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Barbican Residential Committee

Date: **WEDNESDAY, 22 JULY 2026**

Time: **1.45 pm**

Venue: **COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL**

4. **MINUTES OF THE BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE**

For Information
(Pages 3 - 10)

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

Ian Thomas CBE
Town Clerk and Chief Executive

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 29 June 2026

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at HYBRID PUBLIC MEETING (ACCESSIBLE REMOTELY AND IN THE COMMITTEE ROOMS, WEST WING, GUILDHALL, EC2V 7HH) on Monday, 29 June 2026 at 6.30 pm

Present

Members:
Jo Boait (Chair)
Lucy Sisman (Deputy Chair)
Tam Pollard (Deputy Chair)
Lionel Meyringer - Andrewes House
Andy Hope - Breton House
Gordon Griffiths - Bunyan Court
Helen Hudson - Defoe House
Sally Spensley - Frobisher Crescent
Nigel Gilbert - Gilbert House
Pauline Fasoli - John Trundle Court
David Lawrence - Lauderdale Tower
Stuart Lynas - Mountjoy House
John Holme - The Postern
Robert Bexson - Seddon House
Roy Sully - Shakespeare Tower
Frits van Kempen - Speed House
Rodney Jagleman - Thomas More House
Petre Reid - Willoughby House
Jan-Marc Petroschka – Chair, Barbican Association

In attendance:
Richard Setchim – Chair, Climate & Zero Carbon Working Party
Jim Durcan - Chair, Service Level Working Party and Garden Advisory Group
Anne Corbett – Common Councillor
Jacqui Webster – Common Councillor
Ceri Wilkins – Common Councillor

Officers:

Dan Sanders	-	Director of Property & Estate Management, Barbican Residential Estate
Eoin Doyle	-	Community and Children's Services Department
Daniel Castle	-	Community and Children's Services Department
Curtis Bannister-Pond	-	Community and Children's Services Department
Will Roberts	-	Community and Children's Services Department
Isaac Thomas	-	Town Clerk's Department

1. **APOLOGIES**

Apologies were received from John Taysum, Nicola Baker, Andrew Tong and Claire Hersey.

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

No declarations were received.

3. **MINUTES**

The Committee considered the minutes of the Barbican Residents' Consultation Committee (RCC) held on 20 April 2026.

The Chair noted that it had been agreed at the previous meeting that action 2024/07 regarding asbestos was closed, but this had not been reflected in the minutes. In addition, a Member highlighted inaccuracies in the spelling of the names of the two appointees to the Service Level Agreement Working Party (SLAWP). The Town Clerk undertook to amend the minutes accordingly.

RESOLVED, that the public minutes of the previous meeting held on 20 April 2026 be approved as a correct record, as amended.

4. **REPORT OF DIRECTOR OF PROPERTY AND ESTATE MANAGEMENT**

The Committee received a report of the Executive Director, Community & Children's Services concerning a range of estate management matters.

The Committee was advised that take-up of the Barbican App had exceeded expectations and had generated positive feedback from residents. However, improvements were still required in relation to the App's functionality regarding the management of job tickets. Members voiced concerns regarding inconsistent provision of job numbers, the ability to track repairs, and the reliability of status updates. A Member indicated that residents were often better able to track repairs when reporting them by telephone rather than through the Barbican App. Officers advised that integration between the Barbican App and the Civica repairs system was expected to be implemented as part of the transition to an in-house repairs service in September 2026.

Members also discussed the distinction between reactive repairs, which were suitable for reporting through the app, and larger estate-wide or block-specific projects, which required separate monitoring arrangements. Concerns were expressed regarding the effectiveness of existing tracking mechanisms for major works. Officers recognised the need for more detailed block-level tracking of major projects and undertook to continue developing appropriate reporting arrangements.

A Member sought clarification on the recipients of Barbican communications and officers confirmed that all individuals subscribed to the Barbican bulletin should receive relevant announcements and updates.

The Executive Director advised that progress had been made with the development of the Civica repairs management system and that the Major

Works Programme Board had been given a demonstration of its functionality. Members noted the reasons for the deferral of the launch of the in-house repairs and raised questions regarding staffing levels and training in advance of the introduction of the in-house repairs service. Officers confirmed that recruitment was underway and advised that comprehensive training arrangements were being developed.

Members questioned the timetable and proposed approach for the remaining stages of the Governance Review. Officers advised that the work had taken Charles Russell Speechlys longer than had been hoped, but the first phase (reviewing terms of reference and associated documents against the Landlord and Tenant Act and other regulations) was nearing completion. It was reiterated that accuracy and robustness remained the priority. Resident and stakeholder engagement would be undertaken as part of the development of the governance design proposals to ensure that residents' view were known and taken into account.

Members requested further information on the timescale and consultation arrangements for the car park review. Officers confirmed that resident engagement would form part of the review process and that the work was being funded entirely by the City of London Corporation. The work was expected to take eight weeks and a report would be brought to the next meeting. The car park review scope and the proposal received would be circulated to Members. Members also advocated for shorter, more accessible reports and greater resident involvement in future discussions relating to car parks, which was noted by officers.

