

BARBICAN RESIDENTIAL COMMITTEE

Monday, 1 June 2015

Minutes of the meeting of the Barbican Residential Committee held at the Guildhall EC2 at 11.30 am

Present

Members:

| | |
|-----------------------------------|-----------------------|
| Randall Anderson | Jeremy Mayhew |
| Deputy John Barker (in the Chair) | Gareth Moore |
| Christopher Boden | Deputy Joyce Nash |
| David Bradshaw | Graham Packham |
| Deputy Billy Dove | Stephen Quilter |
| Deputy Stanley Ginsburg | Angela Starling |
| Ann Holmes | Deputy John Tomlinson |
| Michael Hudson | Philip Woodhouse |
| Vivienne Littlechild | |
| Professor John Lumley | |

In Attendance

Officers:

| | |
|-----------------|---|
| Michael Bennett | Community and Children's Services |
| Alan Bennetts | Comptroller and City Solicitor's Department |
| Mark Jarvis | Chamberlain's Department |
| Julie Mayer | Town Clerks |
| Mike Saunders | Community and Children's Services |
| Karen Tarbox | Community and Children's Services |
| Doug Wilkinson | Department of the Built Environment |

1. APOLOGIES

Apologies were received from Alex Bain-Stewart, Chris Punter and Philip Woodhouse.

It was proposed and moved that Deputy John Barker take the Chair.

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

There were no declarations.

3. ORDER OF THE COURT

The Committee received the Order of the Court of Common Council, dated 23 April 2015.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman, from the non-resident Members of the Committee, in accordance with Standing Order No. 29. A list of Members eligible to stand was read and Mr Gary Moore, being the only Member expressing a willingness to serve, was duly elected Chairman for the ensuing year and took the Chair.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman, from the non-resident Members of the Committee, in accordance with Standing Order No. 30. Two Members expressed a willingness to serve and statements in support of their nominations had been circulated to Members prior to the meeting.

There was therefore a Ballot and the result was:

- **Ann Holmes 8**
- **Michael Hudson - 5**

Ann Holmes was therefore declared as Deputy Chairman for the ensuing year.

6. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that:

The public minutes and non-public summary of the meeting held on 16 March 2015 be approved.

Matters arising

- In respect of Bicycle storage, the Chamberlain had offered to investigate whether different terms could be made available, in order to reduce the payback period. This information was not available and Members asked if it could be followed up promptly.
- The Chairman agreed to add an outstanding actions list, as is the practice with some other Committees, in order to track outstanding references from the Minutes.

7. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services, which updated Members on issues raised by the Barbican Estate Residents' Consultation Committee (RCC) and Barbican Residential Committee (BRC) at their meetings in March 2015. It also provided updates on other issues on the estate.

During questions, the following matters were raised/noted:

- The public lift (Moor Lane). Members noted that this fell within the remit of the City Surveyors' Department and was often raised by the Planning and Transportation Committee as a result of communication from the Barbican Association.

- Current take up from the new pay-by-phone car parking system was just over 50%.
- Residents would receive an update on the TV installation; free installation would be available until the end of June.

RESOLVED, that:

The Update Report be noted.

8. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

The Committee received a report of the Director of Community and Children's Services, which provided Members with an update on the review of the estate wide implementation of Service Level Agreements (SLA's) and Key Performance Measures (KPI's) for the quarter January to March 2015.

Members noted that the Estate Office was working with the RCC's SLA Working Party to review the SLA booklet, including the use of terminology.

RESOLVED, that:

The SLA quarterly review be noted.

9. BARBICAN AREA CCTV

The Committee received a report of the Assistant Director, Street Scene, Strategy and Community Safety, in respect of the installation of an additional 24 cameras to improve CCTV coverage of the public walkways and the area around the Barbican Estate, including the Golden Lane Estate area. The report had been presented to the Police and Community and Children's Services Committees and would be presented to the Safer City Partnership.

During the discussion on this item, the following matters were raised/noted:

- A decision on the Proceeds of Crime Act funding (POCA) was expected later this week and Members would be notified as soon as possible. Members were assured that there would be no liability on service charges and the running costs would then be absorbed into the City's 'Ring of Steel' project.
- The questions raised following the consultation process had been circulated to all Members of the BRC and RCC, with the RCC's draft minutes.
- Planning had been engaged early on the Listed Building Status.
- The City was generally very safe and the Police favoured CCTV in the prevention and detection of crime. When the coverage across the City was reviewed, it showed that there was scope for improvement especially in the area identified; i.e. on and around the Barbican Estate. Due to the Estate's design, Police were concerned that the Barbican could potentially be used as an 'escape route' for criminal activity elsewhere in the City.

