

## **BARBICAN RESIDENTIAL COMMITTEE**

**Monday 29 March 2010**

**Minutes of the meeting of the BARBICAN RESIDENTIAL COMMITTEE held at Guildhall, EC2 on MONDAY 29 MARCH 2010 at 12 noon.**

### **Present**

#### **Members:**

##### ***Non-Resident***

Martin Farr (Chairman)  
 Ian Burleigh (Deputy Chairman)  
 Dennis Cotgrove  
 Michael Farrow  
 Gareth Moore  
 Deputy Robin Sherlock  
 John Spanner

##### ***Resident***

Deputy John Barker  
 Peter Leck  
 Barbara Newman  
 Chris Punter  
 Stephen Quilter  
 Angela Starling  
 John Tomlinson

#### **In attendance:**

Randall Anderson - Chairman, Residents' Consultation Committee

#### **Officers:**

Natasha Cendrowicz	- Town Clerk's Department
Pam Raphael	- Chamberlain's Department
Andrew Fothergill	- Comptroller & City Solicitor's Department
Howard Hillier-Daines	- City Surveyor's Department
Joy Hollister	- Director of Community & Children's Services
Michael Bennett	- Department of Community & Children's Services
Anne Mason	- Department of Community & Children's Services
Sharon McLaughlin	- Department of Community & Children's Services
Eddie Stevens	- Department of Community & Children's Services

### **1. APOLOGIES**

Apologies for absence were received from David Bradshaw, Alderman Michael Bear, Billy Dove, Deputy Stanley Ginsburg, Michael Hudson, Wendy Mead Deputy Joyce Nash and John Tomlinson (lateness).

#### **1A. CHAIRMAN'S WELCOME**

The Chairman welcomed John Spanner to his first meeting since being appointed to the Committee. He also welcomed Joy Hollister, the newly appointed Director of Community and Children's Services, to her first meeting.

### **2. DECLARATIONS BY MEMBERS OF PERSONAL OR PREJUDICIAL INTERESTS IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING**

All Resident Members declared their general interest as residents of the Barbican Estate.

### 3. MINUTES

- a) The minutes of the Barbican Residential Committee held on 14 December 2009 were approved, subject to the following correction:

Under attendance, insert "Michael Farrow."

**RESOLVED:** That the Minutes be approved and signed by the Chairman as a correct record.

- b) The minutes of the Residents' Consultation Committee held on 25 January 2010 were read.

**RECEIVED.**

- c) The minutes of the Residents' Consultation Committee meeting held on 15 March 2010 were read.

#### MATTERS ARISING

Proposed Motorcycle Charging Policy (item 7) In response to questions, Housing Services Director explained the comments from the RCC meeting would be taken forward and included in the report that was due to be presented to the Committee in June. He added that there was support for charging for motorbike parking, recognising that the owners of motorbikes who used the car park were making use of a service which they weren't currently paying for.

**RECEIVED.**

### 4. COMMITTEE QUORUM (DEFERRED FROM JANUARY 2009)

The Town Clerk reminded the Committee of the background to this item, which had last been considered in January 2009, when the decision had been taken to defer further consideration of the Committee quorum pending a review of attendance levels over the following twelve months. The Town Clerk reported that the attendance over the last twelve months had been good and that there had been no occasion at which the Committee had not been able to operate due to insufficient attendance.

After discussion.

**RESOLVED:** That consideration of the Committee quorum be deferred for a further twelve months (to be reviewed in March 2011).

### 5. LAUDERDALE TOWER HOUSE GROUP – RTA COMPLIANT

The Town Clerk reported that Lauderdale Tower House Group had met the criteria to be a Recognised Tenants' Association (RTA).

In response to a question, the Town Clerk explained the criteria for achieving RTA status and reported that the annual review of RTAs was due to begin shortly, which would result in a report on their 2010 status being presented to the June meeting.

**RESOLVED:** That Lauderdale Tower House Group be formally recognised as an RTA.

## **6. COMMUNITY & CHILDREN'S SERVICES ARREARS**

A report of the Director of Community & Children's Services which set out the outstanding arrears position for the Department as at 30<sup>th</sup> September 2009, was considered.

The Chairman reminded the Committee to address their questions to those aspects of the report that applied to the Barbican Estate. In response to a question, the Director of Community & Children's Services explained the circumstances in which overpayment of housing benefit could occur and confirmed that housing benefit and Adult Services were the responsibility of the Community & Children's Services Committee.

**RESOLVED:** That the report and the action being taken on outstanding arrears be noted.

## **7. UPDATE REPORT**

Members received a report of the Director of Community & Children's Services providing an update on current issues on the estate.