Officers advised that the Ambue study was continuing through the summer months, with an interim report due in the next few weeks.

Members raised queries regarding the wet riser defects, potential remedial costs and the use of consultants. Officers confirmed that they had engaged with the London Fire Brigade as soon as the problem became known and that there was no change to the residents' fire strategy for the building. The fire brigade would use vehicles that carried heavier water loads if they were called to a fire in one of the towers. Specialist consultants would be appointed to assess long-term solutions. In response to concerns regarding consultant costs that would normally be charged to service charge payers, officers agreed to prepare criteria that determined whether a consultant would be appointed and consider whether the reporting could be amended to highlight these costs.

Officers provided an update on the position regarding wooden flooring and noted that it was understood that approximately 50% of the flats had wooden flooring in some capacity. Officers advised that legal advice indicated that, because the City had not enforced wooden flooring being a breach on its own merit (and in some cases had provided landlord consent on works that included wooden flooring) the City could no longer take enforcement action solely on the basis that a property contained wooden flooring. A Member queried whether a similar approach applied to pets and officers confirmed that pet restrictions continued to be actively enforced. The Committee were advised that a protocol

was being developed to manage future cases involving noise nuisance from wooden flooring using the clause in the lease regarding “right to quiet enjoyment”.

Members queried the timescales for appointing the three Senior Project Managers and the status of the expert witness review. The Officers advised of the introduction by the City of a Workforce Control Panel that now needed to approve any recruitment. Approval had been received and recruitment was progressing and the City Corporation remained committed to funding two of the posts. Members noted that additional time was being taken to ensure the expert witness report was comprehensive and accurate. The results of this review would inform the allocation of the costs of the planned Building Envelope project.

RESOLVED, that the report was received and its contents noted.

5. **REPORT OF THE REPORTING COMMITTEE**

Members received a report of the Executive Director, Community and Children’s Services providing an overview of the work undertaken by the Reporting Committee during the current reporting period.

Members questioned the information presented within the Compliance Report at Appendix 3, with queries raised about the usefulness and accuracy of the graphs provided, and discrepancies between the graphs and the information presented in the tables. Officers agreed that the graphs added limited value; they would be reviewed and removed from future reports, where appropriate.

A Member queried how the wet riser systems could be reported as 100% compliant despite being out of service. Officers explained that the measure reflected successful completion of statutory inspections rather than their operational functionality. The Officer also noted that the inspection results which identified the defects had been received after the reporting deadline for this Committee.

Members also sought clarification regarding the inspection of children's playgrounds and whether there were other compliance areas not currently reflected within the reporting framework. Officers advised that playground inspections were undertaken to meet insurance and public liability requirements and confirmed that this would be incorporated into future compliance reporting. With regard to other compliance areas, Officers reminded the Committee of their previous commitment to arrange for an independent verification of the Planned Preventative Maintenance (PPM) schedules; this would be undertaken in due course.

Members queried the progress on the publication of the PPM and Asset Management Plans, as well as the proposed external audit. Officers confirmed that the Asset Management Plan would be brought forward for Member consideration and three compliant proposals had been received for the external audit exercise, with recommendations expected to be presented to a future

meeting following evaluation of the submissions. The Officers agreed to circulate the audit scoping documentation.

A Member highlighted the extension of the asbestos management contract and queried whether the contract should have been retendered prior to April 2026. Officers confirmed that a decision had been taken to extend the existing arrangements due to operational pressures and undertook to provide Members with a note setting out the background to that decision.

Members discussed the implications of the proposed governance framework on the existing Terms of Reference for the Reporting Committee. Officers advised that the intention was not to rewrite the Terms of Reference but to strengthen governance and reporting arrangements. It was agreed that the matter would be considered further as part of the ongoing Governance Review and that officers would continue discussions with interested Members outside the meeting.

RESOLVED, that the report was received and its contents noted.

6. **MAJOR WORKS PROGRAMME BOARD**

The Committee received a report of the Executive Director, Community and Children's Services presenting an overview of the work undertaken by the Major Works Programme Board during the current reporting period.

RESOLVED, that the report was received and its contents noted.

7. **REQUEST FOR DELEGATED AUTHORITY - BARBICAN ESTATE LIFT ELECTRICAL REPAIR FRAMEWORK**

The Committee received a report of the Executive Director, Community and Children's Services seeking support for a request for delegated authority in relation to the proposed Lift Electrical Repair Framework for the Barbican Estate terrace block lifts.

Officers advised that the request arose because the anticipated procurement timetable did not align with the meeting cycles of the RCC and Barbican Residential Committee (BRC). Delegated authority was therefore being proposed to enable the timely appointment of the consultant following completion of the tender process, subject to approval by the BRC as the final decision-making body.

Members questioned the proposed timetable, resident engagement arrangements and the potential financial implications of the project for leaseholders. Officers responded that detailed programmes and cost estimates could not be finalised until a consultant had been appointed and had developed the required specifications and delivery strategy. Delegated authority was sought to avoid delaying the project until the next available Committee cycle. The Committee was assured that resident engagement would form a key part of the project.

