

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Monday, 5 September 2016

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Guildhall on Monday, 5 September 2016 at 6.30 pm

Present

Graham Wallace (Chairman)
Tim Macer (Deputy Chairman)
Robert Barker (Deputy Chairman)
Mark Bostock - Frobisher Crescent
Nancy Chessum - Andrewes House
Bethan Cobley - Mountjoy House
Richard Dykes - Gilbert House
Robin Gough - Defoe House

Gordon Griffiths - Bunyan Court
Fiona Lean - Ben Jonson House
Christopher Makim - Speed House
Fred Rodgers - Breton House
Jane Smith - Barbican Association
John Tomlinson - Cromwell Tower
Janet Wells - John Trundle House
Ted Reilly - Shakespeare Tower

Barbican Residential Committee:

Ann Holmes (Chairman)
Deputy John Barker
Professor John Lumley

Officers:

Julie Mayer	-	Town Clerk's
Helen Davinson	-	Community and Children's Services
Michael Bennett	-	Community and Children's Services
Mike Saunders	-	Community and Children's Services
Anne Mason	-	Community and Children's Services
Paul Murtagh	-	Community & Children's Services Department
Jon Averbs	-	Markets & Consumer Protection Department
Mark Jarvis	-	Chamberlain's Department

1. APOLOGIES

Apologies were received from John Taysum, Averil Baldwin, David Graves and Sandy Wilson (who was represented by Ted Reilly).

Before commencing the business on the agenda, the Chairman thanked Robin Gough (Defoe House representative) who would be standing down from the Committee, following many years of service.

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

The Deputy Chairman, Mr Robert Barker, declared a non-pecuniary interest in respect of item 12 (update report) as he had recently been elected as the Chairman of the City of London Access Group.

3. MINUTES

The minutes of the meeting held on 6th June were approved.

4. **'YOU SAID: WE DID' - ACTIONS UPDATE**

Members received the actions update report of the Director of Community and Children's Services. Members noted that the list was up to date, with all items having been discharged either before or during this meeting.

RESOLVED, that – the report be noted.

5. **SLA REVIEW**

The Committee received a report of the Director of Community and Children's Services in respect of the quarterly SLA Review for April – June 2016.

RESOLVED, that – the report be noted.

6. **RESIDENTS' SURVEY**

The Committee received a report of the Director of Community and Children's Services in respect of the 2016 Residents' survey. In response to questions about the format of the survey, the Members noted that the Estate Office no longer had the resources to conduct a paper based, data-entry survey and the simplicity of the electronic survey enabled it to be completed annually.

Members noted that this survey response had been lower than for the previous 2 years but was not necessarily low for an exercise like this and had provided a good enough response rate to be meaningful. Finally, Members agreed keep with an annual survey as this enabled sufficient time to correct any issues, which might otherwise go unchecked for another year.

RESOLVED, that:

1. The results of the 2016 Residents Survey be noted.
2. The Residents' Survey continue to be conducted on an annual basis.

7. **REVENUE OUTTURN 2015/16- EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT**

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the 2015/16 Revenue Outturn (excluding the Residential Service Charge Account). All Members had been invited to attend a briefing with finance officers from Community and Children's Services and the Chamberlain's Department, immediately prior to this meeting.

In response to a question about the £55,000 variance, Members noted that this had occurred as a result of the additional cost of tiling and drainage works and a shortfall in car park income. Officer reminded Members of on-going policy development to increase the revenue from car parking and storage.

RESOLVED, that – the Revenue Outturn Report for 2015/16 and the budgets carried forward to 2016/17 be noted.

8. **2015/16 REVENUE OUTTURN FOR THE DWELLINGS SERVICE CHARGE ACCOUNT INCLUDING RECONCILIATION BETWEEN THE CLOSED ACCOUNTS AND THE FINAL SERVICE CHARGE**

The Committee received a report of the Chamberlain in respect of the 2015/16 Revenue Account for the Dwellings Service Charge Account, including the reconciliation between the closed accounts and the final service charge.

Members noted that the tender process for the redecoration works had taken longer than expected and the cost had changed as a result, but the project had now caught up.

In respect of a query about the increase in the estimated repairs and maintenance costs, mainly related to Frobisher Crescent Balcony works and concrete testing, Members noted that the figure quoted in the report included staff costs.

RESOLVED, that – the revenue report for 2015/16 and the service charge reconciliation be noted.

