



Barbican Estate Residents Consultation Committee

Date: MONDAY, 1 SEPTEMBER 2025
Time: 6.30 pm
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

9a. G1/G2 - Roof & Windows (Pages 3 - 6)

Report of The Executive Director of Community & Children's Services.

Item received too late for circulation in conjunction with the Agenda.

Ian Thomas CBE
Town Clerk and Chief Executive

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Committee(s): Barbican Estate Residents Consultation Committee Barbican Residential Committee	Dated: 1 September 2025 15 September 2025
Subject: G1/G2 – Roof & Windows	Public
This proposal:	To approve the G1/G2 Reports for the Barbican Roof & Windows Project
If so, how much?	Roof – £765,000 Windows – £500,000
Has this Funding Source been agreed with the Chamberlain's Department?	95% Service Charges 5% Barbican Local Risk
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

The Barbican Estate Office (BEO) is bringing forward two Gateway 2 reports for consideration:

- Roof and Balcony Renewal Programme (item 9)
- Window Repairs Programme (item 10)

Recommendation(s)

Members are asked to:

- Approve the Gateway 2 reports for both the Roof & Balcony Renewal Programme and the Window Repairs Programme, allowing both projects to progress.
- Note that while the reports are separate to facilitate specialist procurement, they form part of a single coordinated Building Envelope strategy overseen by a lead architect.

Note the funding strategy (service charge with local risk contribution) and the potential for future adjustments

Main Report

Both reports address essential renewal and repair of the Estate's external fabric. Defects have arisen both from the natural ageing of materials and from historical

maintenance challenges/failures. Approval at this stage will allow the projects to proceed to the next Gateway (the next stage of the project).

While presented as separate reports, the BEO has adopted a holistic “Building Envelope” strategy. This approach means that roofs, windows, drainage and related external elements will be reviewed, planned, managed, and supervised as one coordinated programme under a lead architect. This ensures design consistency, compliance with Listed Building Management Guidelines, robust warranties and efficient delivery.

The separation of the two Gateway reports is deliberate:

- It ensures that specialist contractors for roofs and windows can tender independently.
- It avoids restricting competition, as many firms will only specialise in one of the two workstreams.
- It still allows overall supervision by a single architect to maintain coherence of design and oversight.

Funding Strategy

At this stage, both projects are funded through the service charge (long leaseholder contributions at 95%) with balance from the Barbican Residential local risk budget.

However, Members should note that the outcome of the Expert Witness exercise at Ben Jonson House may impact cost allocations. Within this bundle the BRC is also asked to approve the appointment of Hawkins as forensic architect/expert witness at a cost of £86,350 (funded from the City Fund as a landlord cost). This determination may affect how certain liabilities are apportioned in future.

Next Steps

- Commission detailed surveys (Building Envelope, including roofs and windows) and refine cost estimates.
- Develop coordinated design specifications for the Building Envelope in line with the Listed Building Management Guidelines.
- Bring forward subsequent Gateways reports for approval.
- depending on the outcome of the Expert Witness determination.

Appendices

Appendix 1 – G1/G2 – Roofs (item 9)

Appendix 2 – G1/G2 – Windows (item 10)

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Daniel Sanders – Director of Property and Estate Management

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