



Barbican Residential Committee

Date: MONDAY, 1 JUNE 2015
Time: 11.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Randall Anderson
Alex Bain-Stewart
Deputy John Barker
Christopher Boden
David Bradshaw
Deputy Billy Dove
Deputy Stanley Ginsburg
Ann Holmes
Michael Hudson
Vivienne Littlechild
Professor John Lumley
Jeremy Mayhew
Gareth Moore
Deputy Joyce Nash
Graham Packham
Chris Punter
Stephen Quilter
Angela Starling
Deputy John Tomlinson
Philip Woodhouse

Enquiries: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk

Lunch will be served in the Guildhall Club at 1pm
NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **CHAIRMAN**
To appoint a Chairman in accordance with Standing Order 29.
For Decision
4. **DEPUTY CHAIRMAN**
To appoint a Deputy Chairman in accordance with Standing Order 30.
For Decision
5. **ORDER OF THE COURT**
To receive the Order of the Court of Common Council dated 23rd April 2015.
For Information
(Pages 1 - 2)
6. **MINUTES OF THE PREVIOUS MEETING**
To improve the public minutes and summary of the meeting held on 16 March 2015.
For Decision
(Pages 3 - 8)
7. **UPDATE REPORT**
Report of the Director of Community and Children's Services.
For Information
(Pages 9 - 16)
8. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**
Report of the Director of Community and Children's Services.
For Information
(Pages 17 - 30)
9. **BARBICAN AREA CCTV**
Report of Town Clerk (Assistant Director Safer City Partnership).
For Information
(Pages 31 - 50)
10. **ROOF APPORTIONMENTS FOR BEN JONSON AND BRETON HOUSES**
Report of the Director of the Built Environment.
For Decision
(Pages 51 - 68)

11. **GARCHEY 5 YEAR REVIEW**
Report of the Director of Community and Children's Services.
For Decision
(Pages 69 - 82)
12. **PROGRESS OF SALES AND LETTINGS**
Report of the Director of Community and Children's Services
For Information
(Pages 83 - 86)
13. **MINUTES OF THE RCC**
To receive the draft minutes of the RCC meeting held on 18th May 2015.
For Information
(Pages 87 - 92)
14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
16. **EXCLUSION OF THE PUBLIC**
MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.
For Decision
17. **NON-PUBLIC MINUTES**
To approve the non-public minutes and summary of the meeting held on 16th March 2015.
For Decision
(Pages 93 - 96)
18. **ARREARS REPORT**
Report of the Director of Community and Children's Services.
For Information
(Pages 97 - 100)
19. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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BARBICAN RESIDENTIAL COMMITTEE

1. **Constitution**

A Non-Ward Committee consisting of,

- 11 Members who are non-residents of the Barbican Estate elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- three Members nominated by each of the following Wards:-
 - Aldersgate
 - Cripplegate Within
 - Cripplegate Without
- the Chairman or Deputy Chairman of the Community & Children's Services Committee (ex-officio)

The Chairman and Deputy Chairman of the Committee shall be elected from the Members who are non-residents of the Barbican Estate.

2. **Quorum**

The quorum consists of any four Members who are non-residents of the Barbican Estate.

3. **Membership 2015/16**

Non-Residents:-

- 7 (4) Michael Hudson
- 3 (3) Graham David Packham, *for three years*
- 3 (3) Philip John Woodhouse, *for three years*
- 3 (3) Alex Bain-Stewart M.Sc., J.P.
- 3 (3) Christopher Paul Boden
- 16 (2) Stanley Ginsburg, J.P., Deputy
- 3 (2) Ann Holmes
- 5 (1) William Harry Dove, M.B.E., J.P., Deputy
- 4 (1) Jeremy Paul Mayhew, M.A., M.B.A., *for two years*
- 7 (1) Gareth Wynford Moore
- 1 (1) Christopher Punter

Residents:-

Nominations by the Wards of Aldersgate and Cripplegate (Within and Without), each for the appointment of three Members

Aldersgate

Randall Keith Anderson
John Stuart Penton Lumley, Professor
Joyce Carruthers Nash, O.B.E., Deputy

Cripplegate (Within)

David John Bradshaw
Vivienne Littlechild
Angela Starling

Cripplegate (Without)

John Tomlinson, B.A., M.Sc., Deputy
Stephen Douglas Quilter, B.Sc.(Hons.)
John Alfred Barker, O.B.E., Deputy

together with the ex-officio Members referred to in paragraph 1 above.

4. **Terms of Reference**

To be responsible for:-

- (a) the management of all completed residential premises and ancillary accommodation on the Barbican Estate, eg. the commercial premises, launderette, car parks, baggage stores, etc. (and, in fulfilling those purposes, to have regard to any representations made to it by the Barbican Estate Residents' Consultation Committee);
- (b) the disposal of interests in the Barbican Estate pursuant to such policies as are from time to time laid down by the Court of Common Council.

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BARBICAN RESIDENTIAL COMMITTEE

Monday, 16 March 2015

Minutes of the meeting of the Barbican Residential Committee held Guildhall on
Monday, 16 March 2015 at 11.30 am

Present

Members:

Gareth Moore (Chairman)
Randall Anderson
Alex Bain-Stewart
David Bradshaw
Deputy Stanley Ginsburg
Ann Holmes
Michael Hudson

Professor John Lumley
Jeremy Mayhew
Deputy Joyce Nash
Graham Packham
Stephen Quilter
Deputy John Tomlinson
Philip Woodhouse

In Attendance

Officers:

Mark Jarvis	Chamberlain's Department
Ade Adetosoye	Director of Community and Children's Services
Amy Carter	Community and Children's Services
Michael Bennett	Community and Children's Services
Helen Davinson	Community and Children's Services
Mike Kettle	Community and Children's Services
Anne Mason	Community and Children's Services
Mike Saunders	Community and Children's Services
Karen Tarbox	Community and Children's Services
Alan Bennetts	Comptroller and City Solicitor's Department
Julie Mayer	Town Clerk's

1. APOLOGIES

Apologies were received from Deputy Billy Dove, Christopher Boden, Chris Punter and Vivienne Littlechild.

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

- Mrs Joyce Nash and Mr Randall Anderson declared pecuniary interests in respect of agenda item 17 (Residential Rent Review) as they are tenants of the City of London Corporation. Mrs Nash and Mr Anderson would not participate in the debate and vote on this item.
- Mrs Ann Holmes declared a general interest in respect of item 6 (Update Report) as she is a Governor of the City of London Girls' School.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that:

The minutes and non-public summary of the meeting held on 8th December 2014 be approved.

4. **ISSUE REPORT: WATER SYSTEM MONITORING AND TESTING, RISK ASSESSMENTS AND ASSOCIATED SAFETY WORKS AT THE BARBICAN RESIDENTIAL ESTATE**

The Committee considered a report of the Director of Community and Children's Services in respect of Water System Monitoring and Testing. During the discussion on this item, the following matters were raised/noted:

- Members welcomed the report, which addressed the issues raised at the last meeting. Officers advised that the next report would contain more detailed estimates.
- Given the timing restraints, the 'Section 20' consultation notices had been sent to residents, pending approval of the report at this meeting of the Barbican Residential Committee (BRC).
- Monitoring would be undertaken every month and, should this raise any concerns, there would be further testing for bacteria. If the monitoring reports were satisfactory, periodic bacteria testing would still be carried out. Officers agreed to provide Members with further information on the schedule of monitoring and testing.

RESOLVED, that:

1. Procurement proceed for a 2-year monitoring and testing contract for the Barbican Residential Estate (independent of the Housing Revenue Account) to ensure safety and statutory compliance.
2. Procurement proceeds for the risk assessment, to meet both statutory requirements and confirm the works that need to be carried out.
3. The Barbican Residents Consultation Committee (RCC) and Barbican Residential Committee (BRC) receive a further report and works programme, following completion of the risk assessments, in order to seek approval of the programme and budget prior to procurement for a contractor to complete these works.

5. **PROVISION OF BICYCLE STORAGE FACILITIES**

The Committee considered a report of the Director of Community and Children's Services in respect of the provision of Bicycle Storage Facilities on the Barbican Estate. During the discussion on this item, the following matters were raised/noted:

- Officers were managing abandoned bicycles on the Estate by tagging the handle bars and asking owners to come forward. After several months, if they were not claimed, the bicycles were put into safe storage before being donated to charity.
- In response to a question about re-sale value on the bikes, it was accepted that this was likely to be very small, scrap value, when compared to officer time in administering the process. Members commended officers for doing a good job in managing the abandoned bicycles and agreed that donation to charity was a worthy solution.
- Whilst accepting that the pods had been gifted from TfL, residents generally preferred lockers and Members asked whether they could also be obtained. Officers advised that the current payback period was too long but the Chamberlain's representative agreed to investigate whether different terms could be available. Officers advised that the pods had been very popular in other London local authorities.
- The recent survey had indicated that some residents were willing to pay higher fees for secure bicycle storage.
- Residents would be given notice prior to installation, which would proceed following approval of this report.

RESOLVED, that:

1. The following charge be introduced, with immediate effect, for Bicycle Pod Storage: *Bicycle Pod (semi cylinder in shape) – annual residential licence £30.00*
2. The new Bicycle Storage Pods be incorporated into the car parking charging policy and reviewed in December 2015, in relation to RPI.
3. A key deposit of £25.00 be introduced immediately for all bicycles to be housed within the communal Bicycle Cage Storage Areas; to be reviewed annually from December 2015.

6. UPDATE REPORT

The Committee received the regular update report of the Director of Community and Children's Services. In respect of Beech Gardens, Members noted that trees had been planted; waterproofing works would be complete by the end of March and tiling and snagging by the end of April.

RESOLVED, that:

The update report be noted.

7. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

The Committee received the regular Service Level Agreement update report of the Director of Community and Children's Services.

RESOLVED, that:

The Service Level Agreement update report be noted.

8. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services in respect of the progress on sales and lettings on the Barbican Estate. During the discussion on his item, the following matters were raised/noted:

- The reports were on-going and cumulative from 'day one' of right-to-buys; i.e. the first completion in 1981.
- Members asked if the heading on future reports could be changed to 'Approved Sales - Open Market'.
- Many flats had been re-sold since 1981 and the amount remaining in the current housing stock was about 80 flats. Right-to-buys were not included in the figure for approved, open market sales.

RESOLVED, that:

The sales and lettings report be noted.

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

Members received the draft minutes of the meeting of the RCC on 2nd March and the schedule of questions and responses submitted in advance of the meeting.

10. MEMBERSHIP OF THE CULTURAL HUB WORKING PARTY (OF THE POLICY AND RESOURCES COMMITTEE)

The Chairman advised that, following the Policy and Resources Committee's approval of the Cultural Hub Working Party's Terms of Reference and composition, the BRC could be represented by either its Chairman or his representative. Mr Randall Anderson subsequently agreed to be the BRC's representative on the Cultural Hub Working Party.

11. DECISION TAKEN UNDER URGENCY PROVISION (STANDING ORDER 41 A)

The Town Clerk was heard in respect of a decision taken, under urgency provision, to appoint two Deputy Chairmen to the Barbican Residents Consultation Committee (RCC). The decision was taken urgently following the resignation of the Deputy Chairman of the RCC in January this year and the need to make a new appointment(s) at the RCC's AGM on 9th February 2015. The BRC was not due to meet again until today's meeting.

All Members of the BRC were consulted on this decision and it was well supported, given the extra workload on the RCC Chairman in recent years; i.e. the large number of working parties, meetings with the estate office and regular contact with residents. Subsequent to the decision being taken, the RCC

elected just one Deputy Chairman at its AGM and was therefore carrying a vacancy for a second Deputy Chairman.

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

There were no questions.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

14. 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 on the ground that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12(a) of the Local Government Act.

Item no(s)	Para no
15-16	3
17	3, 4
18-20	3

15. NON-PUBLIC MINUTES

RESOLVED, that:

The non-public minutes of the meeting held on 8th December 2014 be approved.

16. ARREARS UPDATE

The Committee considered and approved a report of the Director of Community and Children's Services in respect of the current level of arrears on the Barbican Estate.

17. RESIDENTIAL RENT REVIEW

The Committee considered and approved a report of the Director of Community and Children's Services in respect of the Residential Rent Review. The Chairman ensured that each Member had the opportunity to comment before taking a decision.

18. COMMERCIAL LETTING REVIEW

The Committee considered and approved a report of the Director of Community and Children's Services, which sought to delegate a commercial letting to the Town Clerk, in consultation with the Chairman and Deputy Chairman, should it be required outside of the Committee cycle.

19. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

The Chairman agreed to accept two items of urgent business, as follows:

- **Beech Gardens Project (Barbican Podium Waterproofing) – Soft Landscaping**
- The Committee considered and approved a report of the Director of Community and Children's Services in respect of the Beech Gardens project.
- **Barbican Turret, John Wesley Highwalk**
The Committee received a report of the Director of Community and Children's Services, in respect of future options for the Barbican Turret.

The meeting ended at 12:50 pm

Chairman

Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk

Committee:	Date(s):	Item no.
Barbican Residential Committee	2 June 2015	
Subject: Update Report		
Report of: Director of Community and Children's Services		Public
<p><u>Executive Summary</u></p> <p>Barbican Estate Office</p> <ol style="list-style-type: none"> 1. “You Said; We Did” 2. Agenda Plan <p>Property Services – see appendix 2</p> <ol style="list-style-type: none"> 3. Redecorations 4. Roof apportionments 5. Beech Gardens Podium Works 6. Asset Maintenance Plan 7. Public lift availability 8. Upgrade of the Barbican Television Network 9. Concrete Works 10. Background Underfloor Heating <p>Recommendations that the contents of this report are noted.</p>		

Background

This report updates members on issues raised by the Residents’ Consultation Committee and the Barbican Residential Committee at their meetings in March 2015. This report also provides updates on other issues on the estate.

Barbican Estate Office Issues

1. “You Said; We Did”

Issues raised by the RCC and BRC at their meetings in March were related to items already included in the update reports and SLA actions plans. Updates have been included in these respective reports.

2. Agenda Plan

The table below includes a list of pending committee reports:

Residents’ Consultation Committee & Barbican Residential Committee - Agenda Plan 2015

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
		7 Sept	14 Sept
SLA Review	Michael Bennett		
Background Underfloor Heating	Mike Saunders		
Working Party Review – Minutes of Background Underfloor Heating Working Party	Mike Saunders		
Working Party Review – Minutes of Beech Gardens Future Landscaping Working Party	Karen Tarbox		
Working Party Review – Minutes of Beech Gardens Project Board	Karen Tarbox		
Parcel Tracking System Review	Barry Ashton		
Progress of Sales & Lettings	Anne Mason		
Barbican Rent Strategy	Anne Mason		
2014/15 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2014/15 Revenue Outturn for the Residential Service Charge	Chamberlains		

Account including Reconciliation between the closed accounts and amount to be charged to long leaseholders			
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		
Update Report: <ul style="list-style-type: none"> • Agenda Plan 2015 • “You Said; We Did” • Property Services Update • City Surveyors Update 	Michael Bennett		
Arrears Report (BRC Only)	Anne Mason		
		30 Nov	14 Dec
SLA Review	Michael Bennett		
Progress of Sales & Lettings	Anne Mason		
Service Charge Expenditure & Income Account - Latest Approved Budget 2015/16 & Original Budget 2016/17	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2015/16 and Original 2016/17 - Excluding dwellings service charge income & expenditure	Chamberlains		
Annual Review of RTAs	Town Clerks		
Working Party Review – Minutes of Asset Maintenance Working Party	Mike Saunders		
Automated Payment System for Temporary Car Parking Annual Review	Barry Ashton		
Car Park Charging	Barry Ashton		

Update Report: <ul style="list-style-type: none"> • Agenda Plan 2015 • “You Said; We Did” • Property Services Update • City Surveyors Update 	Michael Bennett		
Arrears Report (BRC Only)	Anne Mason		

Background Papers:

Minutes of the Barbican Residential Committee 02 March 2015.

Minutes of Residents’ Consultation Committee 16 March 2015.

Contact: Michael Bennett, Barbican Estate Manager
Tel: 020 7029 3923
E:mail: barbican.estate@cityoflondon.gov.uk

3. Redecorations**2015/16-2019/20 Programme**

Cromwell Tower external redecorations commenced on 14th April. Frobisher Crescent internal and external redecorations are subject to Section 20 consultation with an anticipated start date in June 2015.

Section 20 consultation on the forward programme is now complete and we are working with City Procurement to finalise the tender documentation

4. Roof Apportionments

BLOCK	CURRENT STATUS	Estimated Final Account Verification	Estimated Final Apportionments
Breton House	Draft final apportionment being completed before passing to Working Party	N/A	June 2015
Ben Jonson House	Draft final apportionment being completed before passing to Working Party	N/A	June 2015

5. Beech Gardens Podium Works (As at 24th April 2015)

- Work in progress

The main contractor, VolkerLaser Ltd is nearing completion of the works that commenced in November 2013 and this is envisaged by the end of April 2015. The waterproofing element is substantially complete with a small number of isolated areas remaining to be carried out. The thirteen raised beds have been completed and the planting medium reinstated, which has allowed the soft landscaping (see below) to proceed. The tiling to paved areas is largely completed including over the reinstated bridge across the pond, opposite the entrance to Bryer Court.

- Soft Landscaping

Professor Nigel Dunnett working in association with the Landscape Agency, as the appointed consultants, has laid out the plants in accordance with the final landscaping design, following on from planting of trees over loadbearing columns. Open Spaces are currently proceeding with the planting and several raised beds are already completed. The installation of the manual watering system by Fountaineers has also been completed and the majority of the tap outlets are functional and in active use by Open Spaces.

6. Asset Maintenance Plan

A meeting took place with the Chair of the RCC to determine the direction of the Asset Maintenance Working party. A report will be submitted to your next committee detailing the Terms of Reference going forward

7. Public Lift Availability

Availability of the public lifts under the control of Property Services is detailed below:

Lift	From April 2013 to March 2014	From April 2014 to March 2015
Turret (Thomas More)	99.16%	98.72%
Gilbert House	99.70%	99.68%

8. Upgrade of the Barbican Television Network

Over 250 installations have taken place and blocks now live are Shakespeare, Lauderdale and Cromwell Towers Andrewes, Defoe, Ben Johnson and Thomas More Houses

The next blocks to be installed are:

Gilbert House – scheduled for mid-May

Speed House – scheduled for the end of May

Willoughby House, Seddon House, Breton House and Frobisher Crescent to follow in early June with the remaining blocks forecast towards the end of June.

Free installation has been extended to the end of June 2015

9. Concrete Works

Tenders for the concrete testing were issued on 24th April 2015 with a return date set as 15th May 2015. A programme of blocks will be determined during the evaluation of the tenders.

10. Background Underfloor Heating

The Consultant's brief has been agreed and is currently being sent out to an agreed number of consultants. The return date is likely to be 25th May 2015. Officers will liaise with Working Party members during the evaluation process.

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Committee(s): Residents' Consultation Committee Barbican Residential Committee	Date(s): 18 May 2015 02 June 2015
Subject: Service Level Agreements Quarterly Review January – March 2015	
Report of: Director of Community and Children's Services	Public
<p>Executive Summary</p> <p>This report, which is for noting, updates Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter January to March 2015. This report details comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.</p> <p>Recommendation</p> <p>That the Committee notes the work undertaken by the Barbican Estate Office and the Resident Working Party to monitor and review the implementation of SLAs and KPIs estate-wide and to identify and implement actions where appropriate, to improve services.</p>	

Background

1. This report covers the review of the quarter for January to March following the estate-wide implementation of the SLAs and KPIs with comments from the House Officers and the resident Working Party as well as an ongoing action plan for each of the service areas.