Members queried how the proposed framework would operate in practice and whether all lifts would be treated identically across the Barbican Estate. Officers advised that the appointed consultant would assess the different lift types and develop recommendations informed by performance and condition data. Members were advised that new monitoring systems had recently been installed to support this work.

Questions were also raised regarding the relationship between the proposed electrical repair works and any future mechanical modernisation programme. The Committee was informed that the framework was intended to address the primary causes of current long-term lift failures, which were predominantly electrical in nature. The electrical repair work would not need to be repeated when the mechanical modernisation programme was undertaken, and it would provide additional time to plan and phase the mechanical refurbishment works. As had been found with the tower lifts, several existing mechanical components remained of a high quality and could continue in service, reducing future requirements.

Members sought assurance that residents and house groups would be fully involved in the development of the project. Officers confirmed that extensive consultation would be undertaken once a consultant had been appointed, including engagement through resident groups, webinars and other forums. The structure of resident engagement would be developed in consultation with house groups and tailored to reflect the differing characteristics of the various blocks and lift types across the Estate.

RESOLVED, that the report was received and its contents noted.

8. **BARBICAN ESTATE – TOWER LIFTS REFURBISHMENT**

The Committee received a report of the Executive Director, Community and Children's Services concerning progress on the procurement of a Lift Consultant for the Barbican Estate Tower Lift Refurbishment Project. Officers advised that technical evaluations of the tender submissions were nearing completion and that a recommendation for the appointment of a Lift Consultant was expected to be presented to the Barbican Residential Committee at its meeting in July 2026.

In response to a question from a Member, officers advised that they did not anticipate any further changes to the overall project timeframe.

RESOLVED, that the report was received and its contents noted.

9. **ACTION TRACKER**

The Committee noted the actions tracker for the Barbican Estate Residents' Consultation Committee. Officers advised that several actions had been omitted from the tracker and provided updates on statutory service charge audits, staff fire safety guidance and outstanding reporting matters. With regard to the statutory service charge audits (action 2025/34), Officers advised that there had been a general requirement to undertake audits of service charges, and that the legislative and statutory requirement had been part of the 2024

Leasehold Reform Act. Officers had committed to arranging an external audit of the financial years 2024/2025 and 2025/2026.

Members were advised that the report of the redecoration reconciliation exercise would include the 2025/ 2026 costs and a review of the paint used on the soffits. The final report would be presented to the October meeting.

The Action Tracker would be reviewed to ensure it was accurate and fit for purpose.

Members raised concerns regarding the proposed PPM works on the drains and balconies of three terrace blocks and asked for further information on costs and procurement arrangements. Officers agreed to meet separately with resident representatives to discuss the proposals in greater detail and to share the outcome of those discussions with Members.

A Member also queried the current arrangements for invoice checking and expenditure controls. Officers undertook to circulate a note setting out the existing process.

10. **WORKING PARTY UPDATES**

A: CLIMATE & ZERO CARBON WORKING PARTY (CWP)
The Committee was updated on CWP's recent activities including the addition of two new Members, F Villemin and V Zakopoulos, bringing expertise in grant funding and engineering matters respectively. CWP remained focused on supporting the Ambue heating study and had been encouraged by the progress made to date. A future meeting with Ambue representatives would provide an opportunity to explore the emerging findings in greater detail.

Members were advised that the Working Party had been asked to explore the development of a protocol to guide decisions on extending the heating season beyond the core operating period, replacing the current discretionary approach. It was noted that, once developed, this work would be brought back to the Committee for consideration. The Committee expressed support for the proposed work and thanked the Working Party for its ongoing efforts.

B: GARDENS ADVISORY GROUP (GAG)
The Gardens Advisory Group provided an update on its recent activities. Members were advised that, despite a period of varied weather conditions, the estate gardens continued to be well maintained. The Committee recognised the work of the gardening team in maintaining the quality of the gardens.

C: SERVICE LEVEL AGREEMENT WORKING PARTY (SLAWP)
The Chair of the SLAWP noted that concerns regarding reporting repairs and the operation of the Barbican App had been discussed earlier in the meeting. He also emphasised the importance of ensuring appropriate repairs officers were present at future meetings to respond to queries. Officers confirmed that a representative from the repairs team would attend future meetings.

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

A Member raised concerns regarding a recent service charge communication issued to some residents. Officers advised that the issue had affected 83 flats and arose from a system error relating to direct debit receipts. The Committee noted the importance of ensuring residents were updated once such matters had been resolved.

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

A Member raised concerns regarding delays to the removal of the "Yellow Shed" on the Podium. Officers advised that additional funding had been approved to complete the outstanding make-good works and noted that the scaffolding had now been removed. The scaffolding next to John Trundle Court had also been removed and this section of the Podium was now waterproof. Officers also undertook to relay Members' concerns regarding the length of the Podium programme by John Trundle Court and procurement process.

The meeting ended at 20.33

Chairman

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