

# BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Monday, 30 January 2017

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at Guildhall on Monday, 30 January 2017 at 6.30 pm

## Present

Graham Wallace - Chairman  
Robert Barker - Deputy Chairman  
Gordon Griffiths - Bunyan Court  
Fiona Lean - Ben Jonson House  
John Taysum - Bryer Court  
Janet Wells - John Trundle House  
Prof Michael Swash - Willoughby House  
John Tomlinson - Cromwell Tower  
Fred Rodgers - Breton House  
Richard Dykes - Gilbert House  
Ted Reilly - Shakespeare Tower  
Christopher Makin - Speed House  
Natalie Robinson - Andrewes House  
Bethan Cobley - Mountjoy House  
Sandy Wilson - Shakespeare Tower  
David Kirkby - Defoe House

## In Attendance

### Officers:

Julie Mayer	-	Town Clerk's
Michael Bennett	-	Community and Children's Services
Anne Mason	-	Community and Children's Services
Mike Saunders	-	Community and Children's Services
Paul Murtagh	-	Community and Children's Services
David Downing	-	Community and Children's Services

### 1. APOLOGIES

Apologies were received from Tim Macer, Mark Bostock, Jane Smith, Averil Baldwin, David Graves and Nancy Chessum (who was represented by Natalie Robinson).

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

There were no declarations.

### 3. MINUTES

The minutes of the meeting held on 28 November 2016 were approved.

## Matters arising

In response to questions about the Lake and Lakeside works programmes, Members noted that some aspects were service chargeable; i.e. anything beyond repair work to the terrace in front of the Centre and above the statutory consultation limits residents would therefore be formally consulted under Section 20 of the Landlord and Tenant Act. The Chairman of the Barbican Centre Board, who is also a Member of the RCC, advised that he met regularly with the House Groups adjoining the Barbican Centre and the next meeting had been scheduled for 6<sup>th</sup> February.

In response to a further question about the white staining on Beech Fountain, officers advised that this would be repaired when the weather improved.

RESOLVED, that – the report be noted.

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

The Committee received the regular 'You Said; We Did' – Outstanding Actions list which contained just one item, in respect of the grilles in Speed House garden pergola, which was currently under review.

### 5. **SLA REVIEW**

The Committee received a report of the Director of Community and Children's Services in respect of the quarterly review of Service Level Agreements (SLAs).

RESOLVED, that – the report be noted.

### 6. **CONCRETE TESTING AND REPAIRS - BARBICAN ESTATE, GOLDEN LANE ESTATE AND MIDDLESEX STREET ESTATE**

The Committee received a report of the Director of Community and Children's Services in respect of concrete testing and repairs on the Barbican, Golden Lane and Middlesex Street Estates. Members were pleased to note that the position was better than expected and all House Group Chairmen had been sent a copy of the Consultant's summary report. Officers advised that elevation drawings were available on request but they were very large documents. If possible, they would also be provided via a web page link.

Members noted the breakdown of fees and the percentage which would be applicable to service charge payers. Similarly, if a resident was a long lessee of a car parking space they would be liable for a percentage of the charge but this would not apply if the space was rented. Officers advised that estimates would appear in June's service charge bills.

In respect of the works to Golden Lane and Beech Street junction, officers advised that this was part of a separate claim and they offered to check the position and advise Members.

RESOLVED, that – the report be noted and recommended for approval by the Barbican Residential Committee on 13 March 2017.

7. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings and noted 1 sale since the last meeting of the Committee.

RESOLVED, that – the report be noted.

8. **UPDATE REPORT**

The Committee received the regular update report of the Director of Community and Children's Services and noted the following:

Electric vehicle charging

The Working Party had met for the first time a week ago and drafted a Terms of Reference. Members noted that £50,000 would be available from Low Emission Neighbourhood (LEN) funding and key works had been agreed with the LEN Manager. Members noted that future meetings would consider locations and there would be a trial across 5 locations. Officers advised that a draft email had been prepared to advise residents on the current position. Members had received a report on the LEN bid at the September meeting and the Estate Manager agreed to chase an update report.

**Crossrail**

The Assistant Director, Barbican and Property Services provided an update on the following 3 issues:

1. Residents with individual claims (approximately 20 – 25)

Members noted that Crossrail had responded to all individual claims by the end of November 2016 but, of those accepted, only half had responded with quotations, as requested. The Assistant Director advised that there was currently no deadline for submitting quotations but it might be enforced at some point. The Assistant Director offered to remind these residents and asked for the RCC's assistance in communicating with them. Members noted that there was no cut-off date for submitting new claims, provided a link to Crossrail could be proved.

2. Podium Cracking

Crossrail had admitted some liability and the Assistant Director was waiting to hear from the Loss Adjuster.

3. Other movements/cracks

Some liability had been accepted and this matter was being reviewed by a Consultant/Mediator. Members noted that some of the works could be dealt with via the redecorations programme.

### **Roof Warranties**

The first condition survey would take place on 8<sup>th</sup> February and the RCC and BRC would receive a report at the May/June meetings.

### **Consolidation Centre Pilot**

The Estate Office had met with the Department of the Built Environment and the Low Emissions Neighbourhood Manager last week. Members noted there would be a scoping exercise for all City car parks, which was likely to take 6 months.

### **Bernard Morgan Police Section House**

Members noted that this was likely to be 99 and not 104 flats and there would be a further Committee report after the Court of Common Council Elections in March 2017.

### **Podium – Maintenance of Strip Lights below parapet wall**

The Barbican Estate Manager offered to chase this via the Department of the Built Environment.

### **Underfloor Heating Working Party**

In response to questions, Members noted that the old system was no longer supported by UK Power Networks and therefore the Working Party was looking at modern alternatives. The new controls had been fitted and the old and new would be run concurrently and trialled through the summer months this year. The current system was manual but the modern version has new features which work with weather forecasts. Members noted that the system was not being replaced, just the controls. Subject to trial, further enhancements could include control by block and by north and south facing blocks.

The Deputy Chairman of the BRC, who is Chairman of this Working Party advised residents that 'supply side demand' could achieve cost savings. Members noted that the project was being led by residents, via the working party and were asked to communicate any individual concerns, and those of a more technical nature, to the Working Party Deputy Chairman, Mr Garth Leder. In concluding, Members also noted that the next meeting of the RCC, on 22 May 2017, would receive the minutes of the Underfloor Heating Working Party. The Annual General Meeting on 6 March would receive an update on all the Working Parties, including vacancies and terms of reference.

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

Members noted that works had commenced on possible methodologies for establishing the number of remaining Garchey units in operation and progress would be provided in future update reports.

## **10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no further items.

**The meeting ended at 7.35 pm**

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Chairman

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