Current Position

2. All of the agreed six weekly block inspections have been completed in the quarter January to March.
3. House Officers, Resident Services Manager and the Barbican Estate Manager attended the recent SLA Working Party review meeting in April to review the SLAs and KPIs.
4. New comments from the residents Working Party (Tim Macer, Randall Anderson, Jane Smith, David Graves, Robert Barker, Gianetta Corley), House Officers, surveys, House Group meetings, RCC and resident

general comments/complaints are incorporated into the January to March comments.

5. Actions identified following each quarterly review have been implemented where appropriate and comments are included in the action plans in Appendices 1 to 6.
6. The KPIs are included in Appendix 7. The action plans monitor and show the progress made from each of the quarterly reviews together with all of the comments and responses/actions from the House Officers and resident working party.
7. All of the unresolved issues from the previous quarterly reviews to December 2014 have been carried forward to this current quarterly review. The House Officers as residents' champions determine whether the issue has been dealt with and completed.
8. All of the resolved issues to December 2014 have been filed as completed by the House Officers in conjunction with the resident working party. Once comments are completed, they will be removed and filed.

Proposals

9. The Barbican Estate Office will continue to action and review the comments from the House Officers and Resident Working Parties related to the Customer Care, Supervision and Management, Estate Management, Property Maintenance, Major Works and Open Spaces SLAs.
10. The review of the SLAs and KPIs for the quarter April to June 2015 will take place in July 2015 and details of this review will be presented at the September committees.

Conclusion

11. The reviews will continue on a quarterly basis with the Resident SLA working party and actions will be identified and implemented where appropriate, to improve services.

Background Papers: Quarterly reports to committee from 2005.

Contact: *Michael Bennett, Barbican Estate Manager*

020 7029 3923

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APPENDIX 1
SERVICE LEVEL AGREEMENT REVIEW- CUSTOMER CARE, SUPERVISION AND MANAGEMENT 2015

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETE D
189	Jan - Mar 15	RCC	BEO review of communications – following RCC comments at their AGM - BEO are prioritising the following areas of communications for 2015/16 – quarterly bulletins via the email broadcast, SLA & RIP handbooks & welcome packs, increasing resident awareness/usage of email broadcasts, car park offices/lobby desks as sources of information for residents, quarterly messages/updates via service charge letters, website.		
188	Jan - Mar 15	RC	Lots of positive feedback received about the new BEO Reception area from staff and residents. The additional space and better meeting rooms will improve the service.	Comment only	
187	Jan - Mar 15	AGM	It was requested that BEO send a letter out to all absentee landlords to arrange emergency key access for their properties. This is very useful with cases of water penetration investigations.		
186	Oct - Dec 14	RCC	Are there any possible terms of the lease that could be used against flats left empty for a number of years that are causing issues to neighbouring flats?	There are and the BEO has in the past, worked with the City Solicitor to ensure essential maintenance work is carried out, but only when the damage affects the surrounding areas.	✓
185	Oct - Dec 14	WP	Alterations. Car Park Concierge to have access to all known alterations projects so they are able to inform BEO of any extra projects.	HOs to send out the current list of applications to car parks on a regular basis.	✓
184	Oct - Dec 14	RC	BE staff to be available evenings and weekends when residents are here. Inspections at weekends? To be considered by WP	More evidence needed that there is a genuine need or desire for this. To be discussed at upcoming AGMs. None of the AGMs brought this up as a request.	✓
183	Oct - Dec 2014	RCC	Formal Q&A Annual Residents' meeting - BEO reviewing	To be given further thought, possibly in conjunction with 184 above?	
182	Oct - Dec 2014	HO	SLA Handbook and Residents Information Pack are due for review. Does the SLA WP have any views on how best to accomplish this?	To also include Welcome Pack and Alterations. BEO to draft suggested changes to SLA handbook & RIP & arrange extra separate meetings with SLA WP for 2015. To also use Email Broadcast for comments prior to publishing. Loose leaf essential so that updates and amendments can be easily done.	
181	Oct-Dec 2014	HO	Trial of a "Mailchimp" email broadcast with information on services over Christmas	No negative feedback received!	✓
180	Oct-Dec 2014	HO	Information on registering sub-tenants to be added to the website	This task has been handed over to the Apprentice and completed.	✓
179	Jul-Sept 2014	HO	How will the change on format of service charge bills be communicated to residents?	Short talk on new format given by Service Charge team during previous SLA WP meeting. Still a work in progress.	
168	Oct-Dec 2013	HO	PS are looking to use all the resident data to improve the service eg. sending water penetration letters to absentee landlords	Work is progressing with the data processing. The introduction of Oracle in 2015 may help with this.	
156	April - June 2012	HO	House Officers sporadically receiving copies of complaint letters to PS.	BEO Manager attending PS weekly meetings which should improve communications but as the issue remains, further work needs to be done. PS responses to copy in the relevant HO. Processes being reviewed by PS and complaints procedure being reviewed.	
			Quarter - at the end of each quarter issues raised are then presented to service providers		
			Completed Actions - House Officers as residents' champions determine whether the issue has been dealt with and completed satisfactorily		
			SLA Service Level Agreement	LS Leasehold Services	
			CPA Car Park Attendant	DCCS Department of Children and Community Services	
			LP Lobby Porter	COG Core Operational Group	
			ES Estate Services	BOG Barbican Operational Group	
			BAC Barbican Arts Centre	ESM Estate Service Management	
			OS Open Spaces	DMT Departmental Management Team	
			GAG Gardens Advisory Group	PS Property Services	
				LL/SC Landlord/Service Charge cost	
			Source of comments:		
			WP SLA Working Party		
			HO House Officers		
			RCC Residents Consultation Committee		
			RC Residents General Comments		
			COM Complaint		
			SURV Survey		
			HGM House Group Meeting		
			AGM House Group Annual General Meeting		

APPENDIX 2
SERVICE LEVEL AGREEMENT REVIEW - ESTATE MANAGEMENT 2015

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
175	Jan-Mar 15	RCC	Car wash bay facilities in Bunyan car park. Temporary location	Options being reviewed by HG reps and BEO.	
174	Jan-Mar 15	HO	New Cleaning Supervisor (for Landlord areas) has taken on wider range of duties/responsibilities - this is to include reporting on issues in Gardens, walkways & other areas of BEO responsibility	For comment only	
173	Jan-Mar 15	AGM TM	Thomas More Garden Path flooding	Cleaners to sweep away water from pathway until further solution becomes available	
172	Jan-Mar 15	HO	Cover staff working in Lobbies or non regular block cleaners	House Officers should be informed in both instances to be aware of any issues arising	
171	Oct - Dec 14	HGM	Grading during inspections. Should cleaning reflect current circumstances eg redecorations works? For discussion at next SLA WP	SLA WP consider that external factors should be considered.	✓
170	Oct - Dec 2014	HGM	Could an online survey be produced and sent out to Residents to gauge the demand for Baggage Stores across the Estate?	Currently being reviewed. There is a waiting list for the stores. From this we are aware of demand. Also conscious that more storage is required - part of service based review for 2015-16	✓
169	Oct - Dec 2014	HO	Two New Cleaning Supervisors have been successfully employed and started work in January 2015.	For comment only	✓
163	Jul - Sep 14	HO	Electrical Vehicle Charging Points	BEO is liaising with TfL as they plan to install 25,000 charging points across London. The BEO has also liaised with the Dept. Built Environment, neighbouring developments and main car dealers regarding these charging points. A residents survey has been carried out to ascertain demand in various parts of the Estate. The results are currently being analysed. City of London are looking to renew their charging points. The Barbican are looking to be included within this work.	
162	Jul - Sep 14	HO	Can more Bicycle Racks be provided?	TfL providing BEO with £75k's worth of new bicycle storage facilities (bicycles hangers/ bespoke secure enclosures) for 192 bicycles to be completed by the end of the financial year). A survey was completed across all the CP's for potential projects to provide additional stands, replace stands in difficult to access areas and to also improve general storage in the form of secure enclosures. Also a bicycle amnesty has been initiated within the Andrewes and Bunyan CP's to remove old abandoned bicycles to make spaces available for others. A survey is being carried out with residents. A report on the provision of bicycle storage & charging policy will be presented to March committee. This has now been presented. Notification to residents end of April 2015.	✓
161	Jul - Sep 14	Res	Staff visiting the roofs (whether block or tower) should notify the relevant concierge first.	Notification sent to all staff - including Property Services Team along with the Contractors	

APPENDIX 3

SERVICE LEVEL AGREEMENT REVIEW - PROPERTY MAINTENANCE 2015

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
185	Jan - Mar 2015	HO	With regard to planned maintenance on the tower tanks, an inspection of the internal drains under the tanks to be added to maintenance, as these can get blocked.	Request to be fed back to Property Services Team to review feasibility	
184	Jan - Mar 2015	AGM	When works are ongoing on balconies and/or scaffold is going up in area, can adjacent flats be carded? When the order is raised at the Call Centre, Call Centre can attach cards for relevant flats, so it will not be a surprise to residents. Currently the 'buzzing up' may not work as residents often left for work, and are surprised upon returning home from work.	Request to be fed back to Repairs Call Centre Manager, Property Services Team to review feasibility	
182	Oct - Dec 2014	WP	Regarding the generators. Could Citigen be considered as a suitable backup? (Comment 180)	Response from the Property Services Team is: Frobisher Crescent currently has an emergency lighting network within the three residential corridors and three staircases. In the event of a power cut these lighting units will activate for a minimum period of three hours. Emergency lighting is also provided to the external balconies. Property Services are not aware of any Citigen supplies that could, at present, be utilised although they understand that the Barbican Centre does receive some service. If the question was directed at providing back electricity to each individual apartment then Property Services suggest that the cost of the extra electrical service infrastructure would be extremely high and probably prohibitive considering the rarity of power cuts within the Barbican complex	
181	Oct - Dec 2014	HO	Condition surveys - mastic	Condition surveys on the mastic around windows now included as part of external redecoration survey.	✓

APPENDIX 3

SERVICE LEVEL AGREEMENT REVIEW - PROPERTY MAINTENANCE 2015

180	July- Sept 2014	WP	Generators for power failures in the Towers - how often tested?	Towers each have two diesels, one for fire pump, the other emergency lights. Following a power failure, diesel generator will start up one fire fighting lift, and emergency stair lights. A diesel pump will take over from the electrical pump to supply water to the dry risers. General maintenance is carried out by REs on a bi monthly basis which involves checking items such as belts, fuel, oil, battery levels, etc. and running the equipment up to temperature. A company has been contracted to attend annual detailed examination of the diesel engines and generators	
145	Oct-Dec 2011	HO	Water penetration procedure - the letters to update residents on the cause of a leak seem to be being sent out sporadically. Letters not being sent out could lead to complaints and problems caused by residents making late insurance claims.	Reviewed and letters updated. Further monitoring following changes. A note is now added to the repairs system once a letter has been sent to a resident. This appears to have slipped again. PS to be reminded. Ongoing monitoring by HOs.	

APPENDIX 4

SLA AGREEMENT REVIEW - MAJOR WORKS 2015

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETE</u> <u>D</u>
127	Jan - Mar 2015	HO	External redecoration for Frobisher Crescent, 2nd stage consultation ongoing. Agreed scope of works with Barbican Centre. BC agreed to redecorate their external shutters and inaccessible areas, utilising shared resources with the Barbican Centre with regard to use of scaffolding	Ongoing	
126	Jan - Mar 2015	HO	External redecoration work for Cromwell Tower due to commence on 20 April	For comment only	
125	Jan - Mar 2015	AGM	Positive feedback on the site clear up following external redecoration of Breton/Ben Jonson Houses	Comments fed back to Property Services	
124	Oct-Dec 2014	HO	Fire exit routes Ben Jonson House (from top floors)	Fire exit routes have been clarified and the relevant signage has been installed in Ben Jonson House	
122	July -Sept 2014	SURV	Repainted surfaces on balcony rails started blistering quite quickly, suggesting they were not well prepared.	Comments fed back to Property Services. PS regularly review the painting process with manufacturers, taking into account weather conditions, to ensure the finish is consistent and durable.	✓
120	July -Sept 2014	HO	External redecoration for Breton, Ben Jonson commenced and going well. No major issues have been escalated to Project Board	Work almost complete and feedback on resident walkabouts was positive	✓

APPENDIX 5

SERVICE LEVEL AGREEMENT REVIEW - OPEN SPACES 2015

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
152	Jan-Mar 15	HO	Overhanging Branches in the Speed Gardens	Issues such as this will be reported and acted upon by New Cleaning Supervisor as part of his expanded role (See Estate Management)	
151	Jan-Mar 15	HO	Blooming Balconies was very successful - Open Spaces, Fann St Open Garden Weekends - All very popular & Well attended	For comment only.	
150	Oct - Dec 14	RCC	BEO reviewing drainage problems in Thomas More Garden	Drainage engineer to review the areas.	
149	Oct-Dec 2014	RC	Positive comments received about the bulb planting in the private gardens. BEO to assist facilitating future events with Open Spaces	For comment only.	✓
147	July-Sept 14	HO	Weeds on steps leading up from above waterfall	Passed on to OS. (Update) this area is now being spot checked and maintained by a specially trained member of Barbican Cleaning Team.	✓
145	July-Sept 14	SURV	Comments from 2014 resident survey (common themes/trends) - would like much greater reduction in the size of trees in Thomas More Garden.	Passed to Open Spaces.	✓
144	July-Sept 14	HO	Ivy removed from garden bed at the east end of Ben Jonson Place. This was due to ivy damaging fabric of the building. Ivy also on Seddon Highwalk.	Open Spaces confirm there are plans for replanting. Plants from planters in St Giles's Terrace to be moved there and more plants will be ordered if need be. Root shrubs from original shrubs were maintained in the bed and these should regenerate. (Update) Seddon Highwalk - before Christmas this area was professionally cleared using a cherry picker.	✓
127	Jul - Sep 12	HO	Various difficult to access areas (eg Thomas More Hanging Gardens, The Postern, Sculpture Court) - problems with safety equipment currently being reviewed.	Thomas More Hanging Gardens - quote from contractor. Listed Building Consent application rejected by Planning Department currently being reviewed again. (Update) following the previous application being rejected by Planning a new application is being put in.	

APPENDIX 6

SERVICE LEVEL AGREEMENT :LANDLORDS COMMENTS

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>D</u>
13	Jan - Mar 2015	RCC	A spate of sign thefts from the estate	Reported to the police and new signage on order. Timescales to be confirmed.	
12	Jan - Mar 2015	RCC	Red and white tape being used by CLSG at lake edge	Temporary whilst application for fencing is being approved.	
11	Jan - Mar 2015	HO	BEO to try to get Transport for London to clean the stairs at the Barbican station to the podium on a more regular basis.		
10	Jan - Mar 2015	HO	BEO to work closer with CoL Cleansing Dept to ensure the entrance points to the Barbican are cleaned properly.		
9	Oct - Dec 2014	RCC	Stair edging alternatives have now been agreed by Planning. To rollout across the Estate following on from Beech Gardens project.	Tiles for the rest of the estate have now been ordered.	
8	Oct - Dec 2014	RCC	COL insignia removed by Heron. BEO liaising with City Surveyors regarding replacement of the sign.	Heron have now agreed to pay for a replacement sign. Order placed awaiting confirmation of installation date.	
7	Oct - Dec 2014	RC	inspection regime for podium is not adequate. Issues such as items left out on podium for long periods of time, pooling of water/blocked drains, broken tiles should be inspected more frequently.	The new Supervisor for the podium areas will be able to complete podium repair inspections.	
6	Oct- Dec 2014	HO	have now been installed at Ben Jonson Highwalk & St Giles Terrace by Open Spaces/Dept of the Built Environment. The BEO will maintain & manage these going forward.	For comment only	✓
5	Apr -June 2014	WP	PS to update on revised drain clearance programme for the estate. Will this programme include more frequent checks of the expansion joints?	3 x blocks scheduled - balcony & roof drain clearance programme commenced. Other blocks to follow on a planned maintenance programme. Remaining blocks programmed and will include checks on expansion joints. ALSO MAJOR WORKS	
4	Apr-June 2014	HO	Work to plinths/gravestones on St Giles' Terrace.	Specialist contractor to complete conservation clean. BEO to fund - future ongoing maintenance to be agreed. Works now completed.	✓

APPENDIX 6

SERVICE LEVEL AGREEMENT :LANDLORDS COMMENTS

3	July- Sept 2014	WP	Ben Jonson House Podium drains - update to be provided by PS	Works to the podium drains in front of Ben Jonson House (south side) commenced in October. This involves new drainage channels to divert water to new downpipes & guide water to new gullies which exit via the car park. Car park drains also being checked. Outcome of this work will be monitored. Works completed with no issues identified. PS continues to monitor.	
2	July-Sept 14	SURV	Timber planters with struggling laurel are not acceptable.	Planters reviewed annually and replaced subject to funding.	✓
1	Jan-Mar 14	HO	Podium plinths Ben Jonson Place - the Dept. of the Built Environment, BEO and Planning Dept. are carrying out a joint exercise looking at a method for re-tiling these plinths so that the tiles remain stuck on which may involve a different design or shaped tile. Can broken tiles be removed from around the plinths.	Specification has been agreed. Delays due to manufacturing of specialised tiles. HOs to monitor broken tiles left around the plinths & arrange for them to be removed. Meeting with contractors pending.	

Appendix 7. Barbican KPIs 2014-15

Title of Indicator	Actual 2013/14	TARGET 2014/15	OCT - DEC 2103	JAN - MAR 2014		APR- JUN 2014	JULY- SEPT 2014	OCT - DEC 2104	JAN - MAR 2015	PROGRES S AGAINST TARGET	SUMMARY	Actual 2014/15
Customer Care												
Answer all letters satisfactorily with a full reply within 10 working days	83%	100%	96%	96%		98%	98%	94%	97%	☹	1 letter out of 34 was over the allowing time.	97%
Answer all emails to public email addresses within 1 day and a full reply to requests for information within 10 days	96%	100%	89%	96%		100%	97%	94%	100%	☺		97%
To resolve written complaints satisfactorily within 14 days	92%	100%	100%	100%		100%	100%	100%	100%	☺	1 complaint received about repair time and contact centre	100%
Repairs & Maintenance												
% 'Urgent' repairs (complete within 24 hours)	98%	95%	98%	98%		96%	100%	97%	97%	☺		97%
% 'Intermediate' repairs (complete within 3 working days)	96%	95%	98%	97%		98%	100%	98%	99%	☺		99%
% 'Non-urgent' repairs (complete within 5 working days)	96%	95%	98%	94%		95%	100%	99%	99%	☺		98%

[illegible]

[illegible]

To carry out variations/additional garden works (other than seasonal works and unless other timescale agreed) within 6 weeks (30 working days) of BEO approval	94%	80%	100%	100%		100%	100%	100%	100%	😊		100%
Major Works												
% Overall Resident satisfaction of completed Major Works Projects (£50k+)	96%	90%	95%	n/a		n/a	n/a	n/a	Breton 66% Ben Jonson 86%	😞	Breton 2 out of 3 sat or above. Ben Jonson 20 out of 23 sat or above	Breton 66% Ben Jonson 86%

Committee(s): Police Committee Communities and Children Services Residential Consultative Committee Barbican Residential Committee Safer City Partnership	Date(s): 26 th March 2015 17 th April 2015 18 th May 2015 1 st June 2015 8 th June 2015	Item no.
Subject: Barbican Area CCTV		Public
Report of: Town Clerk – Assistant Director Safer City Partnership		For Information
<p style="text-align: center;"><u>Summary</u></p> <p>This report sets out proposals to install an additional 24 cameras to improve the CCTV coverage of the public walkways and the area around the Barbican Estate including Golden Lane Estate area.</p> <p>This has been triggered by recent incidents of crime being reported, some of an indecent nature, on the Barbican Estate near the School for Girls which has subsequently highlighted the fact of there being a lack of camera coverage in this area.</p> <p>The installation of additional cameras would cover the public spaces of the Barbican area and would not target any particular property or building.</p> <p>Profiling data has been produced by the City of London Police to establish a need for investment as outlined above and an assessment of the area has been done to identify the strategic locations of where best to locate any additional cameras. It is estimated that the installation of additional cameras will cost around £215k.</p> <p>As a project that aims to prevent crime, assist in the detection of crime and one which would also benefit the community as a whole in making the area feel safe, the project aligns with the criteria required to obtain funding through the Proceeds of Crime Act (POCA).</p> <p>An application for POCA funding will be made to the next board in May 2015. The project will follow the corporate project gateway process.</p> <p>When delivered this project will become an integral part of the current Ring of Steel upgrade CCTV system monitored by the police and accessed by the City Corporation. The on-going revenue maintenance costs will be apportioned between the two organisations in line with the current arrangements. The cameras will act as a deterrent to criminals and assist in the reduction of crime not only in the Barbican area but supporting crime reduction across all the City of London and has the support of the City Police.</p>		

Comments will be sought/ have been received through the consultation process to assist with the delivery of this project. The relevant committees and groups are listed in the consultation section of this report.