9. **RELATIONSHIP OF BRC OUTTURN REPORT TO SERVICE CHARGE SCHEDULES**

The Committee received a report of the Director of Community and Children's Services in respect of the relationship of the Barbican Residential Committee Outturn Report to Service Charge Schedules provided to long lessees.

In response to a question about Frobisher Crescent, Members noted the charge to the Art Centre for the share of relevant repairs, as set out in Annexe 5 to the report.

RESOLVED, that – the report be noted.

10. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings approved by officers since the last meeting.

RESOLVED, That – the report be noted.

11. **FUNDING FOR A LOW EMISSION NEIGHBOURHOOD**

Members received a report of the Director of Markets and Consumer Protection in respect of funding for a low emission neighbourhood, which would focus on the Barbican, Guildhall and St. Barts. The report was well received and Members congratulated the Director and his officers on their successful funding bid. Members noted that Markets and Consumer Protection officers would continue to work with colleagues in the Department of the Built Environment and with other local authorities and an update was expected in early 2017. A measurement of achievements was available in the full report, which had been emailed and tabled for Members.

Members were reminded that a future decision on Beech Street Tunnel would be part of a wider project and consultation exercise.

12. **UPDATE REPORT**

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

In respect of the pre-Committee questions, Members noted that due to a technical problem, it had not been possible to circulate these before the meeting but the Town Clerk would email them to Members the following morning.

In response to several questions about Crossrail and Willoughby House, the Assistant Director provided the following verbal update:

The Assistant Director, Barbican and Property Services advised that he was one of a group of senior officers of the City of London, who met regularly with Crossrail in relation to the City-wide impact of the new tunnel.

With specific regard to the Barbican residential areas, Members noted that an independent consultant, Campbell Reith, had been appointed to represent the City in negotiations with Crossrail in relation to the Barbican Estate's common areas. The Assistant Director confirmed that he was due to meet with Campbell Reith again next week.

Prior to starting the tunnelling works, Crossrail had undertaken a large number of surveys of common areas on the Barbican and internal surveys to a number of homes. The Assistant Director advised that he was in receipt of many of the pre-surveys, which Crossrail would use in determining and processing any subsequent claims. The monitoring period had ended at the end of July 2016, by which time Crossrail expected that any movement would have stabilised and any issues arising would have become evident. Members noted that Leaseholders should contact Crossrail directly in respect of minor non-structural issues within properties. The Assistant Director felt that Crossrail was being responsive but was happy to assist claimants, where necessary.

There was a supplementary question about whether the City's responsibility for common areas should be separate to its responsibility to leaseholders. Members noted that 2 flats had been substantially affected, which would warrant a further survey but, overall, the number of residents affected was fairly low. Crossrail had advised that the number of claims submitted was considerably lower than expected and Members asked for confirmation as to whether they would be time limited.

The Assistant Director agreed that severe cracking and movement would be picked up by Crossrail, whether to common parts or within the properties themselves. In all such cases, our consultant, Campbell Reith, would act on behalf of the City and negotiate with Crossrail in relation to any remedial works. Members were assured that the Barbican Estate Office was taking this matter very seriously and the Assistant Director had been in touch with a number of affected residents. In response to further questions about the expansion joint in

Willoughby House and damage to the podium, the Assistant Director agreed to investigate further and report back to residents.

In response to further questions, Members noted the following:

In respect of possible disturbance from the Consolidation Centre, officers advised that they were working with the Low Emission Neighbourhood Project Manager and potential provider and they would be conducting a mock scenario of possible disturbances. They would also consult with the Barbican Association and it was anticipated that there would be a short term pilot.

The Deputy Chairman (also Chairman of the City of London Access Group) advised that he would email the Assistant Director with his requirements in respect of the upper portion of the Aldersgate Turret (the turret containing a public lift). The Assistant Director assured Members that there would be no downgrade to any facilities already in place.

The remainder of the podium works; commencing with the areas to the east of the podium would be the subject of a report to the Projects Sub Committee in the autumn of 2016. Officers advised that the report would include a proposal to remove the “yellow shed”.

The first new set of baggage stores were expected to be let in Spring/Summer of 2017. Officers agreed to respond to a query about Planning Permission for storage space outside of the meeting.

Officers were waiting on the full consultant reports on the concrete works but initial findings were better than anticipated, with major repairs expected to be less than those required to the tower blocks.

RESOLVED, that – the update report be noted.

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

There were no questions.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

The meeting ended at 7.35 pm

Chairman