could be installed in other rooms, with the arrangement of the lease holder. Members asked for an estate-wide update in respect of the delay following the Andrewes House installation and the deadline date for applying for the free upgrade. Officers advised that the engineers were likely to be on site for 2 months after the installation.
- The Beech Gardens Project Board was due to meet on 4th March.
- Frobisher Crescent - planning for the redecoration project is progressing.
- In respect of the podium re-tiling, workers would still be on site in April on account of the delays caused by poor weather. Any residual works would not affect the soft landscaping.
- Mountjoy residents were frustrated at having to park at Thomas Moore House, as it had leaks and the Barbican Association Chairman offered to raise this with the City Surveyor.
- The Barbican Association also offered to chase a completion date for the Girls' school
- The new church light was extremely bright and the Assistant Director offered to raise this with the City Surveyor.

RESOLVED: that, the Update report and comments, as set out above, be noted:

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

Following the suggestion at the AGM that a later start time might be more convenient for working/commuting residents, residents had found the start time of this meeting more convenient and asked if a later start time could be trialled until the end of the year, with the aim of being able to attract Members that otherwise would not be able to attend.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- The residents of Bunyan House asked how long their car washing bay would be unavailable. Whilst noting that they could use Breton House's area, using this location would fall within the congestion charging zone. Officers explained that the area was required for storage during the Beach Gardens project and was the safest option. A representative from Bunyan House was invited to join officers on a site survey to consider alternatives.
- Members noted that all tiling to all the staircases would be replaced over the next year and the contrasting edging would be made high-visibility.
- The residents of Bunyan Court and John Trundle Court advised that the noise problem from Virgin Active had intensified. Environmental Health had visited the blocks to carry out noise testing. Whilst emphasising that this issue fell within the remit of the Environmental Health Team, the Assistant Director was concerned that residents had not been given monitoring equipment and offered to investigate this. The Member for Bunyan Court agreed to provide the email correspondence trail.
- Red and White banners had been installed near the Girls' School, following a recent school inspection, in order to mitigate the water hazard. Residents were concerned about the visual impact this had on the listed terraces and gardens. The Assistant Director offered to investigate whether this would be permanent.
- Residents were reminded that they were not permitted to install permanent screens or trellises on their balconies but there was nothing to prevent them from using tall plants to achieve additional privacy.
- Officers advised that there had recently been a spate of sign thefts from the Estate and new signage was on order. Members noted that wayfinding and signage on the Estate was now being considered as a part of the Barbican Area Strategy.

The meeting ended at 8.45pm

Chairman

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