Recommendations

To note:

- The proposed installation of additional CCTV as set out in this report on the basis that it can be funded by a successful POCA bid.
- The project will be delivered through the Corporate Project Gateway process.
- That this 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.

Main Report

Background

1. The issue of CCTV installation on/ around the Barbican Estate has been discussed by the Barbican Estate Security Sub-committee previously over recent years. At that time, when previously considered, it was not seen as being required and equally there were concerns aired that there may be increases to the service charges for estate residents to pay for the installations. More recently however, in response to a number of reported incidents, a number of elected Members have asked for a review of CCTV requirements.
2. To assess the business case, a local crime profile report was produced by the City of London Police for an area extending beyond the Barbican Estate which includes the area immediately adjacent to include Golden Lane Estate, (See appendix 1 Map showing area). The report produced shows the number of crimes across all 'crime categories' reported to the police for 2013 calendar year period. The number of crimes recorded was 508 (see appendix 2), it must be noted these records predominantly relate to crimes around the Barbican Estate.
3. The map "Crime by location in the study area" provides information on all the different crimes in the Barbican area. Among these crimes there are some which are categorised as sexual offences. The offences are not of a serious physical nature but are related to victims under the age of 16. This is partly attributed to the location of the City of London School for Girls being in close proximity.

4. A map has been produced to show where the current locations are of CCTV cameras (see appendix 3), it can be seen that there is 'inadequate provision of CCTV cameras along the public walkway'.

Current Position

5. From the local crime profile data trends are emerging showing that some crime numbers are being repeated on an annual basis in and around this area. It is thought that some perpetrators exit the tube stations close by and are able to get inside the Barbican Estate and exit the area undetected as there is no or very little coverage of CCTV around the entrance and exits of the public walkways making the pursuit of such individuals more difficult.
6. The City of London Police invests heavily in resources in preventing and detecting crime. As current pressures on police numbers and financial resources increase, greater emphasis is being placed on the use of modern technology such as CCTV to assist with the prevention and detection of crime. Additionally, the City is experiencing times of raised threat levels relating to terrorism and extremism, this has been well documented in the media recently. Clearly improvements in the coverage of CCTV across the City will benefit the City's response to these threats.
7. The City is presently looking at all of the security measures currently in place to ensure they are fit to meet the security threats and challenges of today and of the future. The assessment of CCTV across the City shows that there is relatively good coverage, however there is undoubtedly a gap in coverage on and around the Barbican Estate/ Ward area and it would therefore be prudent to extend the coverage across these areas.

Proposals

8. Working closely with the City of London Police, a strategic assessment of camera locations was undertaken to identify additional overt CCTV camera coverage on or around the public walkways within the Barbican and Golden Lane Estates. Appropriate signage will be installed in line with the requirement for the use of overt CCTV.
9. It is intended that the cameras are used to protect the public areas/ walkways in the prevention and detection of crime. The equipment will be integrated into the existing Ring of Steel CCTV system, the monitoring, data management/ controller will be the City Police and accessed by the City Corporation and by involving project officers of the 'Ring of Steel upgrade project' the proposed cameras will be of the same specification and quality to ensure compatibility. Within this proposal it has been identified that an additional 24 cameras will be installed. The locations of the

additional cameras can be seen on the map in appendix 4. This project will follow the established corporate project gateway process to enable delivery.

10. When delivered this project will become an integral part of the current Ring of Steel upgrade CCTV system monitored by the police and accessed by the City Corporation. The on-going revenue maintenance costs will be apportioned between the two organisations in line with the current arrangements, officers are liaising with colleagues in the Chamberlains department to formalise this arrangement.
11. Being conscious of the listed building status of the Barbican, wireless cameras will be considered for use where possible in order to minimise any interference with the fabric design of the building. Approval will need to be obtained from City of London Corporation Planning department regarding the buildings that are listed by British heritage with planning officers already engaged in the project providing advice.

Financial and Risk Implications

12. An estimated cost of £215,000 has been received for the 24 new cameras which includes installation. A breakdown of the costs can be seen in appendix 5
13. This Project is a good fit with the criteria set out to be able to apply for funding via POCA (Proceeds of Crime Act) administered by the City of London Police. Projects wishing to be funded by POCA have to meet one of the three criteria which are; drive up performance on asset recovery, to fund local crime fighting priorities and reduce crime and for the benefit of the community.
14. As a project that aims to prevent crime, assist the detection of crime and would also benefit the community as a whole in making the area feel safe the project meets the criteria required to obtain funding through the Proceeds of Crime Act (POCA). An application for POCA money will be made for the funding of the project at the next board in May 2015.

Legal Implications

15. Advice will be sought to ensure that compliance with the data protection act is maintained and the comptrollers will be consulted throughout the delivery of this project to ensure that any issues relating to privacy are addressed.

Property Implications

16. The project will engage with the Planning Department, Housing and any other bodies relating to the listed status of the Barbican.

HR Implications

17. After an initial assessment there are no HR or equality impacts.

Strategic Implications

18. This project matches the strategic aim of the Corporate plan “to provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes” By making the police more efficient with equipment that is necessary to protect and keep safe the City of London improving the quality of their work and service.
19. It is also a policing priority to reduce crime and to protect the City from terrorism. Better CCTV in the Barbican area could potentially reduce crime not only in that area but in the city as a whole.
20. Improvements in CCTV coverage in the Barbican area would also meet the objectives of the Safer City Partnership plan which are: reducing anti-social behaviour, reducing re-offending, Night-time economy issues, Counter Terrorism

Consultees

21. It is intended that this report will follow the recognised consultation process for Barbican related projects and will be presented for information and comment to:
- Police Committee – 26th March 2015
 - Communities and Children Services – 17th April 2015
 - Housing Management & Almshouses Sub Committee - 27th April 2015
 - Residential Consultative Committee – 18th May 2015
 - Barbican Residential Committee – 1st June 2015
 - Safer City Partnership – 8th June 2015

Conclusion

22. In order to support the City of London Police in their day to day delivery of policing and to further improve the security of the City the increase in numbers and improved coverage of CCTV in the Barbican area will help to prevent a deter crime in that area.

23. The overall crime prevention and detection in the city could also be affected by this improvement, as criminals would not be able to 'hide' or 'disappear' via the Barbican area. Tracking perpetrators of crimes that are reported as being 'in progress' may also be improved for the reasons outlined above.

24. The use of technology in this way helps the City Police deliver an effective policing service in times of increasing financial challenges.

Background Papers:

Crime and Disorder Barbican Estate 2013

City of London Corporate Plan

Safer City Partnership plan

City of London Policing plan

Appendices

Appendix 1 – Map of Barbican Area

Appendix 2 – Crime by location Type in the study area

Appendix 3 – Barbican area CCTV cameras (Police and Corporation)

Appendix 4 – Map of Proposal of CCTV

Appendix 5 – Estimated costs

Appendix 6 – Results of the Estate-wide Consultation on the Police

Committee proposals for CCTV on the Estate (Discussion Document for the Barbican Estate Residents' Consultation Committee)

Contact:

Doug Wilkinson MBA CMgr MCM

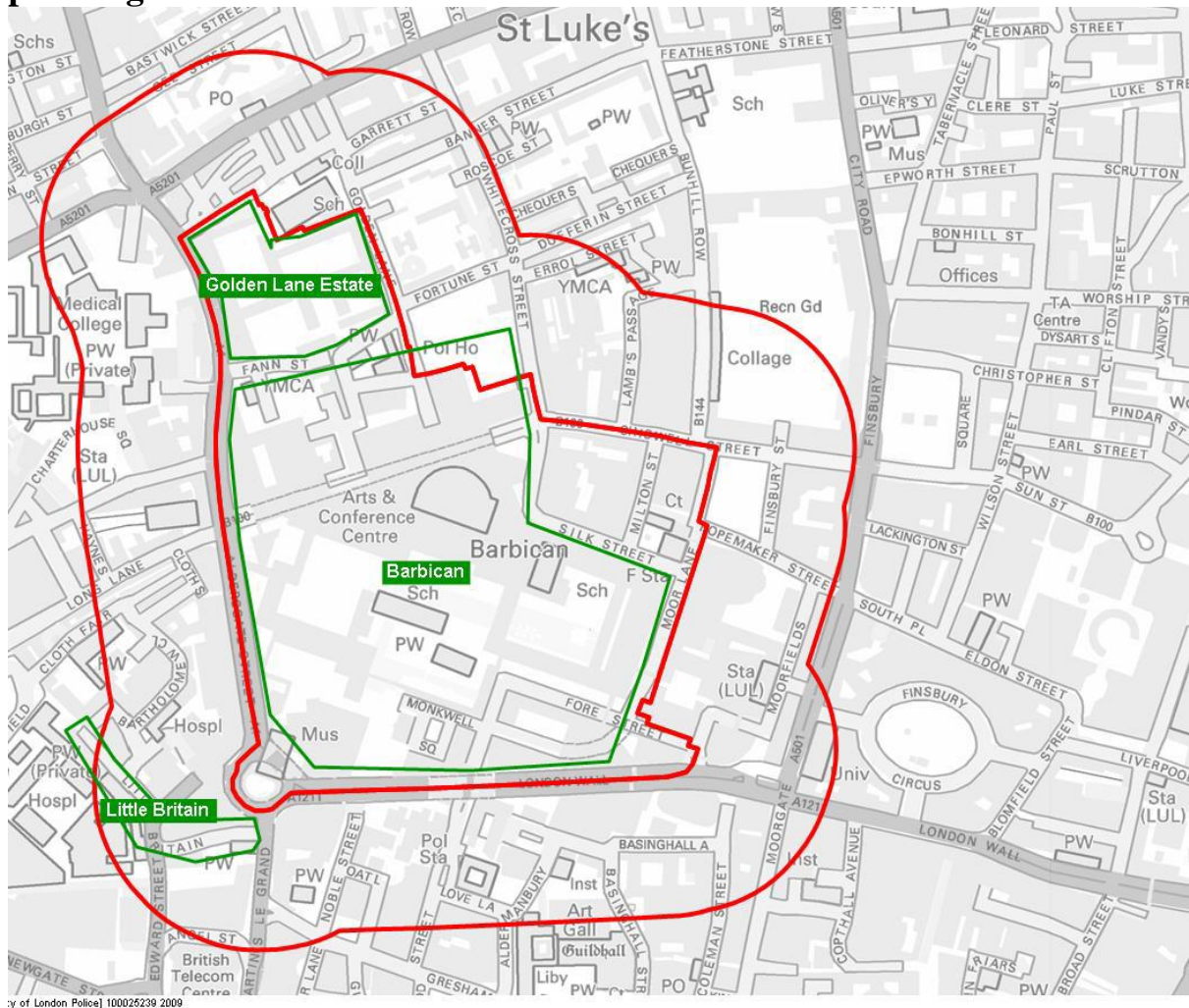
Assistant Director, Street Scene, Strategy & Safer City Partnership

E Mail: doug.wilkinson@cityoflondon.gov.uk

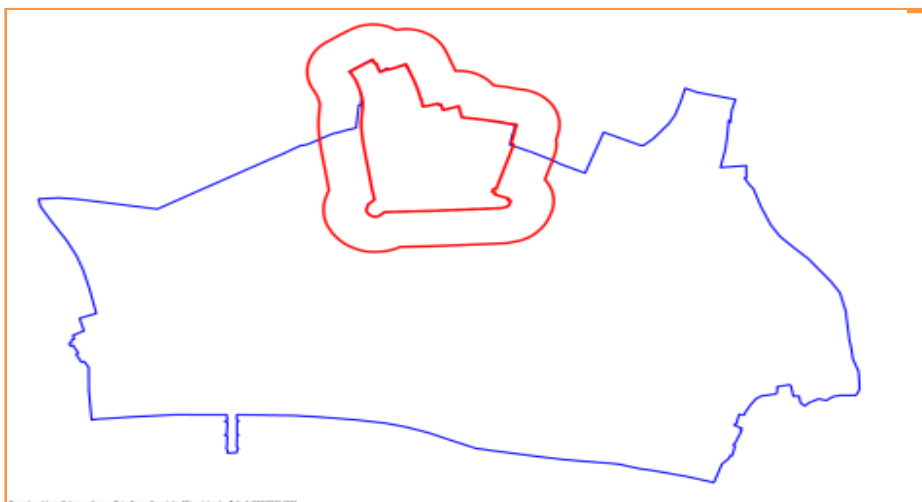
Direct Line: 0207 332 4998

Mobile: 07990567275

Barbican study area used for crime profiling



City of London – Barbican area



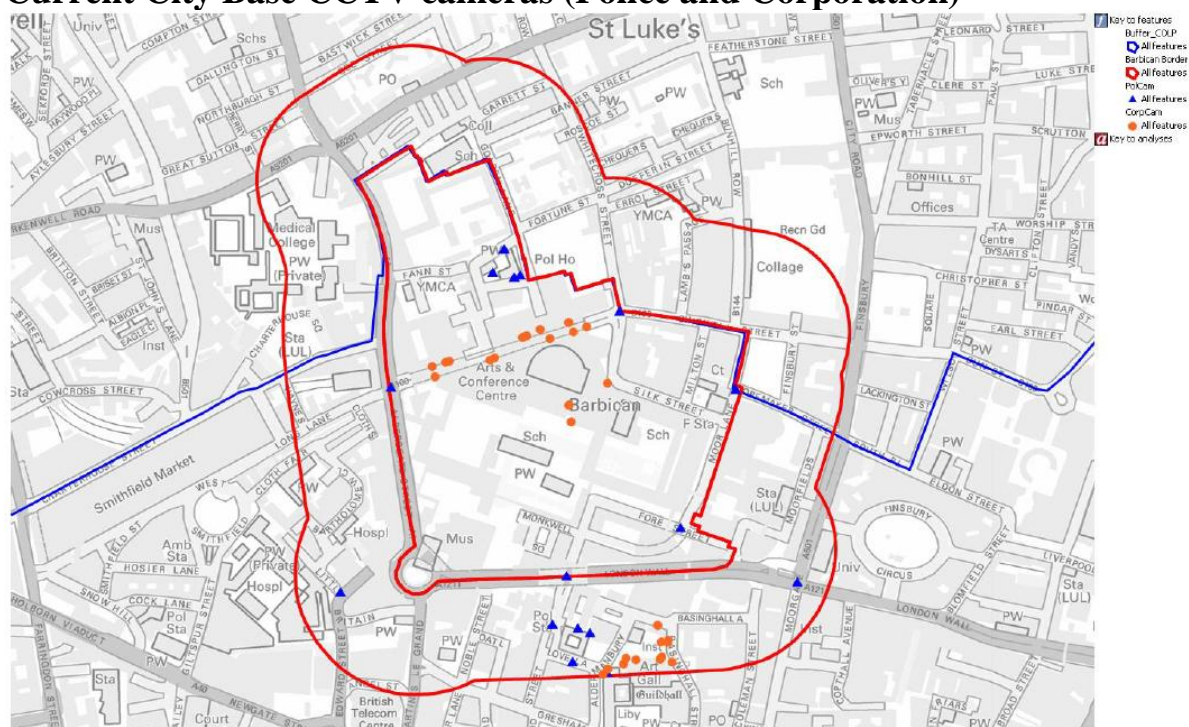
Appendix 2

Crime by location type in study area

Location Descriptor	Burglary - (i) in a dwelling	Burglary - (ii) in other building	Criminal damage	Drug offences	Fraud and forgery	Miscellaneous Offences	Other offences	Robbery	Sexual offences	Theft and handling stolen goods	Violence against the person	Grand Total
Street			4	21		9	7	3	2	84	31	161
Licensed Premises		2			1			1		64	14	82
Business		9	4			3	2		1	35	3	57
Barbican			1			1				28	7	37
Fitness Club			1	1	1	2			1	25	3	34
Residential Block		4	6							11	7	28
Residential Address	10		2						1	6	9	28
Retail		1			2	1				16	2	22
Education		2								12	1	15
Car Park			1							12		13
Food					1				1	7	2	11
Cycle bay										5		5
Building Development										5		5
POLICE			1							2		3
Telecoms										1	1	2
Gaming			1								1	2
Hospital						1						1
Transport										1		1
Church										1		1
Grand Total	10	18	21	22	5	17	9	4	6	315	81	508