Frobisher Crescent Development In response to comments, the Director of Community & Children's Services provided an update on outstanding management issues concerning the Frobisher Crescent Development. She explained that the developer had now agreed to install ASSA front door locks, which had been well received by the RCC. In addition, a number of measures were being introduced to reduce the impact of light pollution from the corridors to residents.

Podium Area – Ponding In response to a question, the Director of Community & Children's Services explained that monitoring of areas susceptible to ponding was ongoing to better understand the extent of the problem.

Sustainability In response to a question, the Housing Services Director explained that opportunities for reducing heat wastage were being considered as part of the sustainability review currently taking place. A report and a presentation by Energy Architects would be given at a future meeting, which would consider service implications to take forward.

Commercial Issues The Chairman reported that following discussions with the RCC Chairman he would endeavour to take forward their request to have access to redacted reports (where possible).

Pintxos The Housing Services Director reported that arrangements for the architect practice to take over these premises were progressing.

Aerials In response to a comment, the Housing Services Director explained that concerns expressed by the RCC regarding the need to undertake safety testing

whenever new aerials were installed had been noted and would be taken forward. In addition, the RCC's comments regarding the need to update safety signage (in relation to the siting of aerials on the roofs) was being taken forward as well.

Barbican Area Street Scene Enhancement Strategy In response to questions, the Director of Community & Children's Services explained the measures being taken to consult residents, the church and the Girls' School on the St Giles' Terrace Street Scene enhancement project. A Member reported that as part of the proposals for relocating two of the Barbican Centre's Cinemas, he had been given assurances by the Centre's Managing Director that the Barbican Centre Exhibition Halls crossover building on podium level at Ben Jonson Place which would now be redundant, would be removed, and requested that this be consulted on in the existing Ben Jonson Highwalk Street Scene Enhancement project.

Food Waste Collection Update In response to a question, officers undertook to ensure that an update be given in the next report explaining the percentage take up of this service across the Estate.

Barbican Occupiers' Group In response to a question, the Housing Services Director explained the remit of the Barbican Occupiers' Group.

Improvement Plan – Update An update on a number of Key Performance Measures, responding to questions from a member about the delivery of service, was laid round the table.

Water Pressure In response to comments regarding the efforts being undertaken to understand the extent of the water pressure problems on the Estate, the Housing Services Director explained that the results of the returns to the survey were being assessed to see whether there was a requirement for additional water pumps for the terrace blocks. If there was a demonstrable need for additional pumps, then a report setting this out (with the funding implications) would be submitted to a future committee.

Public Lift Availability The Chairman reported that public lift availability had been good, however, one of the public escalators was performing badly. In response to a question regarding the public lift serving the Royex House development, the Housing Services Director explained that upkeep of this lift was currently the responsibility of the Royex House occupier. He added that the upkeep of public escalators was the responsibility of the City Surveyor and he would endeavour to ensure an update on lift performance was provided at the next meeting. In response to a further question, he explained that the Estate was not responsible for ensuring the cleanliness of the Royex House lift.

The Turret The Chairman reported that an update on The Turret would be given during the non-public section of the meeting, due to the disclosure of exempt information concerning ongoing negotiations.

**RECEIVED.**

**8. DEFOE HOUSE ROOF APPORTIONMENT**

A report of the Director of Community & Children's Services which set out the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) for roof repairs at Defoe House, was considered. The Chairman added that four more roof apportionments were due to be considered by the Committee in the coming months.

**RESOLVED:** That the final apportionment of costs for roofing repairs at Defoe House be approved, namely:

- 77.12% to the City and
- 22.88% to qualifying Long Leaseholders.

**9. SLA REVIEW**

A report of the Director of Community & Children's Services providing an update on the implementation of estate wide Service Level Agreements was considered.

**RESOLVED:** That both the report and the work undertaken by the Barbican Estate Office and the Resident Working Parties to monitor and review the implementation of Service Level Agreements estate-wide and to identify and implement actions where appropriate to improve services, be noted.

**10. SALES REPORT**

A report of the Director of Community & Children's Services providing an update of the sales and lettings that had been approved by officers since the last meeting was considered.

**RECEIVED.**

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

ASSA keys in response to a question, the Housing Services Director explained that the keys on the Estate had last been reviewed in 1996.

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

There was no other business.

**13. EXCLUSION OF THE PUBLIC**

**MOTION** - 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.**

**14**

**Exempt Paragraphs**

**1, 3 & 4**

**SUMMARY OF MATTERS CONSIDERED WHILST THE  
PUBLIC WERE EXCLUDED**

**14. NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 14 December 2009 were approved.

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

There were no questions.

**16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC WERE EXCLUDED**

There was no other business.

**The meeting closed at 12:54pm.**

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**CHAIRMAN**

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