

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 6 June 2016

**Minutes of the meeting of the Barbican Estate Residents Consultation
Committee held at Guildhall on Monday, 6 June 2016 at 6.30 pm**

Present

Members:

Graham Wallace (Chairman)	Gordon Griffiths - Bunyan Court
Robert Barker (Deputy Chairman)	Fiona Lean - Ben Jonson House
Averil Baldwin - Thomas More House	Christopher Makim - Speed House
Mark Bostock - Frobisher Crescent	Fred Rodgers - Breton House
Nancy Chessum - Andrewes House	Jane Smith - Barbican Association
Bethan Cobley - Mountjoy House	John Tomlinson - Cromwell Tower
Richard Dykes - Gilbert House	Janet Wells - John Trundle House
Robin Gough - Defoe House	Sandy Wilson - Shakespeare Tower

In Attendance

Barbican Residential Committee:

Gareth Moore
Ann Holmes
Randall Anderson
John Barker
Prof John Lumley

Officers:

Helen Davinson	- Community and Children's Services
Michael Bennett	- Community and Children's Services
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Mike Saunders	- Community and Children's Services
Jason Crawford	- Community and Children's Services
Julie Mayer	- Town Clerk's

1. APOLOGIES

Apologies were received from Tim Macer and John Taysum

The Chairman welcomed the following new Members:

- Bethan Cobley – Mountjoy House
- Nancy Chessum – Andrewes House
- Sandy Wilson – Shakespeare Tower

2. DECLARATIONS BY MEMBERS IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. MINUTES

- The minutes of the meeting held on 29th February 2016 were approved.
- The draft minutes from the AGM on 8th February 2016 were received.

4. TERMS OF REFERENCE OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE

Members noted the Terms of Reference of the Residents Consultation Committee which had been approved at the AGM on 8th February 2016. Members were reminded that, in respect of Item (7) '*To receive reports of the Disputes Resolution Panel, as appropriate*' - the AGM had agreed to hold this in abeyance until such time as a panel was required. The House Group representative reminded Members that the relationship between the Arts Centre and Frobisher Crescent representatives is being progressed by officers and remains unresolved.

5. 'YOU SAID: WE DID' ACTIONS UPDATE

The Committee received the 'You Said: We Did' actions list for the Barbican Estate Residents' Consultation Committee (RCC) and noted the following:

- Estate Officers had met with Senior Officers at the Arts Centre to review the draft Protocol for Frobisher Crescent. The Deputy Chairman thanked the Chairman of the Barbican Centre Board (also a Member of the RCC) for his assistance in facilitating a spirit of co-operation.
- A meeting was planned shortly to discuss electric vehicle charging and Members noted that the next email bulletin would include a position statement.
- Some of the staining on the podium tiles had been removed from the Beech Garden fountain area and the cleaning works would be completed over the next few weeks.

6. SLA REVIEW

The Committee received a report of the Director of Community and Children's Services in respect of the estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Indicators (KPI's). Members noted that 3 questions had been received in advance of the meeting (**see Pre-Committee Questions - Appendix 1**).

There was some concern expressed about the recent lift failure in one of the staircases in Thomas More House, which had left 2 people trapped. Officers advised that a meeting with the contractor had taken place, a letter sent to all residents on the particular staircase and that this would be raised at the next SLA Working Party. The Chairman suggested and Members agreed that the SLA Working Party was the appropriate forum for raising concerns about all infrastructure issues but they would be escalated to the RCC if they remained unresolved.

RESOLVED, that – the report be noted.

7. **BARBICAN ESTATE RESIDENTIAL BAGGAGE STORE/STORAGE SPACE INSTALLATION**

The Committee received a report of the Director of Community and Children's Services in respect of residential baggage store/storage space installation, which is also due to be presented to the Corporate Projects Board. There were 3 pre-committee questions in respect of this item.

RESOLVED, that – the report be noted.

8. **WORKING PARTY REVIEWS - GARDENS ADVISORY GROUP AND BACKGROUND UNDERFLOOR HEATING**

The Committee received the minutes of the Background Underfloor Heating and Gardens Advisory Groups. The new Members were advised that the RCC had agreed to receive Working Party Minutes (on a cyclical basis) in the interests of transparency but officers were happy to receive suggestions for alternative ways of making these available; ie via Estate Office email updates. Members were reminded that all the papers for this meeting, including the Working Party minutes, were available on the website, once the agendas had been published. There were 2 pre-committee questions in respect of this item.