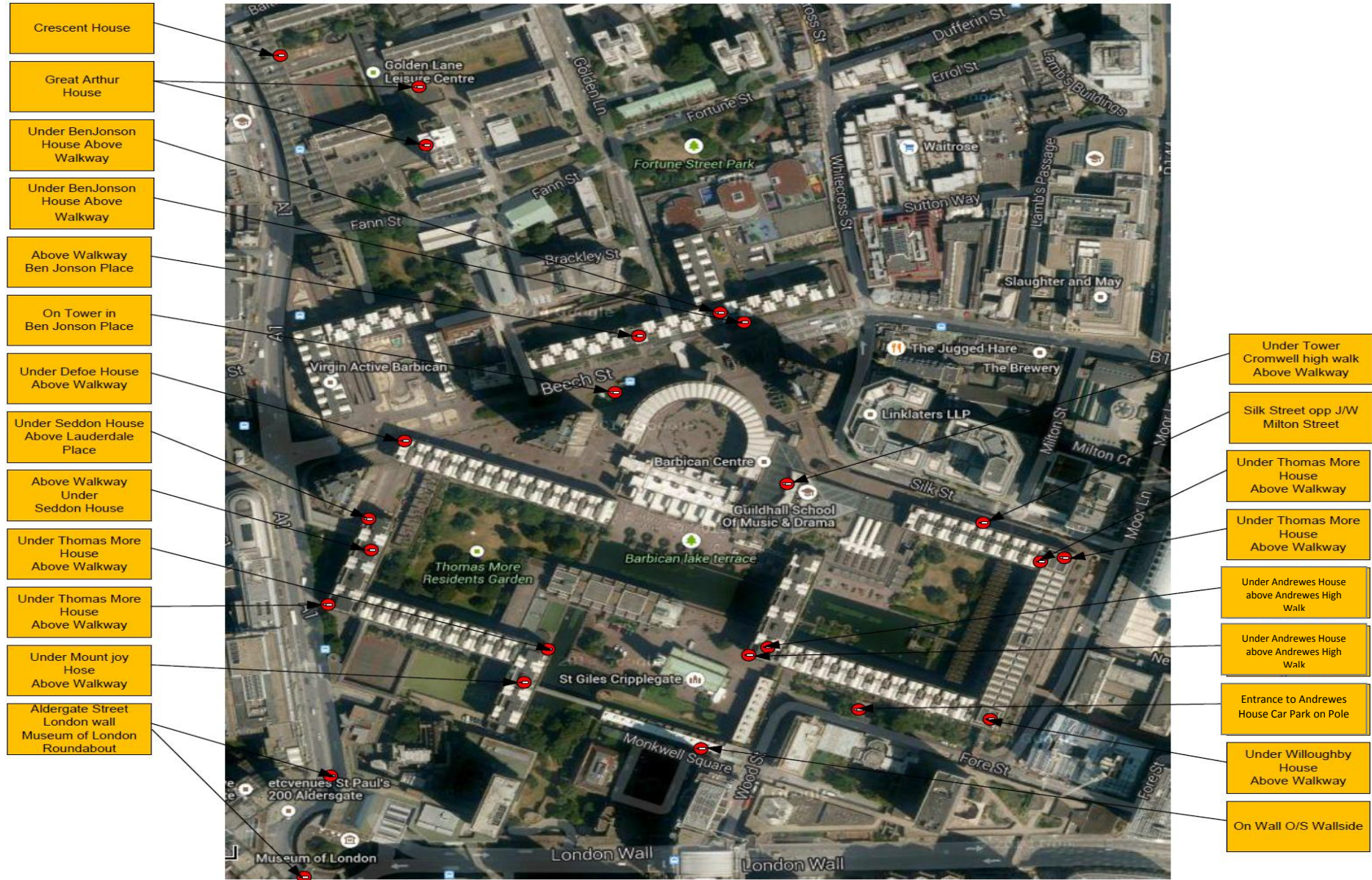
84.1% of offences

Current City Base CCTV cameras (Police and Corporation)



BARBICAN CCTV PROPOSED LOCATIONS

Appendix 4



Estimated costs

Schedule No. 1	Barbican Centre New CCTV - Budgetary Proposal			
Item No.	Description	Qty	Unit Price (£)	Total (£)
1-1	IP PTZ Camera - Budgetary	24.00	8,287.00	198,888.00
	<p>Supply Installation and Commissioning of:</p> <p>1 x IndigoVision Ultra 2k IP PTZ Cameras</p> <p>1 x IndigoVision Licenses SUP</p> <p>1 x Enclosure and PSU</p> <p>1 x Bracketery Allowance</p> <p>1 x IP Wireless Link (Pair) 5Ghz upto 6km</p> <p>1 x Cabling Allowance</p> <p>1 x Containment Allowance</p> <p>1 x IP Switch Equipment</p> <p>1 x Lot Project Services</p> <p>NOTE:</p> <p>1 - The site will require a thorough site survey prior to providing a detailed design. Mainly as the site has numerous restrictions and technical dependencies on other projects which could cause major changes to the design.</p> <p>2 - A 230V fused super will be required and to be provided by the client within 10m of camera location.</p> <p>3 - An allowance has been made for access lift equipment.</p> <p>4 - Any permissions required prior to installation to be in place by the client.</p> <p>5 - Recording equipment has not be considered for this project as it may be done via a separate project. However we would suggest to create an allowance for these aspects.</p>			
1-2	Recording Equipment	1.00	15,291.00	15,291.00
	Estimated Cost For recording Equipment assuming a central recording location recording at 31 days real time at 1080P			
Total for this schedule net, excluding VAT				214,179.00

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Residents Consultation Committee Discussion Document
Results of the Estate-wide Consultation on the Police
Committee proposals for CCTV on the Estate
For discussion at committee, 18 May 2015

A report of the chairman of the RCC and the Chair of the Barbican Association, 5, May 2015.

1 Summary

A consultation with residents was carried out by the chairs of the RCC and BA in April in order to determine the views and concerns of residents in relation to the City of London Police Committee's proposal to install CCTV cameras in the public areas of the Barbican Residential Estate for the first time.

57% residents stated that they welcomed the proposal. However, 51% expressed concerns or objections, including some of those saying they welcomed the proposals, who also recorded some concerns.

A substantial minority (38%) said they either had reservations about the proposal (17%) or they objected to it (20%).

Several suggestions were made by those responding with regard to improvements that could be made to the proposal, described in section 6.1. If residents' concerns could be addressed, the proportion of residents who would find a modified proposal for CCTV acceptable rises to 68%.

The consultation also shows that the vast majority of residents either feel safe or very safe living on the Barbican Estate.

While the consultation does not reveal any reason for RCC to oppose the proposals in principle, it does identify problems with the scheme as it is proposed, in the view of residents. This highlights the need for modifications to be sought to the proposals, or additional reassurances to be given, in order for any CCTV installation to satisfy a majority of residents.

2 The consultation

2.1 Consultation method used

Residents were informed of the consultation by means of posters in the lobbies or lift areas of each block and also by the BEO's email broadcast (which reaches around 1,400 residents). These provided a link to information about the scheme prepared by the chairs of the BA and RCC based on the information provided in the Police Committee CCTV report, in consultation with the CoLC Officer who prepared the report.

Residents were given the option to complete the survey online or on paper. Due to limited time, residents were given 12 days to respond to the consultation online and 10 days to respond on paper. An email reminder was sent the day before the consultation closed.

3 Consultation questions asked

- Q1 What are your views on this proposal, overall?
1. I welcome this proposal
 2. I have reservations about this proposal
 3. I object to this proposal
 4. I don't have enough information to tell
- Q2 (Asked only of those entering 1 at Q1)
What aspects of this proposal do you welcome or consider would be helpful?
- Q3 (Asked only of those entering 1 or 2 at Q1)
What reservations or objections do you have to this proposal?
- Q4 (Asked only of those entering 3 at Q1) Are there any changes that could be made which would make the
- Q5 (Asked only of those entering 2 or 3 at Q1) Would you be able to accept a modified proposal for CCTV at the Barbican, which included the changes necessary to meet your reservations?
1. Yes, probably
 2. No, probably not
 3. I don't know
- Q6 (Asked only of those entering 4 at Q1)
We provided you with some background information to this proposal. What additional information would you have liked?
- Q7 On a scale of 1 to 10, how safe do you feel within the Barbican Estate in relation to crime, where 1 is totally unsafe and 10 is totally safe?
- Totally unsafe 1 2 3 4 5 6 7 8 9 10 Totally safe
- Q8 Finally for verification purposes, please provide your name, flat number and block.

4 Responses

4.1 Level of response achieved

453 residents responded, 450 online and 3 on paper. This is one of the largest responses to any Estate-wide survey or consultation. There are 2041 flats at the Barbican and the residential population is considered to be in the region of 4000. On that basis, the response rate can be considered to be 22% of

households or around 11% of individuals. As some individuals will have replied on behalf of the household, the response rate should be considered to be between these two values.

A response rate of 11% of a *population* is likely to be highly indicative of the views also of those not represented, provided there is no inherent bias in the ability or propensity to respond. We do not believe either to be a factor in this consultation.

4.2 Overall acceptability of the proposals (Q1 and Q6)

At Q1, slightly more than half of residents who responded (56%) welcomed the proposal while a substantial minority expressed concerns: 17% stating they had ‘reservations’ and 20% stating the objected to it (see Figure 1).

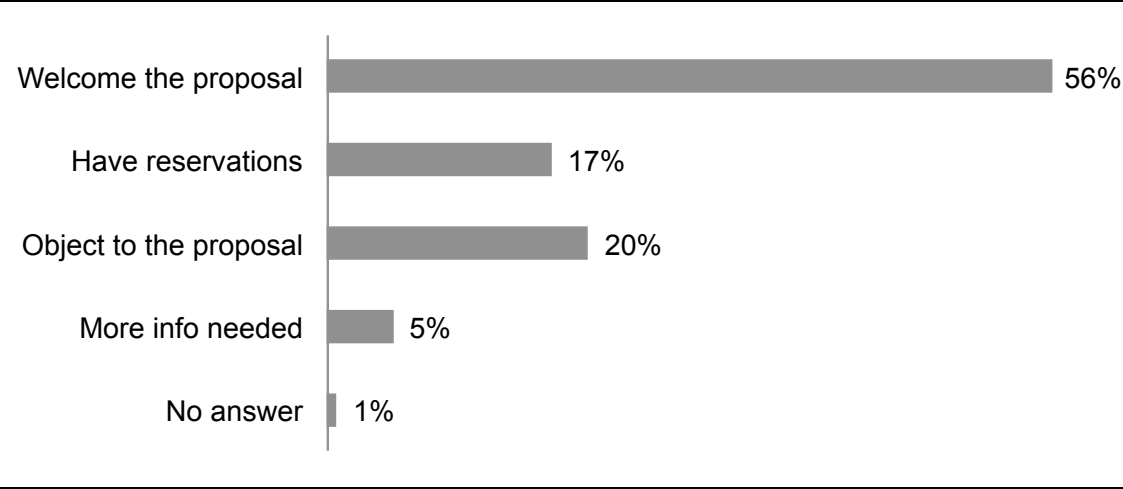


Figure 1 Q1. What are your views on this proposal, overall?

Those with concerns or objections were asked to express their concerns or objections. They were then asked if a modified CCTV proposal that took into account those concerns would be acceptable. 115 respondents answered this question as follows:

Yes, probably	53	34%
No, probably not	73	46%
I don't know	31	20%
Total	157	100%

Figure 2 Q2. What are your views on this proposal, overall?

A composite view of Q1 and Q7, in which the responses on reservations and objecting are replaced with the answers to Q7 gives a revised indication of how a proposal might be accepted, if the concerns residents have expressed were met by revisions to the proposal.

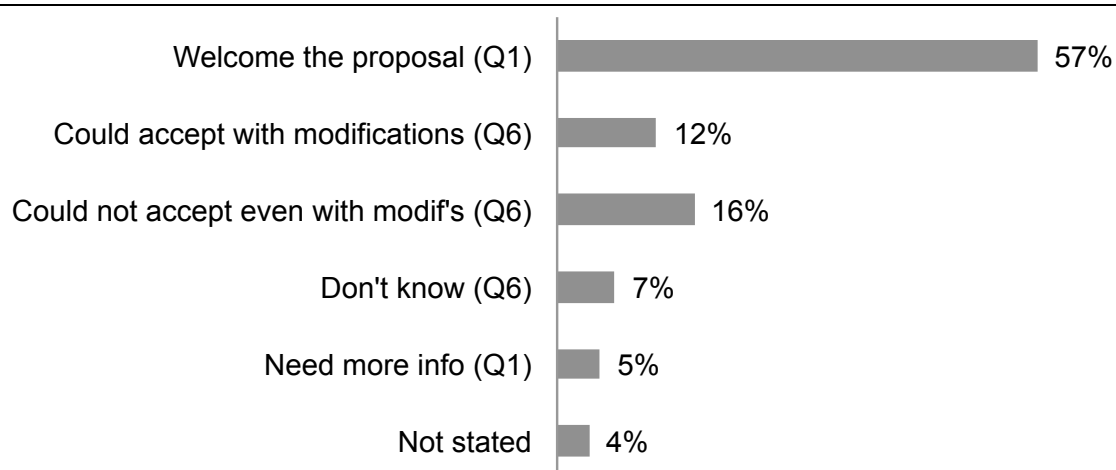


Figure 3 Composite of Q1 and Q6 showing how a modified CCTV proposal might be more acceptable to residents

This shows that another 12%, or 68% of residents responding are either in favour of the proposals or could accept CCTV if concerns were met – slightly more than two in three. On the other hand, this also shows that one in three can be considered to have significant reservations or objections to the proposal, which is a substantial minority.

4.3 How safe do Barbican Residents feel (Q7)

The final question (see Figure 4) asked was to establish how safe residents felt in the Barbican, which has an unusually low crime rate for an inner-urban area. A 10-point scale was used, with 1 signifying 'totally unsafe' and 10 'totally safe'.

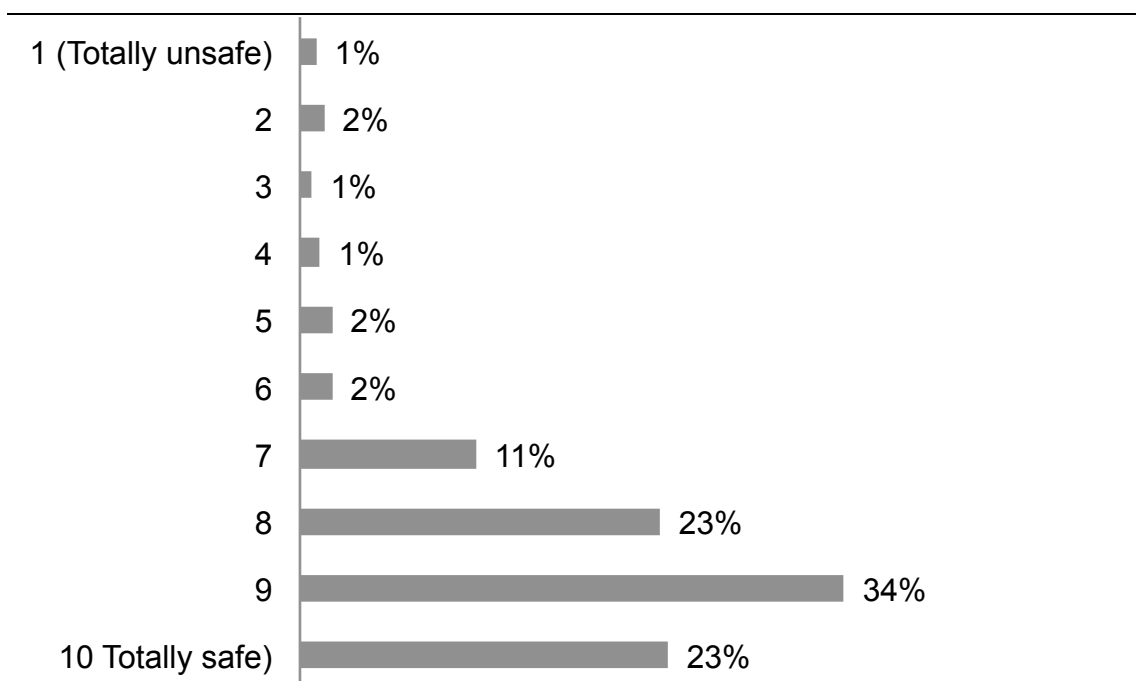


Figure 4 Q7. On a scale of 1 to 10, how safe do you feel within the Barbican Estate in relation to crime, where 1 is totally unsafe and 10 is totally safe?

Overall, most residents report they feel safe. The mean average score was 8.35. Only 34 (9%) recorded a score below 7. Most scores are tightly clustered at the top end of the scale. 318 (80%) scored 8, 9 or 10.

The Barbican Estate is neither an area that attracts much crime (as stated in the Police Committee report) nor is it one where people feel unsafe.

5 Reasons why the proposals are welcome (Q2)

Those welcoming the proposals cited better security or personal safety most often, followed by its perceived role in deterring crime and antisocial behaviour, and its possible value in detecting crime when it occurs. Completing the 'Ring of Steel' and filling a coverage blind spot were also aspects cited in the report, and the BA/RCC summary of it which residents also mentioned.

Better security/ personal safety	131	60%
Deter or prevent crime	42	19%
Crime detection	19	9%
Reduce antisocial behaviour	28	13%
Terrorism/ Ring of steel	7	3%
Reduces existing blind spot / increases coverage	30	14%
Helpful to the Police	6	3%
Addresses privacy concerns	2	1%
General non-specific benefits	10	5%
Other (miscellaneous)	9	4%
Total	219	100%

Figure 5 Summary of responses to Q2, 'What aspects of this proposal do you welcome or consider would be helpful?'

6 Concerns and objections expressed (Q3)

Most concerns/objections were about different aspects of loss of privacy or dislike of surveillance and 'being watched'. However, there was also concern that CCTV was not necessary or would be ineffective in meeting its espoused objectives of controlling crime and improving security.

Another important concern was the effect of the cameras on the architecture of the Grade II Listed Barbican Estate, and that careless installation could permanently harm the environment. A related concern was also expressed as the presence of cameras could also change the perception of the Estate being a safe place, and make the place seem more hostile than it is.

Cost was also cited as a concern – either that this was not an effective use of money, or that there was a risk that, in time, the cost for the operation would fall to residents (e.g. through the resident service charge). Some said they would wish for the money to be spent on increasing a physical police presence on the Estate, and a related concern was that CCTV could eventually lead to reduction or withdrawal of on-the-ground policing.

Some residents expressed concerns (despite reassurances provided) that the scheme could be subject to misuse, and that privacy locks could be overcome or overridden in the future.

Privacy (any)	106	45%
Privacy in general	43	18%
Privacy at home	29	12%
Dislike of surveillance	41	18%
Not necessary or not justified (any)	94	40%
Not necessary/ ineffective as a remedy	40	17%
Level of crime on the estate doesn't warrant cameras	50	21%
There is no clear justification for the proposal	16	7%
Negative impact on the visual appearance of the Estate/Visual impact on a Listed Building	45	19%
Cost/resources (any)	34	15%
High cost/ use of public resources for little benefit	20	9%
Risk of future cost to residents on service charge	11	5%
Prefer the money spent on policemen on the estate	6	3%
Effectiveness of safeguards against misuse	27	12%
More cameras or cameras in specific locations needed	13	6%
May have a negative impact on actual policing in future	12	5%
There are already enough cameras in area	8	3%
CCTV creates a negative perception of poor safety/high crime/hostile environment	9	4%
Total	234	100%

Figure 6 Summary of responses to Q3, 'What reservations or objections do you have to this proposal?'

6.1 How can concerns be addressed? (Q4)

Those expressing concerns were asked to state how these concerns could be addressed. 31% of those who had concerns or objections (16% of all the survey's respondents) provided suggestions as to how their concerns could be addressed. The suggestions are summarised below:

- Have fewer cameras or set a low limit on the number of cameras now or in the future
- Concentrate cameras around the entrances to the estate only
- Concentrate cameras around the school only, where the specific incidents of crime cited in the report were targeted
- Change the locations of the cameras, and only install cameras in locations where there is a specific problem to address
- Install the cameras carefully so they are discreet, unobtrusive and there are no wires showing to preserve the ambience/architecture
- Use better-designed cameras than those currently installed which are considered unsightly
- Don't erect notices that say CCTV
- Focus resources elsewhere, e.g. on police visits

- Provide more evidence that there is a problem with crime or a threat that justifies installing CCTV before proceeding
- Provide more evidence for the effectiveness of CCTV in preventing crime before proceeding.
- Provide guarantees or legally binding assurances that images will only be used for crime prevention;
- Provide stronger oversight/independent scrutiny to ensure there will be no misuse of the images recorded
- Provide guarantees that costs will not subsequently be transferred to residents of the Barbican Estate

7 Conclusions

While a majority (57%) of residents responding stated that they welcomed the proposal, a substantial minority either expressed concerns or stated that they objected to the proposals. Around 20% are opposed to the scheme, and the rest either expressed concerns or said they felt they did not have enough information to tell.

Some of those in favour of the proposal also expressed concerns or reservations. Overall, 51% of those who responded to the survey expressed concerns or reservations about the proposals.

Almost a third of those with concerns gave specific suggestions on modifications that could be made to the proposals to make them more acceptable. Around 12% stated that they probably would be able to accept CCTV within the Barbican Estate if their concerns were addressed, which means that 68% (including the 57% who are in favour) would not be opposed to CCTV, provided concerns were addressed.

