

<b>Committee:</b>	<b>Date(s):</b>	<b>Item no.</b>
Residents Consultation Committee	15 March 2010	
Barbican residential Committee	29 March 2010	
<b>Subject:</b> Update Report		
<b>Report of:</b> Director of Community and Children's Services		<b>Public</b>
<p><b><u>Executive Summary</u></b></p> <p>A number of issues were raised by members of the Residents Consultation Committee in January 2010 and the Barbican Residential Committee at their meeting in December 2009. This report provides updates to the issues raised. The report also includes updates on current issues on the estate.</p> <p>This report has been split into key areas of responsibility:</p> <ul style="list-style-type: none"> <li>▪ Barbican Estate Office</li> <li>▪ Commercial Issues</li> <li>▪ Planning and Transportation</li> <li>▪ Environmental Services</li> <li>▪ Barbican Centre</li> <li>▪ Open Spaces</li> <li>▪ Other &amp; Interface areas</li> <li>▪ Technical Services Division – see appendix 2</li> <li>▪ City Surveyors Department – see appendix 3</li> </ul> <p><b>Barbican Estate Office</b></p> <ol style="list-style-type: none"> <li>1. Business Plan Objectives, Statistics, see appendix 1</li> <li>2. Barbican Staffing Issues - pay &amp; grading review</li> <li>3. Fire safety</li> <li>4. Frobisher Crescent – Future management</li> </ol>		

5. Podium areas - ponding
6. Residents meeting
7. Service Level Agreement – Customer Care
8. Sustainability

### **Commercial Issues**

9. Pintxos – Shakespeare Tower
10. Void space Cromwell Tower
11. Aerials

### **Planning and Transportation**

12. Barbican Heritage
13. Barbican Area Street Scene Enhancement Strategy

### **Environmental Services**

14. Code of Practice for Deconstruction and Construction – (Noisy works)
15. Food waste trial
16. Barbican Occupiers Group

### **Barbican Centre**

17. Licensing protocol
18. Relocation of Cinemas 2 & 3

### **19. Open Spaces Department**

### **Other Departments**

20. Interface Issues

### **Technical Services Division – see appendix 2**

21. Cromwell Tower lobby refurbishment

22. Redecorations
23. Roof apportionments
24. Leaseholder repairs service
25. Estate repairs and maintenance
26. Restructuring
27. Asset management plan
28. Asbestos
29. Water pressures
30. Power surges
31. Public lift availability

**City Surveyors Department – see appendix 3**

32. Crossrail

Fringe developments

33. Frobisher Crescent
34. Milton Court/The Heron
35. Moorgate Telephone Exchange
36. St Alphage House
37. Roman House
38. Public Lifts serving the Barbican Estate
39. Turret
40. Willoughby Ramp Storage
41. YMCA

Recommendations That the contents of this report are noted.

## **Background**

This report updates members on issues raised by the Barbican Residential Committee at their meeting in December and by members of the Residents' Consultation Committee at their meeting in January 2010. This report also provides updates on other issues on the estate.

### **Barbican Estate Office Issues**

#### **1. Business Plan Priorities**

The revised Barbican Estate Improvement Plan covering the period from 2009 to 2012 is attached at appendix 1. This appendix also includes a list of pending committee reports and statistics on Car Parking and Baggage Stores.

It is intended to circulate a final draft of the Barbican Estate Improvement Plan to RCC members for comment by the 19 March, when the final draft is expected to be available .

#### **2. Barbican Staffing Issues - Pay & Grading Review**

The Corporate Allowances Working Party comprising representatives from both the trade unions and Corporate HR are continuing their review. It is anticipated that the overall number of allowances will be reduced as a result of the review

#### **3. Fire Safety**

The Barbican Estate Office have received guidance and advice from the London Fire Brigade regarding fire escape routes along balconies and are awaiting legal advice concerning enforcement of the procedures. Following this a letter will be sent to residents starting with the terrace blocks and it is anticipated that these blocks will start to be inspected by the Barbican Estate Office in April.