- Whilst crime rates were low in the City, there had been one serious assault on the estate and two incidents near the school. Furthermore, the City could always be considered a target for a terrorist attack.
- In order to protect privacy, the cameras have the technology to automatically pixelate private dwellings.
- The Police, following consultation with the Barbican Security Committee, had suggested the positioning of the cameras and this would be ongoing, up to installation. Members were reassured that this project would have no direct impact on the Policing levels in the square mile; police resourcing levels being the responsibility of the Commissioner.
- The procurement process would specify that the equipment should be as safe from hacking as current technology permitted.

RESOLVED, that:

1. The proposed installation of additional CCTV, as set out in this report, be approved - on the basis that it can be funded by a successful POCA bid.
2. The project be delivered through the City of London Corporation's Project Gateway process.
3. The project will become part of the Ring of Steel upgrade project, to ensure it is integrated into the City of London Police CCTV system and can be accessed by the City Corporation.

10. ROOF APPORTIONMENTS FOR BEN JONSON AND BRETON HOUSES

The Committee considered a report of the Director of Community and Children's Services in respect of the final apportionment of cost between qualifying Leaseholders and the City of London Corporation, in relation to the roof repairs at Breton and Ben Jonson Houses. Members noted an update to the report, whereby the refunds would apply to the September 2015 service charges, not March 2015.

RESOLVED, that:

1. The final apportionment of costs for roofing repairs at Breton House be approved; i.e. 76.93% to the City and 23.07% to qualifying Long Leaseholders.
2. The final apportionment of costs for roofing repairs at Ben Jonson House be approved; i.e. 72.74% to the City and 27.26% to qualifying Long Leaseholders

11. GARCHEY FIVE YEAR REVIEW

The Committee received a progress report of the Director of Community and Children's Services in respect of the Garchey Waste Disposal System.

Members were reminded that a Working Party of Officers and Residents had been set up in October 2011 to carry out a review of the Garchey System.

RESOLVED, that:

1. Subject to any change on the legal position (with regard to access into properties) or a change in the financial position or in parts availability, the removal of the Garchey System be deferred and a further review be carried out in 5 years.
2. The Barbican Estate Office develop a methodology to record Garcheys that have been removed but not on records held by the Estate Office and the Barbican Estate Residents Consultation Committee and the Barbican Residential Committee receive a further update in 2 years.

12. PROGRESS OF SALES AND LETTINGS

The Committee received a progress report of the Director of Community and Children's Services which advised Members of the sales and lettings which had been approved by officers since the last meeting.

RESOLVED, that:

The progress of sales and lettings be noted.

13. MINUTES OF THE BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE (RCC)

The draft minutes of the Meeting of the RCC on 18th May were received.

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

In response to a question about a letter which some residents had received from Riverside Environmental Services, the Assistant Director advised that this company had approached Property Services at the City of London Corporation. The company would be conducting a water assessment, mainly for tanks and plant rooms but were also seeking to survey 10% of flats on the Estate. The Chairman asked that residents be made aware of this via the usual communication channels.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

A Member raised a query on behalf of a resident, who's flat had been subjected to water damage and had been advised to make an insurance claim for subsequent redecorations. Members were concerned that the onus should fall on the resident, if the damage had been as a result of a defect and therefore the responsibility of the City of London Corporation.

The Assistant Director advised that there was a process in place for claiming under Royal Sun Alliance. If a claim was the responsibility of the City of London Corporation, then the Insurance Team within the Chamberlain's Department would process it.

Members felt that residents should not be unduly inconvenienced when making claims and, whilst accepting that the estate office would provide assistance, the process needed some clarity.

Officers advised that they had been working with the Chairman of the RCC on a number of insurance matters and would provide an update report to Committee.

16. EXCLUSION OF THE PUBLIC

RESOLVED, that: Under Section 100(a) 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 Part 1 of Schedule 12A of the Local Government Act.

**Item no
17 – 20**

**Para no
3**

17. NON-PUBLIC MINUTES

RESOLVED, that:

The non-public minutes of the meeting held on 16 March 2015 be approved.

18. ARREARS UPDATE

The Committee received a report of the Director of Community and Children's Services.

19. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

20. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT, WHILE THE PUBLIC ARE EXCLUDED

There was one item of urgent business.

The meeting ended at 13:10 pm

Chairman

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