The consultation therefore shows around two-thirds of residents to be either in favour of CCTV, or not against it in principle, if modifications could be made to the scheme. It also shows that slightly over half of residents expressing concerns (or objections) to the proposals as they stand.

While this does not give provide grounds for the RCC to oppose the proposals, it does highlight the need for modifications to be sought to the proposal or additional reassurances to be given in order to satisfy a majority of residents.

The consultation also shows that the vast majority of residents either feel safe or very safe living on the Barbican Estate. The mean average score on a 1 to 10 scale, with 10 being the safest, was 8.35. It therefore seems unlikely that the proposals will have a major impact on most residents' feelings of safety and security, though it may have an impact on more vulnerable residents, and possibly the 9% who gave a score of less than 7 out of 10 for their feeling of safety.

It is not the place of this report to the RCC to make recommendations, as these should come from the RCC. Those recommendations will be included in an updated version of this report which will be presented to the BRC and the Police Committee.

The version of the report to the Police Committee will also include all of the specific comments raised in this consultation, which have been omitted from this report for reasons of brevity. Any RCC member may request a transcript of all of these comments from the Chairman.

Tim Macer, Chairman, Residents Consultation Committee
Jane Smith, Chair, Barbican Association

Committee(s):	Date(s):
Barbican Residents' Consultation Committee	18 May 2015
Barbican Residential Committee	01 June 2015
Subject: Breton House Roof Final Apportionment	For Decision by the BRC
Report of: Director of Community & Children's Services	Public
<p style="text-align: center;"><u>Summary</u></p> <ol style="list-style-type: none"> 1. This report seeks your Committee's approval to the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) in relation to the roof repairs at Breton House. 2. The report provides members with a financial assessment of the repairs carried out from August 2002 to December 2003 to the roof and associated elements at Breton House in connection with the formal declaration of structural defects on 27 February 1995 and its implications for sharing of costs in the roof contract. 3. The apportionment of costs is carried out using a template based on the methodology agreed by your Committee on 17 September 2001 and endorsed by the Finance Committee on 24 September 2001. 4. On this basis, the final apportionment of costs for the roofing repairs carried out at Breton House is £333,732.87 (76.93%) to the City and £100,090.10 (23.07%) qualifying Long Leaseholders. 5. After taking into account adjustments to these amounts in respect of the City's share as landlord of unsold flats and flats sold since the declaration of structural defects the total amount recoverable from leaseholders is some £122,649.26. The rise in this figure is due to the large number of unsold flats who bear their proportion of the full cost of the works as their properties were purchased from the Corporation after the declaration of structural defects. <p>Recommendations</p> <ol style="list-style-type: none"> 6. The Barbican Residential Committee is recommended to approve the final apportionment of costs for roofing repairs at Breton House being 76.93% to the City and 23.07% to qualifying Long Leaseholders. 	

Main Report

Background

7. On 27 February 1995 the Barbican Estate Managing Director declared, on behalf of the City, the existence of structural defects to terrace blocks in relation to elements of the roof design and associated works.
8. Under housing legislation and the terms of the lease, the costs for those aspects of the works to roofs that relate to structural defects are expected to be borne by the City so far as qualifying long leaseholders are concerned.
9. Qualifying long leaseholders are those who purchased their flats before the declaration date of 27 February 1995, or those who bought from such a leaseholder subsequently. Any flats sold by the City after those dates are flats where the leaseholder is liable for the full charge, commensurate with the percentage in the lease, of such works.

Current Position

10. The principles for determining the apportionment of costs resulting from structural defects are based on the methodologies agreed for Speed and Willoughby Houses approved by your Committee on the 17 September 2001 and endorsed by the Finance Committee on the 24 September 2001. These principles have been ratified by the Roof Sub Committee of the Barbican Association.
11. In essence the City meets the cost of rectifying structural defects (as far as the qualifying Long Leaseholders are concerned), whilst qualifying Leaseholders pay for the renewal of existing waterproof coverings, health and safety type items, improvements consequent upon new building guidelines, and routine repairs and maintenance which are being undertaken whilst the scaffolding is in place.
12. The principle of the template is based on each item of work being assessed on technical grounds, as a structural defect or not, and an allowance is made, for historic costs. Consequently the percentage of contribution paid by the City for each roof contract will vary depending on the details in each block.
13. To determine the relative contributions it is necessary to carry out a detailed exercise for each block's roof contract, to establish the type of work, the reasons for the work and the costs.

14. A summary of the costs incurred at Breton House and the degree to which they are, or are not, considered to relate to a structural defect, is shown in Appendix A. An adjustment has been made for the historic costs of roof maintenance and the template gives a final percentage contribution payable by the City and therefore enables the final calculation for service charge purposes to be made.
15. Your Committee is asked to approve the final cost-apportionment, as outlined in this report, based on the template in Appendix A.
16. Intensive work was carried out into the technical, legal and financial issues surrounding the need to replace roof coverings of terrace blocks on the estate. The formal declaration under housing legislation of structural defects existing in the roofs and associated elements on terrace blocks was made, together with a report on roofs, at your Committee on 27 February 1995. A report outlining the provisional apportionment was accepted by your Committee on 21 October 2002. That report assessed the apportionment as being 60.45% the City and 39.55% qualifying Long Leaseholders.
17. The contract for works at Breton House started in August 2002. The contract was let to Mulalley & Co Ltd for the fixed price of £399,949.06 including contingencies, provisional sums and preliminaries following competitive tender. As with all refurbishment work, the final cost depends to a degree on matters arising during the contract and issues coming to light when the building fabric is opened up.
18. The final account was in the sum of £397,679.04. Added to this final account figure are staff costs of £27,932.00 and consultant's fees of £8,211.93. This gives a total outturn cost for the project of £433,822.97 which forms the basis of the final cost apportionment.

The Apportionment of Costs

19. In order to establish the apportionment of costs for these works, the final account has been laid out in the template format and a copy of this is attached in Appendix A. The work comprises the renewal of the whole of the covering of the main roofs, including the barrels, entrance level and high level walkways. There are alterations to the drainage arrangements, works to the windows and doors, the installation of lightning conductors and provisions made for future maintenance having regard to current health and safety legislation. In addition, other ancillary repairs, such as remedial works to the concrete and redecoration, are also included.

20. The design of the roofs varies from block to block and therefore the extent and type of remedial works also varies. Nevertheless certain items, judged to be structural defects, are appearing across most blocks to date. For example, improvements made to drainage arrangements have been taken wholly as the City's cost. Another example is the works carried out to the glazed roof over the staircase; the design has been substantially changed to meet the needs of waterproofing and maintenance more adequately. These costs have also been judged to be a structural defect chargeable to the City.
21. The cost of renewing the existing roof coverings to the main roofs, including the barrels, entrance level walkways and high level walkways has been allocated as a leaseholder costs. At the present time even with modern building materials and techniques, it is not possible to obtain guarantees on roof coverings that stretch beyond twenty-five years. The roof at Breton House has been in use since 1972. It is apparent that the roof surface would have to be re-laid at some point after twenty five years, and this cost should be legitimately charged to leaseholders.
22. Several items contained in the provisional apportionment have been reviewed with the roof Sub-Committee and adjusted where appropriate to conform to the agreed principles for determining the apportionment of costs. When the apportionments of the works items are totalled the proportion to be contributed by each party can be expressed as a percentage of the total. It will be seen from Appendix A that, if this report's recommendations are approved, the percentage split of the 'roof works' costs alone are 67.89% to the City and 32.11% to qualifying long leaseholders. The former percentage has been applied in determining the historic costs adjustment.
23. The percentage split for the 'total works', which included items of routine repairs and maintenance, is 65.05% to the City and 34.95% to qualifying long leaseholders. These percentages have been used to apportion the general items such as preliminaries to share the cost of these between City and leaseholders. This exercise is also carried out for staff costs and fees. It should be noted that time spent on the 'apportionment' exercise was recorded separately and specifically within the Estate's timesheet system as a landlord cost.

Historic costs

24. Repair costs relating to this block prior to 1995/96 were not recorded in a manner that enables the cost of roof repairs to be separately identified from other general repairs. Historic costs have, therefore been assessed in a similar manner to that adopted for Willoughby House. The data available on past roofing expenditure on Willoughby House was more comprehensive

than is generally available for other blocks on the Estate. Using this data it was possible to estimate that the expenditure on roofs as a proportion of general external repairs was 45.78%. This percentage has therefore been applied to the known costs for all external repairs between 1988/89 and 1994/1995 on Breton House, to which has been added the actual recorded roofing costs from 1995/96 to 1999/2000. The estimated total cost of roofing works based on these calculations is £75,904.00. Using the percentage from paragraph 22 above (67.89%), the figure attributable to historic repairs in respect of structural defects as the City's contribution to qualifying leaseholders is estimated to be £51,530.30. This sum has been added to the City's costs and deducted from the leaseholders' costs. This brings the percentage split of project costs for Breton House to 76.93% City and 23.07% leaseholders.

25. **The split of 76.93% (City) and 23.07% (qualifying leaseholders) is a final apportionment for Breton House roof works.**
26. Of the sum attributable to long leaseholders, the City will pay its share of the costs, as usual, for those flats which are still City-owned or are vacant or were tenanted or vacant at the time the works were carried out. To date, 6 flats are unsold in Breton House, 5.4165% of the block. Of the 105 flats that have been sold, 83 were sold prior to the declaration of structural defects and 12 other sales were completed after the declaration of structural defects but prior to the works commencing. The 12 leaseholders of these properties will bear their proportion of the full cost of the works. Four leases were purchased during the works and will bear a proportion of the full cost of the works based on the period of ownership. Six leases were purchased after the works had completed and the cost for these properties will be borne by the City of London.
- 27 The apportionment detailed above and in appendix A has been discussed and agreed with the Barbican Association's Roof Sub Committee.

Financial Implications

28. Taking into account the adjustments referred to in paragraph 26 in respect of the City's share as landlord of unsold flats and flats sold since the declaration of structural defects the total amount recoverable from leaseholders is some £122,649.26.
29. The difference between the provisional and final apportionments will result in a refund of between approximately £47 and £902 depending on the size of the property. The refunds can be included in the March service charge demand. The total amount recoverable from leaseholders is some

£122,649.26 which is £46,786.07 lower than the amount provided for in the City's capital accounts. There will therefore be an additional cost to the City Fund of some £46,786.07 in the 2015/16 financial year in respect of this project

30. The financial effects on leaseholders with and without the Structural Defect (SD) contribution for all flat types in Breton House are as follows, based upon the percentages in the lease:

Type	Without SD Contribution	With SD Contribution
F1A(2)	3,128.73	721.85
F1A	3,132.20	722.65
F2A	3,839.33	885.80
P2A	6,422.32	1,481.73

Legal Implications

31. The apportionment calculation follows the agreed template and will enable closure of the service charge account in respect of the roofing works in accordance with legislation, the standard lease and the template.

Consultees

32. The Comptroller & City Solicitor and Chamberlain have been consulted in the preparation of this report and their comments incorporated.

Conclusion

33. Subject to your approval of the recommendation set out at paragraph 6 the final apportionment of costs will be 76.93% (City) and 23.07% (qualifying leaseholders) for the roof works at Breton House.

Contact:

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Breton House Final Apportionment					
Bill Item Page No	Comments	Corporation Cost	Long Leaseholder	Total	
Works Items					
Apportioned on Structural/ non structural defect basis					
Section 3					
P 26 ITEM 3.2.1.5	Survey and removal of residents plants	0.00	1,478.00	1,478.00	
3.2.2 LOWER BALCONIES					
P 26 ITEM 3.2.2.1	Take up existing concrete pavings	1,598.00	0.00	1,598.00	
P 27 ITEM 3.2.2.2	Take up existing felt covering and insulation	1,844.00	0.00	1,844.00	
P 27 ITEM 3.2.2.4	Lay 25mm Langley Parafoam insulation to screed	3,589.00	0.00	3,589.00	
P 27 ITEM 3.2.2.5	Lay 20mm two coat Polymer Modified Asphalt	0.00	4,672.00	4,672.00	
P 27 ITEM 3.2.2.6	Form 13mm two coat upstands in ploymer Modified Asphalt	6,046.00	0.00	6,046.00	
P 27 ITEM 3.2.2.7	Clean out and make good existing horizontal chases to concrete surfaces	2,131.00	0.00	2,131.00	
P 27 ITEM 3.2.2.8	Supply and fix trims to concrete surfaces	2,865.00	0.00	2,865.00	
P 27 ITEM 3.2.2.9	Apply 13mm two coat Polymer Modified Asphalt to piers and copper rainwater outlets	393.00	0.00	393.00	
P 28 ITEM 3.2.2.10	Works to doors and frames (access doors from staircases)	1,943.00	0.00	1,943.00	
P 28 ITEM 3.2.2.11	Upstands	4,302.00	0.00	4,302.00	
P 28 ITEM 3.2.2.12	Lay Spartan tiles to new asphalt surface	5,686.00	0.00	5,686.00	
P 28 ITEM 3.2.2.13	Supply and fix Neaco Neatdeck grilles	484.00	0.00	484.00	
P 29 ITEM 3.2.2.14	Take down privacy screens for removal of balcony walkway coverings	983.00	0.00	983.00	
P 29 ITEM 3.2.2.15	Reinstate privacy screens on completion of new decking	1,786.00	0.00	1,786.00	
3.2.3 UPPER BALCONIES					
P 30 ITEM 3.2.3.1	Take up existing concrete pavings	1,786.00	0.00	1,786.00	
P 30 ITEM 3.2.3.2	Take up existing felt covering and insulation	1,548.00	0.00	1,548.00	
P 30 ITEM 3.2.3.4	Lay 50mm Langley Parafoam insulation	3,941.00	0.00	3,941.00	
P 30 ITEM 3.2.3.5	Lay 20mm two coat Polymer Modified asphalt	0.00	5,222.00	5,222.00	
P 30 ITEM 3.2.3.6	Form 13mm two coat upstands in Polymer Modified Asphalt	2,321.00	0.00	2,321.00	
P 30 ITEM 3.2.3.7	Clean out and make good existing horizontal chases to concrete surfaces	1,239.00	0.00	1,239.00	
P 30 ITEM 3.2.3.8	Supply and fix trims to concrete surfaces	1,100.00	0.00	1,100.00	
P 31 ITEM 3.2.3.9	Two piece copper raising piece to existing outlets	1,336.00	0.00	1,336.00	
P 31 ITEM 3.2.3.10	Form softwood sumps to outlets	429.00	0.00	429.00	
P 31 ITEM 3.2.3.11	Clean out and dress chase to top edge of balcony	387.00	0.00	387.00	
P 31 ITEM 3.2.3.12	Works to access doors and frames from staircases	4,858.00	0.00	4,858.00	
P 32 ITEM 3.2.3.13	Works to flat fire exit doors and frames	6,224.00	0.00	6,224.00	
P 32 ITEM 3.2.3.14	Works to duct access panels	5,683.00	0.00	5,683.00	
P 32 ITEM 3.2.3.15	Lay Spartan tiles to new asphalt surface	6,355.00	0.00	6,355.00	
P 33 ITEM 3.2.3.16	Fit Neaco Neatdeck grilles to rainwater outlets	1,793.00	0.00	1,793.00	
P 33 ITEM 3.2.3.18	Take down privacy screens for removal of balcony covering	231.00	0.00	231.00	
P 33 ITEM 3.2.3.19	Refix privacy screens on completion of new decking	231.00	0.00	231.00	
3.2.4 LOWER FLAT ROOFS					
P34 ITEM 3.2.4.1	Removal of existing felt roof coverings	1,390.00	0.00	1,390.00	
P34 ITEM 3.2.4.2	clean out and make good existing chase	553.00	0.00	553.00	
P34 ITEM 3.2.4.3	Lay elastomeric built up roofing system	0.00	7,106.00	7,106.00	
P34 ITEM 3.2.4.4	Form upstand to perimeter parapet walls	1,319.00	0.00	1,319.00	
P34 ITEM 3.2.4.5	form upstand to abutment to plant rooms walls and terminate with edge trim	528.00	0.00	528.00	
P34 ITEM 3.2.4.6	Form sumps to existing roof outlets	340.00	0.00	340.00	
3.2.5 BARREL VAULT ROOFS					
P36 ITEM 3.2.5.1	Removal of existing felt roof coverings	5,643.00	0.00	5,643.00	
P36 ITEM 3.2.5.2	Prime concrete surface to curved surfaces and insulate	8,858.00	0.00	8,858.00	
P36 ITEM 3.2.5.3	Form fillet to new insulation	1,493.00	0.00	1,493.00	
P36 ITEM 3.2.5.4 (a)	Apply Langley Parafoam fillet at abutment of curved roof	877.00	0.00	877.00	
P36 ITEM 3.2.5.4 (b)	fix Em-trim bar termination on completion of new coating	1,040.00	0.00	1,040.00	
P36 ITEM 3.2.5.5	Fix aluminium trim to outer gutters	1,136.00	0.00	1,136.00	
P36 ITEM 3.2.5.6	Clean off and apply triflex primer to exposed concrete surface	10,467.00	0.00	10,467.00	
P36 ITEM 3.2.5.7	Apply Triflex to overall barrel vault roofs	0.00	29,295.00	29,295.00	
P37 ITEM 3.2.5.9	fix angle trim and apply primer to window frames	572.00	0.00	572.00	
P37 ITEM 3.2.5.10	Rainwater outlets to outer barrel vault gutters	945.00	0.00	945.00	
P37 ITEM 3.2.5.11	Hopper to rainwater chutes	2,994.00	0.00	2,994.00	
P37 ITEM 3.2.5.12	Form new lead chutes to remaining barrel vault gutters	812.00	0.00	812.00	
3.2.6 MAIN ROOF					
P38 ITEM 3.2.6.1	Remove steel support structure to North West corner	368.00	0.00	368.00	
P38 ITEM 3.2.6.2	Remove fixings to existing sensor located to top of curb at North East corner	26.00	0.00	26.00	
P38 ITEM 3.2.6.3	Remove steel anchor bolts	79.00	0.00	79.00	
P38 ITEM 3.2.6.4	Fix steel resin anchor bolts to external face of walls	367.00	0.00	367.00	