#### **4. Frobisher Crescent Development – Management Issues**

A series of meetings are being held with the Developer to finalise arrangements regarding the future management of Frobisher Crescent. Negotiations are continuing between the City Surveyors and United House on issues such as corridor lighting and key access systems. A verbal update

will be given at the meeting.

## **5. Podium Area – Ponding**

Following the recent heavy rainfalls the House Officers undertook a survey of the Barbican Estate and they are liaising with the Department of Environmental Services regarding what can be done regarding the areas that suffer from ponding

## **6. Residents' Meeting**

A meeting for residents of Aldersgate and Cripplegate wards will be held at the Golden Lane Community Centre on Tuesday 18 May commencing at 18.30. Residents will be advised by notices posted at least a fortnight before the meeting date.

The City wide residents' meeting will take place at Guildhall on Monday 7 June.

## **7. Service Level Agreements (SLA) – Customer Care – SMS Service**

Following your agreement regarding the introduction of a messaging service for the Barbican Estate further testing of the system is being undertaken. The service must also meet standards set out in the code of practise and our Legal team will be reviewing the documentation advertising the service to ensure that it meets the requirements of the code. Guidance notes for the service are being prepared prior to the service being advertised.

## **8. Sustainability**

The Barbican Estate office are working with a partnership who are keen to develop a project to review sustainability on the estate considering issues such as an energy study. Following a meeting with the group a significant amount of information such as energy usage both for lighting and power and background heating and information on flat sizes were provided to enable them to prepare a proposal. This has not yet been received.

The Barbican Estate Office has also provided similar information to the Barbican Association Environment and Ecology sub-committee.

## **Commercial Issues**

Where possible redacted versions of commercial sensitive reports will be

presented to the RCC before being reported to the Barbican Residential Committee on non public papers.

A number of projects have been moved to the City Surveyor's update as the Corporate Property Group are now taking a lead on these items. The Housing Services Commercial Manager will continue to work in liaison with the City Surveyors Corporate Property Group on these projects.

#### **9. Pintxos Shakespeare Tower**

An offer has been accepted to let the above as an Architects Office and a change in planning permission has been granted. A further application has been made for internal alterations and removal of paint from exterior.

#### **10. Void Space Cromwell Tower**

A planning application was approved in May 2009 to convert the void space in Cromwell Tower into a two bedroom flat. The sale has now completed.

#### **11. Aerials**

A copy of the July 2008 electromagnetic survey report has been passed to BEO Directorate who can confirm that it confirmed that all rooftop installations complied with the most restrictive guidelines. A copy of this report is available for inspection at the Barbican Estate Office. There are no specific guidelines for when surveys should be carried out, but surveys were carried out in 2008 and 2005 and it is anticipated a survey will be carried out in 2011.

#### **Planning & Transportation**

Officers from the Planning and Transportation Department have provided the following updates:

#### **12. Barbican Heritage**

For the moment, all requests for information should be passed through to Maureen Joyce or Clive Cornwall, Department of Planning and Transportation, tel. 0207 332 1154.

### **13. Barbican Area Street Scene Enhancement Strategy**

A committee report was approved in December 2009 by the Planning & Transportation and Finance committees to approve the budget to carry out the evaluation of highway works. An evaluation report is now being prepared to determine the cost and layout of the highway works (directly adjacent to the building site). A decision is expected to be decided at committee in late summer 2010. Only after these works are determined can the remaining street enhancement projects be progressed.

The Highwalks and St Giles' Terrace projects are also being progressed but are not dependent on Section 106 funding. Therefore these can be implemented once designs are evaluated and committee approval is granted. The Planning & Transportation Department has appointed Landscape consultants for these projects and is currently working on concept designs.

### **Environmental Services**

Officers from the Department of Environmental Services have provided the following update:

### **14. Code of Practice for Deconstruction and Construction – (Noisy Works)**

A meeting of the working party will take place on 5 March. A verbal update will be presented to the committee.