In response to a question about garden volunteers, there was a volunteer present at the meeting who advised that their work was supervised by the Head Gardener and health and safety issues were covered during training. The volunteers very much enjoyed their contribution and would hope to continue.

In response to a question as to whether the City has a budget for the on-going maintenance and development of the Garden, subsequent to the meeting officers confirmed that this was the case.

The past Chairman of the Barbican Residential Committee, Mr Gareth Moore, was thanked for his intervention in the provision for a new tap and gate at Fann Street Garden.

9. **REPAIRS AND MAINTENANCE TO ROOFS/BALCONIES FOLLOWING WATER PENETRATION - DEFERRED**

Given the number of questions generated by this report, officers had taken a decision to withdraw it, pending a re-draft. Officers also suggested that it might benefit from establishing a small working party of approximately 3 residents and 3 officers. Jane Smith, Robert Barker and Fiona Lean volunteered and agreed to meet, initially, immediately after this meeting. Members agreed to take a further report to the November meeting, as this would give a reasonable amount of time to review the report and reach a satisfactory conclusion.

There was some concerns raised about the conditions of roofs generally; beyond warranties, and the inconvenience to those residents constantly suffering from water damage. Officers advised that the revised report would seek to address these issues.

Members were reminded that the maintenance of infrastructure generally fell within the remit of the Asset Maintenance Working Party and delays and service delivery to the SLA Working party.

10. WATER SYSTEM SAFETY WORKS

The Committee received a report of the Director of Community and Children's Services in respect of Water System safety works. Members suggested that the scheme appeared rather expensive but officers advised that the figures in the report were just estimates at this stage.

Members were reminded that the contract was now going to tender, based on the outcome of a decision taken by the Barbican Residential Committee to undertake risk assessments first. Members noted that the medium and high risk works would now proceed and the companies, which had undertaken the risk assessments, would be invited to tender along with various others. Officers agreed to provide Members with a summary of the Risk Assessment findings.

Members noted that the highest priority works included tank disinfection and replacement of lids and reactive maintenance works would continue. In response to a question about charging, Officers advised that the works would take between 2 and 5 years; the high priority works being undertaken in the first 2 years and medium priority during the following 3 years. Each block would be notified about the timing of their works and charged separately.

RESOLVED, that – the report be noted.

11. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services in respect of recent sales and lettings on the Barbican Estate.

RESOLVED, that – the report be noted.

12. UPDATE REPORT

The Committee received the regular update report of the Director of Community and Children's Services. During the discussion, the following points were raised/noted.

- In respect of the Service Based Review income generation targets for car parking and stores, Members noted that this would also be presented to the BRC on 13th June and a planning officer would be in attendance in order to answer any further questions regarding commercial car parking.
- In respect of vacancies on the SLA and Asset Maintenance Working Parties, Graham Wallace and Fred Rodgers volunteered.
- Home Improvement Pack

It was proposed by Robert Barker, seconded by Robin Gough and RESOLVED unanimously (with one abstention) - That, the Home Improvement Pack be formally adopted.

- The TV contract has not been fully handed over due to emerging new technologies, such as Sky-Q. VFM were expected to make a formal request to review the licence in order to add these enhancements. Officers suggested that the TV Upgrade Working Party reconvene for another meeting, once the request has been made formally. Members were satisfied with this approach but asked for the matter to be expedited.

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

There were no questions.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- A Member commented on the improved appearance of the podium and, in response to a question, officers advised that Virgin Active had suffered no further water leaks in relation to the Beech Gardens waterproofing works.
- In respect of the damaged steps at Shakespeare Tower, Members noted that a small patch repair had been successful but this had not been the case with a larger test. However, the contractor would be returning to try another large patch test and, if successful, the works would be completed as soon as possible. Members noted that the House Group had agreed with this approach.
- In response to a question about the locks across the estate, which had not been replaced for 17 years; officers advised that the door entry system fell within the remit of the Asset Maintenance Working Party, which would be meeting to discuss this in the next few weeks. Members noted that work planning would include door entry system, locks and keys to the gardens, blocks and private areas.

The meeting ended at 7.45 pm

Chairman

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