P38	ITEM 3.2.6.5	Strip off existing roof coverings to plant rooms	2,349.00	0.00	2,349.00	
P38	ITEM 3.2.6.6	Clean out chase to perimeter curb and make good	531.00	0.00	531.00	
P38	ITEM 3.2.6.8	Lay elastomeric built up roofing system to all main roof areas	0.00	14,154.00	14,154.00	
P39	ITEM 3.2.6.9	Extend felt roofing system over curbs and terminate with edge trim	3,284.00	0.00	3,284.00	
P39	ITEM 3.2.6.10	Remove cast iron grating and install Proliner rainwater outlets	2,919.00	0.00	2,919.00	
3.2.7 JOINERY REPAIRS						
P40	ITEM 3.2.7.1	Remove glazing bead to cill sections	0.00	215.00	215.00	
P40	ITEM 3.2.7.2	cut away out lip of cill members to receive new glazing bead	0.00	638.00	638.00	
P40	ITEM 3.2.7.3	new glazing beads	0.00	559.00	559.00	
P42	ITEM 3.2.7.7	Remove sealant fillet for redecoration, then replace	0.00	2,056.00	2,056.00	
P42	ITEM 3.2.7.8	apply silicon sealant to new door frames	0.00	162.00	162.00	
P42	ITEM 3.2.7.9	apply silicon sealant to window/floor units	0.00	818.00	818.00	
3.2.9 LIGHTNING PROTECTION						
P 44	ITEM 3.2.9.1 TO ITEM 3.2.9.4	provide lightning installation	0.00	4,877.00	4,877.00	
P45	ITEM 3.2.10.6 To 3.2.10.8	Replace residents plants and clean windows and glass externally	0.00	576.00	576.00	
Additions						
CI 4.01		Various minor works in response to "Requests for information" forms	£ 11,195.64		11,195.64	
CI 5.01		Provision of Colour Schedule & instruction to obtain GRP trims	£ 9,329.70		9,329.70	
CI 9.01		Supply ear defenders & drain plugs. Extend felt upstands to lift motor room roofs to allow single level termination bar around stairwell enclosures.	£ 9,329.70		9,329.70	
TOTAL ROOF WORK ITEMS			151,857.04	71,828.00	223,685.04	
Percentage			67.89%	32.11%		
NORMAL MAINTENANCE ITEMS ALSO BEING ADDRESSED UNDER THIS CONTRACT						
3.2.8 DECORATIONS						
P 43	ITEM 3.2.8.1 TO ITEM 3.2.8.5		0.00	9,761.00	9,761.00	
Total Normal Maintenance Items			0.00	9761.00	9761.00	
Percentage			0.00%	100.00%		
Total Roof Works and Normal Maintenance Items			151857.04	81589.00	233446.04	
Percentage			65.05%	34.95%		
Preliminaries			90,445.75	48,594.25	139,040.00	
Contingencies / Provisional Items			16,388.09	8,804.91	25,193.00	
TENDER FIGURE			258,690.88	138,988.16	397,679.04	
Fixed consultant fees			5,341.87	2,870.06	8,211.93	
Staff Costs			18,169.82	9,762.19	27,932.00	
Allowance for historic costs (£75,904)			51,530.30	-51,530.30		
GRAND TOTAL			333,732.87	100,090.10	433,822.97	
			76.93%	23.07%		

Committee(s):	Date(s):
Barbican Residents' Consultation Committee	18 May 2015
Barbican Residential Committee	01 June 2015
Subject:	For Decision
Ben Jonson House Roof Final Apportionment	By BRC
Report of:	Public
Director of Community & Children's Services	

Summary

1. This report seeks your Committee's approval to the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) in relation to the roof repairs at Ben Jonson House.
2. The report provides members with a financial assessment of the repairs carried out from August 2002 to December 2003 to the roof and associated elements at Ben Jonson House in connection with the formal declaration of structural defects on 27 February 1995 and its implications for sharing of costs in the roof contract.
3. The apportionment of costs is carried out using a template based on the methodology agreed by your Committee on 17 September 2001 and endorsed by the Finance Committee on 24 September 2001.
4. On this basis, the final apportionment of costs for the roofing repairs carried out at Ben Jonson House is £940,110.06 (72.74 %) to the City and £353,001.20 (27.26%) qualifying Long Leaseholders.
5. After taking into account adjustments to these amounts in respect of the City's share as landlord of unsold flats and flats sold since the declaration of structural defects the total amount recoverable from leaseholders is some £492,510.44. The rise in this figure is due to the large number of unsold flats who bear their proportion of the full cost of the works as their properties were purchased from the Corporation after the declaration of structural defects.

Recommendations

6. The Barbican Residential Committee is recommended to approve the final apportionment of costs for roofing repairs at Ben Jonson House being 72.74% to the City and 27.26% to qualifying Long Leaseholders

Main Report

Background

7. On 27 February 1995 the Barbican Estate Managing Director declared, on behalf of the City, the existence of structural defects to terrace blocks in relation to elements of the roof design and associated works.
8. Under housing legislation and the terms of the lease, the costs for those aspects of the works to roofs that relate to structural defects are expected to be borne by the City so far as qualifying long leaseholders are concerned.
9. Qualifying long leaseholders are those who purchased their flats before the declaration date of 27 February 1995, or those who bought from such a leaseholder subsequently. Any flats sold by the City after that date are flats where the leaseholder is liable for the full charge, commensurate with the percentage in the lease, of such works.

Current Position

10. The principles for determining the apportionment of costs resulting from structural defects are based on the methodologies agreed for Speed and Willoughby Houses approved by your Committee on the 17 September 2001 and endorsed by the Finance Committee on the 24 September 2001. These principles have been ratified by the Roof Sub Committee of the Barbican Association.
11. In essence the City meets the cost of rectifying structural defects (as far as the qualifying Long Leaseholders are concerned), whilst qualifying Leaseholders pay for the renewal of existing waterproof coverings, health and safety type items, improvements consequent upon new building guidelines, and routine repairs and maintenance which are being undertaken whilst the scaffolding is in place.
12. The principle of the template is based on each item of work being assessed on technical grounds, as a structural defect or not, and an allowance is made, for historic costs. Consequently the percentage of contribution paid by the City for each roof contract will vary depending on the details in each block.
13. To determine the relative contributions it is necessary to carry out a detailed exercise for each block's roof contract, to establish the type of work, the reasons for the work and the costs.
14. A summary of the costs incurred at Ben Jonson House and the degree to which they are, or are not, considered to relate to a structural defect, is shown in Appendix A. An adjustment has been made for the historic costs of roof maintenance and the template gives a final percentage contribution

payable by the City and therefore enables the final calculation for service charge purposes to be made.

15. Your Committee is asked to approve the final cost-apportionment, as outlined in this report, based on the template in Appendix A.
16. Intensive work was carried out into the technical, legal and financial issues surrounding the need to replace roof coverings of terrace blocks on the estate. The formal declaration under housing legislation of structural defects existing in the roofs and associated elements on terrace blocks was made, together with a report on roofs, at your Committee on 27 February 1995. A report outlining the provisional apportionment was accepted by your Committee on 21 October 2002. That report assessed the apportionment as being 51.89% the City and 48.11% qualifying Long Leaseholders.
17. The contract for works at Ben Jonson House started in April 2004. The contract was let to Mulalley & Co Ltd for the fixed price of £1,193,985.94 including contingencies, provisional sums and preliminaries following competitive tender. As with all refurbishment work, the final cost depends to a degree on matters arising during the contract and issues coming to light when the building fabric is opened up.
18. The final account was in the sum of £1,172,775.36. Added to this final account figure are staff costs of £94,147.16 and consultant's fees of £28,188.74. This gives a total outturn cost for the project of £1,295,111.27 which forms the basis of the final cost apportionment.

The Apportionment of Costs

19. In order to establish the apportionment of costs for these works, the final account has been laid out in the template format and a copy of this is attached in Appendix A. The work comprises the renewal of the whole of the covering of the main roofs, including the barrels, entrance level and high level walkways. There are alterations to the drainage arrangements, works to the windows and doors, the installation of lightning conductors and provisions made for future maintenance having regard to current health and safety legislation. In addition, other ancillary repairs, such as remedial works to the concrete and redecoration, are also included.
20. The design of the roofs varies from block to block and therefore the extent and type of remedial works also varies. Nevertheless certain items, judged to be structural defects, are appearing across most blocks to date. For example, improvements made to drainage arrangements have been taken wholly as the City's cost. Another example is the works carried out to the glazed roof over the staircase; the design has been substantially changed to

meet the needs of waterproofing and maintenance more adequately. These costs have also been judged to be a structural defect chargeable to the City.

21. The cost of renewing the existing roof coverings to the main roofs, including the barrels, entrance level walkways and high level walkways has been allocated as a leaseholder costs. At the present time even with modern building materials and techniques, it is not possible to obtain guarantees on roof coverings that stretch beyond twenty-five years. The roof at Ben Jonson House has been in use since 1973. It is apparent that the roof surface would have to be re-laid at some point after twenty five years, and this cost should be legitimately charged to leaseholders.
22. Several items contained in the provisional apportionment have been reviewed with the roof Sub-Committee and adjusted where appropriate to conform to the agreed principles for determining the apportionment of costs. When the apportionments of the works items are totalled the proportion to be contributed by each party can be expressed as a percentage of the total. It will be seen from Appendix A that, if this report's recommendations are approved, the percentage split of the 'roof works' costs alone are 66.32% to the City and 33.68% to qualifying long leaseholders. The former percentage has been applied in determining the historic costs adjustment.
23. The percentage split for the 'total works', which included items of routine repairs and maintenance, is 61.80% to the City and 38.20% to qualifying long leaseholders. These percentages have been used to apportion the general items such as preliminaries to share the cost of these between City and leaseholders. This exercise is also carried out for staff costs and fees. It should be noted that time spent on the 'apportionment' exercise was recorded separately and specifically within the Estate's timesheet system as a landlord cost.

Historic costs

24. Repair costs relating to this block prior to 1995/96 were not recorded in a manner that enables the cost of roof repairs to be separately identified from other general repairs. Historic costs have, therefore been assessed in a similar manner to that adopted for Willoughby House. The data available on past roofing expenditure on Willoughby House was more comprehensive than is generally available for other blocks on the Estate. Using this data it was possible to estimate that the expenditure on roofs as a proportion of general external repairs was 66.32%. This percentage has therefore been applied to the known costs for all external repairs between 1988/89 and 1994/1995 on Ben Jonson House, to which has been added the actual recorded roofing costs from 1995/96 to 1999/2000. The estimated total cost of roofing works based on these calculations is £213,762.00. Using the

percentage from paragraph 23 above (61.80%), the figure attributable to historic repairs in respect of structural defects as the City's contribution to qualifying leaseholders is estimated to be £141,762.90. This sum has been added to the City's costs and deducted from the leaseholders' costs. This brings the percentage split of project costs for Ben Jonson House to 72.74% City and 27.26% leaseholders.

25. The split of 72.74% (City) and 27.26% (qualifying leaseholders) is a final apportionment for Ben Jonson House roof works.

26. Of the sum attributable to long leaseholders, the City will pay its share of the costs, as usual, for those flats which are still City-owned or were tenanted or vacant at the time the works were carried out. To date, 9 flats are unsold in Ben Jonson House, 4.465% of the block. Of the 195 flats that have been sold, 159 were sold prior to the declaration of structural defects and 33 other sales were completed after the declaration of structural defects but prior to the works commencing. The 33 leaseholders of these properties will bear their proportion of the full cost of the works. Two leases were purchased during the works and will bear a proportion of the full cost of the works based on the period of ownership. One lease was purchased after the works had completed and the cost for this property will be borne by the City of London.

27 The apportionment detailed above and in appendix A has been discussed and agreed with the Barbican Association's Roof Sub Committee

Financial Implications

28. Taking into account the adjustments referred to in paragraph 27 in respect of the City's share as landlord of unsold flats and flats sold since the declaration of structural defects the total amount recoverable from leaseholders is some £492,510.44.

29. The difference between the provisional and final apportionments will result in a refund of between approximately £710 and £1420 depending on the size of the property. The refunds can be included in the March service charge demand. The total amount recoverable from leaseholders is some £492,510.44 which is £166,516.77 lower than the amount provided for in the City's capital accounts. There will therefore be an additional cost to the City Fund of some £166,516.77 in the 2015/16 financial year in respect of this project

30. The financial effects on leaseholders with and without the Structural Defect (SD) contribution for all flat types in Ben Jonson House are as follows, based upon the percentages in the lease:

Type	Without SD Contribution	With SD Contribution
FC2	5,050.93	1,376.70
M2A	6,281.29	1,712.06
M2B	6,087.02	1,659.11
M2C	6,605.07	1,800.31
M3A	8,159.20	2,223.91
M3B	8,547.73	2,329.81
M3C	10,101.87	2,753.41
M3D	7,123.11	1,941.51
M3E	7,252.62	1,976.81
M4A	9,324.80	2,541.61

Legal Implications

31. The apportionment calculation follows the agreed template and will enable closure of the service charge account in respect of the roofing works in accordance with legislation, the standard lease and the template.

Consultees

32. The Comptroller & City Solicitor and Chamberlain have been consulted in the preparation of this report and their comments incorporated.

Conclusion

33. Subject to your approval of the recommendation set out at paragraph 6 the final apportionment of costs will be 70.77% (City) and 29.23% (qualifying leaseholders) for the roof works at Ben Jonson House.

Contact:

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Mike.saunders@cityoflondon.gov.uk

Ben Jonson House Final Apportionment				
Bill Item Page No	Comments	Corporation Cost	Long Leaseholder	Total
Works Items				
Apportioned on Structural/ non structural defect basis				
Section 3				
P 1 ITEM 3.1.1.5 to 3.1.1.6	Survey and removal of residents plants & supply and fix privacy perspex	0.00	4,515.00	4,515.00
3.1.2 LOWER BALCONIES				
P 2 ITEM 3.1.2.1	Take up existing concrete pavings	5,893.00	0.00	5,893.00
P 2 ITEM 3.1.2.2	Take up existing felt covering and insulation	6,107.00	0.00	6,107.00
P 2 ITEM 3.1.2.4	Lay 25mm Langley Parafoam insulation	12,113.00	0.00	12,113.00
P 2 ITEM 3.1.2.5	Lay 20mm two coat Polymer Modified Asphalt	0.00	17,232.00	17,232.00
P 3 ITEM 3.1.2.6	Form 13mm two coat upstands in ploymer Modified Asphalt	14,747.00	0.00	14,747.00
P 3 ITEM 3.1.2.7	Clean out and make good existing horizontal chases to concrete surfaces	5,376.00	0.00	5,376.00
P 3 ITEM 3.1.2.8	Supply and fix trims to concrete surfaces	6,985.00	0.00	6,985.00
P 3 ITEM 3.1.2.9	Apply 13mm two coat Polymer Modified Asphalt to piers and copper rainwater outlets	2,081.00	0.00	2,081.00
P 3 ITEM 3.1.2.10	Works to doors and frames	5,616.00	0.00	5,616.00
P 4 ITEM 3.1.2.11	Upstands	15,763.00	0.00	15,763.00
P 4 ITEM 3.1.2.12	Lay Spartan tiles to new asphalt surface	20,975.00	0.00	20,975.00
P 4 ITEM 3.1.2.13	Supply and fix Neaco Neatdeck grilles	2,611.00	0.00	2,611.00
P 4 ITEM 3.1.2.14	Form expansion joints within the asphalt	0.00	1,865.00	1,865.00
P 4 ITEM 3.1.2.15	Prime joint faces with Arbo Primer	0.00	315.00	315.00
P 5 ITEM 3.1.2.16	Remove privacy screens	2,730.00	0.00	2,730.00
P 5 ITEM 3.1.2.17	Refix privacy screens	5,670.00	0.00	5,670.00
3.1.3 UPPER BALCONIES				
P 6 ITEM 3.1.3.1	Take up existing concrete pavings	7,400.00	0.00	7,400.00
P 6 ITEM 3.1.3.2	Take up existing felt covering and insulation	6,448.00	0.00	6,448.00
P 6 ITEM 3.1.3.4	Lay 50mm Langley Parafoam insulation	16,003.00	0.00	16,003.00
P 6 ITEM 3.1.3.5	Lay 20mm two coat Polymer Modified asphalt	0.00	21,632.00	21,632.00
P 6 ITEM 3.1.3.6	Form 13mm two coat upstands in Polymer Modified Asphalt	11,237.00	0.00	11,237.00
P 6 ITEM 3.1.3.7	Clean out and make good existing horizontal chases to concrete surfaces	5,408.00	0.00	5,408.00
P 6 ITEM 3.1.3.8	Supply and fix trims to concrete surfaces	5,325.00	0.00	5,325.00
P 7 ITEM 3.1.3.9	Two piece copper raising piece to existing outlets	5,456.00	0.00	5,456.00
P 7 ITEM 3.1.3.10	form softwood sumps to outlets	1,753.00	0.00	1,753.00
P 7 ITEM 3.1.3.11	Clean out and dress chase to top edge of balcony	2,561.00	0.00	2,561.00
P 7 ITEM 3.1.3.12	Works to access doors and frames from staircases	7,457.00	0.00	7,457.00
P 8 ITEM 3.1.3.13	Works to flat fire exit doors and frames	22,593.00	0.00	22,593.00
P 8 ITEM 3.1.3.14	Supply and lay Spartan tiles to new surface	26,330.00	0.00	26,330.00
P 8 ITEM 3.1.3.15	Supply and fix Neaco Neatdeck grilles	7,320.00	0.00	7,320.00
P 8 ITEM 3.1.3.16	Form expansion joints within the asphalt	0.00	3,587.00	3,587.00
P 9 ITEM 3.1.3.17	Prime joint faces with Arbo Primer	0.00	189.00	189.00
P 9 ITEM 3.1.3.18	Remove privacy screens	983.00	0.00	983.00
P 9 ITEM 3.1.3.19	Refix privacy screens	1,786.00	0.00	1,786.00
3.1.4 MAIN ROOF				
P10 ITEM 3.1.4.1	Removal of existing felt roof coverings	7,054.00	0.00	7,054.00
P10 ITEM 3.1.4.2	Removal of existing promenade tiles	1,309.00	0.00	1,309.00
P10 ITEM 3.1.4.5	Lay waterproofing roofing system	0.00	36,536.00	36,536.00
P11 ITEM 3.1.4.6	Edge Trims	1,925.00	0.00	1,925.00
P11 ITEM 3.1.4.7	Form upstand	7,222.00	0.00	7,222.00
P11 ITEM 3.1.4.8	Aluminium trims to window cills	5,499.00	0.00	5,499.00
P11 ITEM 3.1.4.9	Works to access doors and frames from staircases	4,130.00	0.00	4,130.00
P12 ITEM 3.1.4.10	Felt to face and top edge of curb to rooflight	119.00	0.00	119.00
P12 ITEM 3.1.4.11	Install Proliner rainwater outlets	9,275.00	0.00	9,275.00
P12 ITEM 3.1.4.12	works to existing copper rainwater pipes	3,516.00	0.00	3,516.00
P12 ITEM 3.1.4.13	Lead collars to soil vent pipes	3,441.00	0.00	3,441.00
P13 ITEM 3.1.4.14	Triflex primer to parapet walls	14,689.00	0.00	14,689.00
P13 ITEM 3.1.4.15	Aluminium trim to parapet walls	1,685.00	0.00	1,685.00
P13 ITEM 3.1.4.16	Form expansion joints	1,265.00	0.00	1,265.00
P13 ITEM 3.1.4.17	Prime exposed sections of expansion joints	189.00	0.00	189.00
3.1.5 STAIRCASE/LIFT MOTOR ROOM ROOFS				
P14 ITEM 3.1.5.1	Strip existing roof coverings	1,342.00	0.00	1,342.00
P14 ITEM 3.1.5.2	Clean out chase and make good flush	571.00	0.00	571.00
P14 ITEM 3.1.5.3	lay elastomeric roofing system	0.00	6,751.00	6,751.00
P14 ITEM 3.1.5.4	extern felt roofing system over curbs and fit Brown Em-trim	0.00	4,080.00	4,080.00