### **15. Food waste collection service update**

Residents' satisfaction surveys have been carried out for Phase 5 (Ben Jonson and Breton), Phase 6 (Bryer, Bunyan and John Trundle) and Phase 7 (Willoughby and Cromwell) in February. The results will be reported to the June Committees.

A revised leaflet is being prepared detailing all of the recycling services offered to residents.

The Estate Cleaners are issuing reminder cards to any residents that leave their food waste caddies in the communal corridor requesting that they do not leave them outside their flats.

## **16. Barbican Occupiers Group**

A Barbican Occupiers Group has been set up by the City Surveyor's Department with Officers from the City of London Corporation to review all of the interface areas on the Barbican Estate dealing with, for example, access, signage, repairs and maintenance, St Giles Terrace. The first meeting took place in February.

In the meantime some of the repairs and replacement works have been commenced to the directional signage on the Estate as the Department of Environmental Services have asked the contractors to return to complete the outstanding works.

## **Barbican Centre**

### **17. Licensing Protocols**

Following concerns raised regarding the consultation process in respect of the licensing application, the Barbican Estate Office (BEO) has had confirmation that the Barbican Centre will ensure that there is BEO representation on the group which is drawing up a protocol to address issues arising from the new license. There have been no meetings to date.

### **18. Relocation of Cinemas 2 & 3**

An open meeting for Barbican residents was held on the 10 February in Exhibition Hall 1. The meeting was well attended with approximately 140 visitors. A list of frequently asked questions is being prepared by the Barbican Centre and it is anticipated that this will be available for circulation at your meeting. The list will also be available on the residents' section of the Barbican Centre website <http://www.barbican.org.uk/about-barbican/residents>.

A communications strategy regarding the project is being drawn up.

### **19. Open Spaces issues**

The Barbican Estate Office is implementing its ongoing wildlife action plan and has started the Spring programme to control the presence of seagulls on the estate.



The winter programme is nearing completion and Open Spaces have been carrying out the following:

- pruning shrubs and replanting those areas that have been requested to be “gapped up” by the Barbican Estate Office
- works to some of the private gardens areas including the “hanging gardens” at Thomas More House and The Postern including weeding, pruning and replanting works
- the replacement of the wooden planters on Defoe Place with concrete planters like those on Speed Highwalk

The first meeting of the Gardens Advisory Group with residents’ representatives and Officers from the Barbican Estate Office and the Open Spaces Department took place on 15 March.

## 20. Interface Issues

This updates members on the various areas on the Barbican Estate where the responsibility for maintenance and repairs is not clearly defined. These areas will be considered by the Barbican Estate Office and any areas in need of urgent repair will be prioritised and other areas will be incorporated into future maintenance and budget planning processes.

<b>Location/Issue</b>	<b>Estimated Cost/ funding</b>	<b>Criteria/ Rating</b>	<b>Comment</b>
Landscaping Strategy	Bids	Desirable	Subject to funding
Estate wide condition survey	£20,000 – Service Charge/ Landlords	Advisable	This will form part of the Asset Management Plan
St Giles Terrace General maintenance - weeding	£3,000 p.a .	Desirable	This forms part of the remit of the Barbican Occupiers Group
St Giles Terrace - maintenance of tree pits	£1,500	Advisable	
Roman Wall maintenance and weed	City Surveyor’s	Desirable	The City Surveyors Historic Buildings

clearance	funding		Architect confirmed that works to the Roman Wall would be managed and funded by the Surveyors Department. We are awaiting a date for works to commence.
St Giles Terrace Electronic Barrier	N/A	Desirable	Forms part of the Barbican Area Street Scene Enhancement Strategy.
Land outside 14-16 Wallside - maintenance	TBA	As required	Subject to funding

### **Background Papers:**

Minutes of the Barbican Residential Committee 14 December 2009.

Minutes of Residents' Consultation Committee 25 January 2010

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