P14	ITEM 3.1.5.5	Form sumps to existing roof outlets	246.00	0.00	246.00
P15	ITEM 3.1.5.6	form upstand	240.00	0.00	240.00
P15	ITEM 3.1.5.7	Form expansion joints	0.00	2,211.00	2,211.00
3.1.6 BARREL VAULT ROOFS					
P 16	ITEM 3.1.6.1	Strip off existing felt coverings and insulation	22,839.00	0.00	22,839.00
P 16	ITEM 3.1.6.2	Lay insulation to central gutter between barrel vaults	4,787.00	0.00	4,787.00
P 16	ITEM 3.1.6.3	Prime concrete surface and apply jableite insulation fully bonded in hot bitumen	31,949.00	0.00	31,949.00
P 16	ITEM 3.1.6.4	Form fillet to new insulation	5,972.00	0.00	5,972.00
P 16	ITEM 3.1.6.5	aluminium trims	2,012.00	0.00	2,012.00
P 16	ITEM 3.1.6.6	prime concrete surfaces to barrel vault roofs	16,392.00	0.00	16,392.00
P 16	ITEM 3.1.6.7	triflex to barrel vault roofs	0.00	95,243.00	95,243.00
P 17	ITEM 3.1.6.8	Dress triflex to head and cill of circular headed windows	9,958.00	0.00	9,958.00
P 17	ITEM 3.1.6.9	trim to head of circular headed windows	2,252.00	0.00	2,252.00
P 17	ITEM 3.1.6.10	aluminium trims to to clerestorey windows	1,705.00	0.00	1,705.00
P 17	ITEM 3.1.6.11	supply and fix lead chutes to rear of central gutters	812.00	0.00	812.00
P 17	ITEM 3.1.6.12	form new outlets to barrel vault gutters	551.00	0.00	551.00
P 17	ITEM 3.1.6.13	supply and fix aluminium hopper	1,747.00	0.00	1,747.00
P 17	ITEM 3.1.6.14	form new lead chutes to remaining barrel vault gutters	4,467.00	0.00	4,467.00
P 18	ITEM 3.1.6.15	form expansion joints	0.00	1,909.00	1,909.00
3.1.7 JOINERY REPAIRS					
P 19	ITEM 3.1.7.1	Remove glazing bead to cill sections	0.00	709.00	709.00
P 19	ITEM 3.1.7.2	cut away out lip of cill members to receive new glazing bead	0.00	2,100.00	2,100.00
P 19	ITEM 3.1.7.3	new glazing beads	0.00	1,837.00	1,837.00
P 21	ITEM 3.1.7.7	Remove sealant filltet for redecoration, then replace	0.00	7,176.00	7,176.00
P 21	ITEM 3.1.7.8	apply silicon selant to new door frames	0.00	523.00	523.00
P 21	ITEM 3.1.7.9	apply silicon sealant to window/floor units	0.00	3,663.00	3,663.00
3.1.9 LIGHTNING PROTECTION					
P 23	ITEM 3.1.9.1 TO ITEM 3.1.9.4	provide lightning installation	0.00	11,440.00	11,440.00
P24	ITEM 3.1.10.5 to 3.1.10.8	Remove privacy perspex, replace residents plants and clean windows	0.00	2,647.00	2,647.00
Additions					
CI 4.01		Various minor works in response to "Requests for information" forms	£ 3,731.88		£ 3,731.88
CI 5.01		Provision of Colour Schedule & instruction to obtain GRP trims	£ 1,865.94		£ 1,865.94
CI 6.01		Timber frame works to roof S/C 64-63	£ 7,463.76		£ 7,463.76
CI 7.01		Timber repairs to Ben Jonson 6th floor windows	£ 5,597.82		£ 5,597.82
CI 7.02		Renew all door signage	£ 3,731.88		£ 3,731.88
CI 8.01		Infill broken louvres in lower balcony staircase with woven wire mesh.	£ 3,731.88		£ 3,731.88
CI 8.02		Carry out works to rainwater outlets, balcony upstands, roof felting and aluminium trim works	£ 13,994.55		£ 13,994.55
CI 9.01		Supply ear defenders & drain plugs. Extend felt upstands to lift motor room roofs to allow single level termination bar around stairwell enclosures.	£ 5,597.82		£ 5,597.82
CI 10.01		Works to form new bund outlet	£ 1,865.94		£ 1,865.94
CI 10.02		Fabrication and securing of termination bar detail as indicated on party wall sketch.	£ 4,664.85		£ 4,664.85
CI 10.04		Works required to form upper balcony kerb detail.	£ 6,530.79		£ 6,530.79
CI 10.07		Joinery repairs to North and South Bay windows on 6th and 7th floor.	£ 4,664.85		£ 4,664.85
Omissions					
CI 10.03		Asphalt upstand and dressing to underside of party wall panel over outlet	-£ 5,948.20		-£ 5,948.20
CI 10.05		Upper Balcony outlet pipe raising pieces as specification items 3.1.3.9 & 3.2.3.9	-£ 8,371.54		-£ 8,371.54
CI 10.06		25mm insulation to main roof plant room areas	-£ 7,710.63		-£ 7,710.63
TOTAL ROOF WORK ITEMS					
Percentage			66.32%	33.68%	
NORMAL MAINTENANCE ITEMS ALSO BEING ADDRESSED UNDER THIS CONTRACT					

3.1.8 DECORATIONS				
P 22 ITEM 3.1.8.1 TO ITEM 3.1.8.5		252.77	49,274.00	49,526.77
TOTAL NORMAL MAINTENANCE ITEMS		252.77	49,274.00	49,526.77
Percentage		0.51%	99.49%	
Total Roof Works and Normal Maintenance Items		445551.36	275434.00	720985.36
Percentage		61.80%	38.20%	
Preliminaries		246,954.17	152,663.83	399,618.00
Contingencies / Provisional Items		32,241.02	19,930.98	52,172.00
TOTAL		724,746.56	448,028.80	1,172,775.36
Fixed consultant fees		17,419.96	10,768.79	28,188.74
Staff Costs		58,180.65	35,966.51	94,147.16
Allowance for historic costs (£213,762)		141,762.90	-141,762.90	0.00
GRAND TOTAL		942,110.06	353,001.20	1,295,111.27
		72.74%	27.26%	

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Committee(s):	Date(s):
Barbican Residents' Consultation Committee	18 th May 2015
Barbican Residential Committee	1 st June 2015
Subject: Review of the Garchey Waste Disposal System	
Report of: Director of Community & Children's Services	Public
<p style="text-align: center;"><u>Summary</u></p> <ol style="list-style-type: none"> 1. A Working Party consisting of Officers and Residents was set up in October 2011 to carry out a review of the Garchey System. 2. The working party could not find sound financial arguments in favour of removal of the Garchey System. 3. A significant number of Garchey Units have already been removed and the usage of remaining units has declined in recent years (and continues to do so). 4. In the past, suggestions for removal of the Garchey System have provoked strong reactions amongst residents. 5. Access would be required to all properties without exception before the Garchey could be fully decommissioned. Legal advice is that whilst the lease may allow the City access to flats for the purpose of removing the Garchey sink units it is by no means a certainty if the matter were to go to court. <p>Recommendation</p> <ol style="list-style-type: none"> 6. It is recommended that, 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 is deferred and that a further review be carried out in 5 years. Consideration should also be given by the Barbican Estate Office to develop a methodology to record Garcheys that have been removed but are not on records held by the Estate Office. 	

Main Report

Background

7. In December 2006 the Barbican Residential Committee approved a report from the Garchey Working Party recommending that the Garchey continued to operate and that a further review would take place in 3 years.
8. In October 2011 a Working Party of officers and resident representatives was set up to carry out a further review of the Garchey System, its condition, usage and relevance to the modern day Barbican, and to evaluate the costs of maintaining or removing the system.
9. The Garchey system was built as an integral part of the Barbican Estate. Its pipe work removes rain water; waste water from washing machines/dish washers (grey water); as well as other kitchen wet waste material. For over 40 years this system has worked well due to high standards of maintenance carried out by the Barbican Estate Garchey team.
10. The Barbican Estate comprises 2073 flats which includes 69 properties in Frobisher Crescent that do not have a Garchey System. There are also 2 Garcheys contained within the former YMCA. These will be removed as part of the new development. Of the remaining 2004, approximately 1024 of which have had their Garchey removed, replacing them with a sink or macerating Waste Disposal Unit. It is perceived, though not proven, that these changes have caused siphoning of the Garchey's U-trap from time to time in Tower Block flats, resulting in backflow, noise and smells which has led to numerous complaints from residents.
11. Wear and tear of the pipe work is negligible and the overall condition of the system is sound. Currently spare parts are manufactured at acceptable cost, although it is not possible to say how much longer this will remain the case. Appendix A details the current condition of the Garchey.
12. Because it is an original feature and an efficient means of the disposal of wet waste in particular, some residents are in favour of keeping it to preserve a unique feature of the Estate.
13. In the survey carried out in 2006, 841 residents responded. The votes were close, with 440 (52.32%) voting to keep the Garchey and 390 (46.37%) to remove it. 11 (1.31%) voters didn't know. It was recommended to the Barbican Residential Committee the Garchey was retained and a further review carried out in 3 years.

14. A food waste collection trial commenced in 2008 and was rolled out across the Barbican Estate in 2009.
15. A working party was formed in October 2011 whose remit was to review the Garchey System and update the various elements of the 2006 review.

Non-Financial Considerations

Keeping The Garchey sink unit – Option A

16. If the Garchey system is retained the current annual maintenance and salary costs will continue and will be subject to a rise with inflation.
17. The Working Party noted that there are however considerations beyond financial ones. The impact of recycling on the Estate reduces the wear and tear on the Garchey, which will prolong its life. Since the last review, collections from the Garchey have reduced by more than 50% by weight. This is in part due to the amount of waste that is now recycled across the estate. The table below details the volume of waste collected from the Garchey. It also takes into account the number of known Garcheys that have been removed during the period.

Year	Total Weight Collection (Tonnes)	No. Garcheys Remaining *	Average (Kg/ Flat/ Annum)
2006	30.7	1256	24
2007	27.89	1212	23
2008	25.37	1171	22
2009	19.17	1152	17
2010	15.71	1124	14
2011	11.94	1084	11
2012	10.62	1039	10
2013	9.87	1003	10
2014	9.65	980	10

*The number of Garcheys remaining is calculated as the total number of Garcheys less the total number that the Barbican Estate Office knows have been removed. It is the view of the BEO that there is an unknown number that have been removed without Landlord's consent.

It should also be noted that whilst the calculations are based on the number of Garcheys in operation, they do not take account of the fact that there is an unknown number of Garcheys that operate but are not used for the disposal of waste.

18. Considerations were noted which are very difficult to quantify in comparative terms. Firstly, the fact that the Garchey is a “sealed” system means there are virtually no problems with rats and other rodents. No other collection system is equally pest free. Secondly the Garchey is an original design feature of the Barbican Estate and some would feel integral to its character. However, English Heritage have confirmed the Garchey system is not “listed” so could be removed subject to certain items being retained within a set number of flats for historic purposes. Thirdly, the significant benefits of a waste disposal system which disposes of putrescibles direct from the kitchen, without the environmental unsightliness of caddies/ bins in evidence in lobbies and round the estate, contributing to a "wheelie-bin" culture. Furthermore, the latter may lead to smells, and possibly, an increase of vermin.

Remove the Garchey System – Option B

19. If the Garchey were to be removed, it would mean removing the bowl from under the sink. It is possible that the existing sinks can be adapted so that the sink unit can remain. It is estimated that removal across the whole Estate would take three years and in that time the Garchey system would have to be kept running until the last unit was removed.
20. In addition to the removal of the Garchey bowls, the Garchey pits that hold the waste until it is removed by a specially adapted tanker, will have to be filled and converted into a conventional sewer.
21. It will not be possible to ‘switch off’ the Garchey until all Garchey bowls have been removed. This presents a potential problem should access be denied into just one property. Legal advice and Counsel’s opinion has been sought and have concluded:-
- that it is permissible to decommission the Garchey *so long as another method of rubbish collection is provided*. Counsel takes the view that this is envisaged by the terms of the standard lease;
 - that whilst clause 4(7) of the lease *may* be wide enough to allow the City access to flats to remove the Garchey sink units it is by no means a certainty if the matter were to go to Court;

- that if the Garchey were decommissioned, access to some flats for the purpose of removing the Garchey sinks could not be obtained (see 2. above) and certain residents then continued to use the Garchey sinks which they refused to have removed, the City would likely have powers under the Environmental Protection Act 1990 to order removal.

Financial Implications

Keeping The Garchey sink unit – Option A

22. The current estimated cost to the service charge account for operating the Garchey System is £184,360 per annum. Using the average increase of operating the Garchey over the past 5 years, this cost is expected increase by 1.30% per annum. Therefore the cost of operating the Garchey will rise to £229,630 per annum by 2032. These costs are recharged estate-wide based on the percentages within individual leases.

Year	Annual Cost of Operating the Garchey System
2015	£184,360
2016	£186,757
2017	£189,185
2018	£191,644
2019	£194,136
2020	£196,660
2021	£199,216
2022	£201,806
2023	£204,429
2024	£207,087
2025	£209,779
2026	£212,506
2027	£215,269
2028	£218,067
2029	£220,902
2030	£223,774
2031	£226,683
2032	£229,630

Remove the Garchey System – Option B

23. The estimated cost for removing the Garchey system is based on an estimate that was produced in 1995 following a 2 week detailed survey. The 2006 committee report inflated these figures by 2.5% per annum to bring them to 2006 prices. For the purposes of this report, the same methodology has been adopted in that 2006 prices have been inflated by 2.5% per annum to bring them to 2015 prices.

24. The table below details the costs of removing the Garchey along with the additional costs for continued maintenance during removal and redundancy costs.

Year	Capital Cost	Running Costs During Removal	Running Costs After Removal	Redundancy Costs	Total
2015	£1,627,964	£184,360			£1,812,324
2016		£186,757			£186,757
2017		£189,185		£176,826	£366,011
2018			£11,160		£11,160
2019			£11,305		£11,305
2020			£11,452		£11,452
2021			£11,600		£11,600
2022			£11,751		£11,751
2023			£11,904		£11,904
2024			£12,059		£12,059
2025			£12,216		£12,216
2026			£12,374		£12,374
2027			£12,535		£12,535
2028			£12,698		£12,698
2029			£12,863		£12,863
2030			£13,031		£13,031
2031			£13,200		£13,200
2032			£13,372		£13,372

25. The Table below shows the cost of removing the Garchey system alongside the cost of maintaining it. None of the costs incurred by the City of London arising from disposal of the Garchey generated waste have been included. The table shows the difference between the two cost streams and this difference was used to derive the Internal Rate of Return (IRR), which to 2032, showed a return of 8.1%. The working party concluded that this return was unlikely to be attractive to residents. A reduction of the capital costs by approximately £500,000 would change the IRR to 12.5%, which the working party felt might be attractive to residents.

Year	Retain Garchey	Remove Garchey	Difference
2015	£184,360	£1,812,324	-£1,627,964
2016	£186,757	£186,757	£0
2017	£189,185	£361,186	-£172,001
2018	£191,644	£10,875	£180,769
2019	£194,136	£11,016	£183,119
2020	£196,660	£11,160	£185,500
2021	£199,216	£11,305	£187,911
2022	£201,806	£11,452	£190,354
2023	£204,429	£11,600	£192,829
2024	£207,087	£11,751	£195,336
2025	£209,779	£11,904	£197,875
2026	£212,506	£12,059	£200,447
2027	£215,269	£12,216	£203,053
2028	£218,067	£12,374	£205,693
2029	£220,902	£12,535	£208,367
2030	£223,774	£12,698	£211,076
2031	£226,683	£12,863	£213,820
2032	£229,630	£13,031	£216,599

26. The final table below gives an indicative point at which the cost of maintaining the Garchey is equal to or greater than the cost of removing the Garchey. The table shows that during 2026 the cumulative cost of continuing to maintain the Garchey exceeds the cumulative cost of removing the Garchey

Year	Retain Garchey	Remove Garchey	Cumulative Difference
2015	£184,360	£1,812,324	-£1,627,964
2016	£186,757	£181,995	-£1,623,201
2017	£189,185	£361,186	-£1,795,202
2018	£191,644	£10,875	-£1,614,433
2019	£194,136	£11,016	-£1,431,313
2020	£196,660	£11,160	-£1,245,814
2021	£199,216	£11,305	-£1,057,902
2022	£201,806	£11,452	-£867,548
2023	£204,429	£11,600	-£674,719
2024	£207,087	£11,751	-£479,383
2025	£209,779	£11,904	-£281,508
2026	£212,506	£12,059	-£81,060
2027	£215,269	£12,216	£121,993
2028	£218,067	£12,374	£327,686
2029	£220,902	£12,535	£536,053
2030	£223,774	£12,698	£747,128
2031	£226,683	£12,863	£960,948
2032	£229,630	£13,031	£1,177,548

27. The working party concluded that the financial attractiveness of removing the Garchey system was marginal. The IRR, almost identical to the AER standard of the base project was 8.1%. The working party felt that this would not be attractive to residents. Comparisons were made to domestic solar panel installations, where IRRs of over 11% were necessary before householders would make an investment. The Garchey removal is a much less attractive project. The capital costs of removing the system are uncertain, whereas in solar panel installations they are guaranteed; further, solar panel installations have an intangible allure, which the Garchey removal does not.

28. A major uncertainty in the capital costs of removing the Garchey system is the number of remaining Garcheys. Some members of the working party felt that there were more units that had been removed than the official records showed. It was agreed that the Barbican Estate Office should give consideration to adopting a methodology to establish a more accurate number of Garcheys in operation. This could then be logged as a central record to establish a sound sample over 5 years.
29. Should the Garchey System be removed it will be necessary to enter every flat that has a Garchey bowl. If every unit is not removed the modified system would not cope with extracting waste from a unit still in use. It has not been possible to enter all flats on previous projects for example the installation of the television IRS in 2005.
30. Tower Block residents currently suffer from backflow, noise and smells in the flats. Although there is not a ban on removing units in tower blocks, any requests for their removal are looked at on an individual basis before permission is granted. It should be noted that the removal of the Garchey System will not resolve all smells such as those that manifest from cooking etc.
31. The waste that previously went down the Garchey will have to be collected at the flat front door. The Corporation already operates a recycling scheme which many residents utilise. It is not anticipated there will be a significant overall increase in volume of rubbish collected if the Garchey is removed. However, current users of the Garchey will be forced to use the existing door to door collection service for waste removal which if not collected on a regular basis could lead to environmental issues.

Consultees

32. The Comptroller & City Solicitor and The Chamberlain have been consulted in the preparation of this report and their comments have been included.

Ade Adetosoye
Director of Community and Children's Services

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APPENDIX A

Garchey Condition Report

Pumping Stations

Andrewes House Pumping Station.

The control panel in the Andrewes House Station, and all associated wiring and isolators, stop buttons, etc, to all equipment within the station was completely replaced in February 2004.

The 2 x Hick Hargreaves liquid ring vacuum pump and motor sets, were replaced in June 2008 with 2 x Edwards SHR 2500 series liquid ring pump and motor sets.

This was due to failing performance and leakage, also the replacement was part of the recommendation from the previous Garchey survey. Both pumps run at the same time when on duty, there is no standby, however if there were to be a fault with one of the pumps, we could operate on one only but this would greatly increase the amount of time needed to complete the work.

There are no compressors in the Andrewes House pumping station.

Beech Street Pumping Station

The controls for the Vacuum pumps, Compressors and other minor pumps in the panel in the Beech street station was completely refurbished in 1990; this involved replacing all the internal components, contactors, relays, fuses for MCBs, timers, etc. At the time the best equipment available on the market was used.

At the time of the last survey it was decided that if the Garchey were to be kept for another 5 years, it would be necessary to replace the 2 x existing pump and motor sets, as they were showing signs of wear and poor performance.

In August 2009 both pump and motor sets were replaced with, Edwards SHR 2750 series liquid ring vacuum pump and motor sets. The pumps in Beech street station are on a duty and standby situation, this is possible because they are much bigger pumps and one will give sufficient vacuum to carry out the work. Full sets of wiring diagrams are available for both control panels.

Compressors

In the Beech street station there were two Broome and Wade 2BWL compressors, one duty, and one standby. These were both original and were around 38 years old, though still functioning enough to come up to required pressure they were beginning to struggle.

It was decided along with the pump replacement program at the last survey, that if the Garchey was going to be kept for another 5 years they would need to be replaced.

So in October 2009 they were replaced with 2 x New Ingersoll Rand Model UP5-22-7 Rotary Screw Air Cooled Compressors.

Since 2008 all the compressed air pneumatic actuators within the Beech street station have been replaced on a rolling program.

Air Receivers and Retention vessels

In the Beech street station are 2 air receivers for holding the compressed air made by the compressors, these and the pressure release valves are inspected internally one year and externally the next year by the C.O.L. insurers. The insurers have reported that the equipment is showing absolutely no sign of wear.

Also covered by the insurance inspections are the 2 retention vessels, into which the contents of the Garchey pits are drawn. These also are showing little sign of wear apart from minor surface blister rust on the inside, which is to be expected.

Air Scrubber units

In each pumping station there are two Air Scrubber units, these are used to wash and clean the fowl air that is drawn in when emptying the Garchey pits. They are injected with chemicals from the chemical dosing plant, one with Sodium Hypochlorite the other with Sodium Hydroxide.

Two of the units are original; the other two coming approximately twenty five years ago, after the chlorine gas that was originally used in conjunction with the original air scrubber was banned. All the units are made of fibre glass and P.V.C plastic and therefore easily maintained.

A plastics firm that specialises in Scrubber units, are called in to complete a major service every three years. This entails stripping the units down, replacing filters, broken or blocked jets, de-scaling of the internals, O rings and washers.

The only problems we experience with the units are leaking joints and pump seals.

Chemical Dosing Plants

There are two small chemical dosing plants, one for each station, that inject the chemicals in to the scrubber units. Each plant comprises of, two dosing pumps and 2 x 200 litre polyurethane holding tanks, the plants are serviced every six months by the Garchey staff.

This comprises of de-scaling the tanks and all associated pipe work, the plants have operated almost trouble free since their introduction 20 years ago, the only problem being one of the pumps needing to be replaced.

Wey Valves

There are 150 quick release Wey valves attached to the Garchey pits, these are taken out once a year by the Garchey staff and stripped down for maintenance and cleaning, including the internal slides in the vacuum pipe which are de-scaled and greased, glands re-packed and shafts greased.

We have had to replace only four valve blades in over thirty five years due to wear, this is owing to the fact that the valves are of a very simple and robust nature. We also hold 10 replacement valves in stock.

Garchey Pits

There are 150 Garchey pits on the estate, these were constructed from reinforced concrete and have an indefinite lifespan, the pits and internal overflow and external overflow pipe work are cleaned by high pressure jets every three months by outside contract staff.

As of today we have only had to replace two bends to a pit overflow due to wear.

Garchey Stack Pipes

There are 400, 150mm BS437 drain weight cast iron vertical Garchey stacks and 200, 54mm BS437 drain weight overflow stacks on the estate. Since the commissioning of the Garchey system we have replaced a total of 18, 150mm duckfoot bends due to impact damage, and 4, 54mm straight sections of pipe due to cracks.

Approximately sixty per cent of stack pipes are vertical from roof level to entry in to the Garchey pit. The remaining forty per cent contain one or more reinforced duckfoot bends, these will be showing more sign of wear than the vertical ones.

All visible stack pipes are checked on a regular basis for sign of leakage by the Garchey staff.

At the last survey a thickness and wear testing program using ultra sound equipment, was undertaken by an outside contractor. The results showed an average of between 10 – 15% wear on most of the stack pipes.

Garchey Traps

There are a known 1070 flats that still contain a Garchey unit, part of this unit is a 150mm spun cast iron P trap that connects to a branch on to the main down stack. Some of these are showing signs of wear and we know of one or two that have pin hole leaks, we have up to now been successful in repairing these, unfortunately this casting is now obsolete.

In the event that we were unable to make a repair that was waterproof, the Garchey system in the flat would have to be removed by the C.O.L.

Vacuum Line

The 200 mm spun cast iron vacuum line is divided into five separate areas, and totals approximately one and a half miles in length. There are minor leaks from time to time due to a small amount of movement the pipeline suffers when in use, these are easily remedied by the Garchey staff on routine maintenance.

The section of line that serves, Speed House, Gilbert House, Willoughby House and Cromwell Tower, was the very first line to be commissioned and contains more bends than any other.

We have on this line, over the last 7 years experienced, a series of leaks due to internal wear; this has occurred on six of the 45 degree bends on this section of pipeline. Each leak has turned out to be of a pin hole type and not major wear.

Three of the bends have been replaced, the other three have been repaired by contract staff using a new repair system that carries a ten year guarantee which is significantly cheaper and quicker than replacing the bend.

We have not experienced this problem on any of the other vacuum lines, again at the time of the last survey, a wear and thickness testing program was carried out by the same external contractor who reported an average of 10 -18% wear on most of the vacuum lines.

Spare Parts

The Original installers of the Garchey System on the Estate were Matthew Hall. They continued to supply spare parts for the units within the flats until 12 years ago, at this time another supplier Linbrook and Son, come into the market and offered spare parts to us at a twenty per cent reduction on Matthew Halls prices.

We have been purchasing from Linbrooks since this time, and apart from giving an excellent service 2004 was the first price rise they have introduced. Their current price listing is now only 10% above the price Matthew Hall were charging us in 1996, They currently hold a stock of 500 of every Garchey item.

Linbrooks have recently been taken over by a large national building maintenance company called, Wates, we have had an assurance from the new company that they will continue to make and supply Garchey parts to us.

Matthew Hall have now been taken over by AMEC and the Garchey division is no longer in existence.

Committee(s): Residents' Consultation Committee Barbican Residential Committee	Date(s): 18 May 2015 1 June 2015
Subject: Progress of Sales & Lettings	
Report of: Director of Community and Children's Services	Public
<p style="text-align: center;"><u>Executive Summary</u></p> <p>This report, which is for information, is to advise members of the sales and lettings that have been approved by officers since your last meeting. Approval is under delegated authority and in accordance with Standing Orders. The report also provides information on surrenders of tenancies received and the number of flat sales to date.</p> <p>Recommendation: That the report be noted.</p>	

Main Report

BACKGROUND

1. The acceptance of surrenders of tenancies and the sale and letting of flats are dealt with under delegated authority and in accordance with Standing Orders 77a and 77b.

SURRENDERS

2. There are no new surrenders to report.

RIGHT TO BUY SALES

- 3.

	21 April 2015	10 February 2015
Sales Completed	1079	1079
Total Market Value	£94,546,908.01	£94,546,908.01
Total Discount	£29,539,064.26	£29,539,064.26
NET PRICE	£65,007,843.75	£65,007,843.75

OPEN MARKET SALES

4.

	21 April 2015	10 February 2015
Sales Completed	836	835
Market Value	£134,998,271.97	£133,122,271.97

5. Fifteen exchanges of sold flats have taken place with the sum of £720,254 being paid to the City of London.
6. The freeholds of 14 flats in Wallside have been sold with the sum of £35,000 being paid to the City of London.
7. A 999 year lease has been completed with the sum of £43,200 being paid to the City of London.

APPROVED SALES

8. There are no new approved sales to report.

APPROVED LETTINGS

9. No lettings have been approved since your last committee.

COMPLETED SALES

10. Since the last report one sale has completed in Shakespeare Tower. The sale of 181 Shakespeare Tower completed on 26 February 2015.

11. SALES PER BLOCK

BLOCK	TOTAL NO. OF FLATS IN EACH BLOCK	TOTAL NO. SOLD IN EACH BLOCK	NET PRICE £	% NO. OF FLATS SOLD IN EACH BLOCK
ANDREWES HOUSE	192	182	14,913,260.00	94.79
BEN JONSON HOUSE	204	195	14,132,454.83	95.59
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETON HOUSE	111	105	6,806,712.50	94.59
BRYER COURT	56	55	2,307,338.50	98.21
BUNYAN COURT	69	66	4,693,780.00	95.65
DEFOE HOUSE	178	170	14,644,782.50	95.51
GILBERT HOUSE	88	87	11,046,452.50	98.86
JOHN TRUNDLE COURT	133	131	4,467,527.50	98.50
LAMBERT JONES MEWS	8	8	1,400,000.00	100.00
MOUNTJOY HOUSE	64	63	5,925,723.50	98.44
THE POSTERN/WALLSIDE	12	8	2,499,630.00	66.67
SEDDON HOUSE	76	74	7,675,677.50	97.37
SPEED HOUSE	114	104	8,933,148.50	91.23
THOMAS MORE HOUSE	166	162	13,668,455.00	97.59
WILLOUGHBY HOUSE	148	145	13,542,670.50	97.97
TERRACE BLOCK TOTAL	1645 (1645)	1579 (1579)	127,715,073.33 (127,715,073.33)	95.99 (95.99)
CROMWELL TOWER	112	100	21,700,801.00	89.29
LAUDERDALE TOWER	117	113	22,703,779.63	96.58
SHAKESPEARE TOWER	116	109	25,225,415.76	93.97
TOWER BLOCK TOTAL	345 (345)	322 (321)	69,629,996.39 (67,753,996.39)	93.33 (93.04)
ESTATE TOTAL	1990 (1990)	1901 (1900)	197,345,069.72 (195,469,069.72)	95.53 (95.48)

The freeholds of 14 Flats in Wallside have been sold. The net price achieved for the purchase of the original leasehold interest and the subsequent freehold interest is £3,459,500. The figures in brackets are as stated at your last meeting.

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE **Monday, 18 May 2015**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Guildhall on Monday, 18 May 2015 at 7.00 pm

Present

Members:

Tim Macer (Chairman)	Jane Smith - Barbican Association
Robert Barker (Deputy Chairman)	Michael Swash - Willoughby House
Graham Wallace (Deputy Chairman)	John Taysum - Bryer Court
Randall Anderson - Shakespeare Tower	Fred Rodgers – Breton House
Averil Baldwin - Thomas More House	Trevor Kavanagh – Speed House
Mark Bostock - Frobisher Crescent	
Helen Hudson - Defoe House	
Gordon Griffiths - Bunyan Court	

In Attendance:

Gareth Moore	Chairman, Barbican Residential Committee
Prof. John Lumley	Barbican Residential Committee
Brian Parkes	Barbican Resident
Paul Clifford	Barbican Resident

Officers:

Helen Davinson	Community and Children's Services
Michael Bennett	Community and Children's Services
Karen Tarbox	Community and Children's Services
Mike Saunders	Community and Children's Services
Julie Mayer	Town Clerk's
Doug Wilkinson	Town Clerk's (for item 5)

1. APOLOGIES

Apologies were received from Gillian Laidlaw, Fiona Lean and Robin Gough (represented by Helen Hudson).

The Chairman asked for a vote of thanks to be recorded for Dr Gianetta Corley, who had been the Gilbert House Group representative for 20 years and had served on the Residents Consultation Committee (RCC) since its inception in 2003. Members noted that Richard Dykes would replace Dr Corley but he had submitted apologies this evening. The Chairman also welcomed new Member, Fred Rodgers from Breton House.

There were several residents in attendance this evening and the Chairman welcomed them. Members were reminded that visitors could address RCC meetings by prior arrangement with the Town Clerk and the Chairman.

2. DECLARATIONS OF INTEREST

There were no declarations.

3. MINUTES

The minutes of the meeting held on 2nd March 2015 were approved as a correct record.

Members noted that, in accordance with general City of London Corporation practice in the administration of meetings, there were no 'matters arising' from minutes. The Town Clerk advised that outstanding actions lists were generally favoured, as they avoided duplication. The Barbican Estate Officers further advised that all outstanding references from the last set of minutes that had been covered in the '*You Said, We Did*' document were included in the various action plans at items 6 and 12.

4. TO ELECT A 2nd DEPUTY CHAIRMAN

At the AGM on 9th February on 2015, the RCC agreed to appoint a second Deputy Chairman. Following an expression of interest, it was Proposed by Rob Barker, Seconded by John Tomlinson and unanimously agreed that Mr Graham Wallace be elected as the second Deputy Chairman of the RCC.

5. BARBICAN AREA CCTV

The Committee received a report of the Assistant Director, Street Scene (Safer City Partnership), in respect of a proposal to install 24 cameras; to improve the CCTV coverage of the public walkways and the area around the Barbican Estate, including the Golden Lane Estate area.

Members noted that the Police and Community and Children's Services Committees had received this report and Members noted that it would be presented to the Barbican Residential Committee on 1st June and the Safer City Partnership on 8th June 2015. The Assistant Director had been pleased at the good response to the estate-wide survey, appended to this report.

Members also received a report received from the Chairman and from the Chair of the Barbican Association of an Estate-wide consultation of residents on this proposal. Members noted that 57% of residents were in favour of the proposal, while 17% expressed reservations and 20% objected.

During the discussion and questions, the following matters were raised/noted:

- The City and the Barbican were generally very safe areas but there were some crime levels in adjacent areas.
- The Police generally found CCTV cameras to be very effective as a deterrent and in securing convictions.
- Given the layout of the Barbican Estate, 100% coverage was unachievable but the proposal before residents presented a significant improvement.

- The City of London Corporation would face extremely heavy fines for breaching Data Protection and the strict Privacy Guidelines imposed on local authorities using surveillance equipment. The City Solicitor rigorously scrutinised such installations and the equipment being sourced would automatically pixelate private areas.
- There would be no installations on the internal areas of the Estate as the project was subject to funding from 'proceeds of crime' and therefore it would not be a liability on service charge payers.
- In order to comply with Listed Building Guidelines, the suppliers would be expected to provide equipment of a complimentary design. Residents noted that Listed Building Consent and/or Planning Permission would be required; planners had been consulted at an early stage and would assist with the design.
- Surveillance of the car parks would be part of the Police's 'Ring of Steel' project.
- The Control Room would capture all the images and the Assistant Director offered to find out the level of ongoing surveillance and report back to residents.
- The RCC and BRC would receive a further report, for comment, once the funding had been agreed and the detailed design emerged.
- Residents would be kept informed as to the date of installation etc. and disruptions would be kept to a minimum.

6. SERVICE LEVEL AGREEMENT (SLA) REVIEW

The Committee received a report of the Director of Community and Children's Services, which updated Members on the implementation of SLA's and KPI's on the Estate. The Chairman was pleased to advise that 2 new Members had been appointed to the SLA Working Party.

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

- The issue with the Bunyan car wash bay, raised at the last meeting, would be discussed further at the Beech Gardens Project Board on Wednesday this week (20th May).
- Members noted that the Barbican Occupiers User Group would be meeting tomorrow (19th May) and were invited to raise issues in respect of the cleanliness of the stairs down to Barbican Station and the red and white temporary barriers outside the Girls' School on lakeside.
- There would be an email broadcast on the provision of further bike pods in due course.

7. ROOF APPORTIONMENTS FOR BRETON AND BEN JONSON HOUSES

The Committee received a report of the Director of Community and Children's Services in respect of the Roof Apportionments for Breton and Ben Jonson Houses. The report was received favourably and recommended for approval by the Barbican Residential Committee (BRC) on 1st June 2015. The Chairman thanked officers and the resident Working Party for their hard work on a very detailed and technical project in supplying all the roof apportionments for the estate, which were now complete.

8. GARCHEY FIVE YEAR REVIEW

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

Members asked that an update be given in 2 years' time, with more complete date data on the number of units still in use on the Estate. Members also asked that if there are any major works required before Officers carried out a further review.

9. WORKING PARTY REVIEW (Gardens Advisory Group)

Members received the minutes of the Gardens Advisory Group from June 2014 to March 2015 and were pleased to note that 3 new Members had joined this working party.

The Estate Officer, who chairs this group, reported on a very successful residents' planting day, where free soil and plants had been supplied to the residents by the Chief Officer.

10. USE OF PRIVATE GARDENS

The Committee received a discussion document from the Barbican Estate Office, seeking guidance as to the way the private gardens should be used by residents, their visitors and other occupiers. The Estate Office were frequently asked to carry out contradictory tasks about the use of the private gardens and often found they were unable to satisfy the requirements of all residents.

During the discussion on this item, Members had the following suggestions/ observations:

- The Chairman insisted that matter was not directed at children, as their needs and requirements were equally respected.
- Members would not want to discourage children from enjoying healthy outdoor pursuits
- As there were likely to be many different views expressed; a survey would be of limited value as it could only reach a consensus.
- The 'No Ball Games' signs were gradually disappearing and they should be replaced but as 'polite notices'; given that a very small child playing

with a ball was unlikely to be as disruptive as older children and young adults.

- Signage should be kept to a minimum and be discrete.
- Messages on signs or in email broadcasts should be positive rather than prohibitive.
- Mr Wallace asked for his dissent to be recorded in respect of the provision of signage as he felt that, generally, it was ineffective.
- There was some debate as to what might be considered as 'low level' noise but it was agreed that there was a need to be respectful of all users and that 11pm was a reasonable time to expect all residents to keep noise to a minimum.
- Car Park attendants should not be expected to enforce signage or 'police' the behaviour of residents and/or their children.
- Could the City of London Corporation give consideration to providing more facilities for children, given their numbers were increasing on the Estate?
- Disputes between neighbours should be raised in a polite manner, in the first instance, with residents encouraged to speak directly to the person involved. The Estate Office would support elderly or vulnerable residents in these circumstances.

11. PROGRESS OF SALES AND LETTINGS

Members received a report of the Director of Community and Children's Services, which provided the regular sales and lettings update.

12. UPDATE REPORT

Members received the regular update report of the Director of Community and Children's Services. During the discussion on this report, the following matters were raised/noted in respect of Beech Gardens:

- Members noted that, due to a late design change, there would be a minor delay to the completion of the Beech Gardens project. However, should the weather improve this week, all the fencing and equipment would be removed. The Officer advised that it had been necessary to keep the fencing in place whilst the tiles were being cleaned. As the rain had been particularly heavy of late, there had been some pooling but this would be resolved as part of the snagging works. Members were reminded that drainage would be dealt with separately.
- In respect of the snagging process, Members noted that Volkerlaser would undertake the first quality check before handover to the City of London Corporation. At this point, officers would undertake a walk-around with

Volkerlaser and Members of the Project Board would be invited to inspect areas of concern. Members were invited to advise Karen Tarbox of any snagging issues they became aware of, via their House Officers or RCC representative. One Member advised that the fit of the podium door at Bunyan Court had been affected by the new tiling.

- In response to a question about the timing of the fountain at Beech Gardens, Officer agreed to provide an update as soon as possible. They confirmed that a timer would be fitted and this could be adjusted if appropriate.

Members noted that the Asset Maintenance Working Party had been put on hold whilst data in the new Asset Maintenance system was still being amassed and work was ongoing on the Asset Management Strategy. The Chairman advised that the new Strategy would be available in draft, in September, for presentation to the RCC/BRC, along with recommendation on the future role this working party.

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

Members noted that there had been 2 advance questions for this meeting, 1 – as above, re the timing of the fountain and another, received today, about parkour damage from free runners on the Estate. Members were reminded that this was a local Bye Law matter and therefore outside the remit of the RCC. However, Members noted that it had been raised at the BA Security Committee last week, which always had a Police Officer in attendance. Members also noted that Common Councilman, David Bradshaw had offered to pursue this on behalf of residents. Members asked that progress on this matter should be reported back to Committee at the next meeting.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- The Chairman advised that another volunteer was required for the Window Cleaning Tender Panel. Members were reminded that this would be a time commitment of up to 2 days, in order to hear presentations and deliberate etc.
- Members were reminded of 2 question and answer/induction sessions for new RCC Members taking place this week on 19th at 1 pm; and 20th at 6.30 pm. Existing Members were also welcome.

The meeting ended at 8.50 pm

Chairman

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