



Barbican Residential Committee

Date: MONDAY, 14 DECEMBER 2020

Time: 1.45 pm

Venue: VIRTUAL TEAMS MEETING

Members:	Michael Hudson (Chairman)	Andrew McMurtrie
	Mark Wheatley (Deputy Chairman)	Barbara Newman
	Randall Anderson (Ex-Officio Member)	Susan Pearson
	Adrian Bastow	William Pimlott
	Mark Bostock	Stephen Quilter
	Deputy David Bradshaw	Deputy John Tomlinson
	Henry Colthurst	Dawn Wright
	Mary Durcan	
	Jeremy Mayhew	

Enquiries: Julie.Mayer@cityoflondon.gov.uk

Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:

<https://youtu.be/ZutY-TqJdHY>

This meeting will be a virtual meeting and therefore will not take place in a physical location following regulations made under Section 78 of the Coronavirus Act 2020. A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

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. **PUBLIC MINUTES**

To approve the public minutes and non-public summary of the meeting held on 21st September 2020.

For Decision
(Pages 1 - 8)

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

To receive the draft minutes of the meeting held on 30th November 2020.

For Information
(Pages 9 - 14)

5. **YOU SAID: WE DID**

Members are asked to note the Committee's outstanding actions list.

For Information
(Pages 15 - 16)

6. **UPDATE REPORT**

Report of the Director of Community and Children's Services.

For Information
(Pages 17 - 24)

7. **TO APPOINT 3 RESIDENT MEMBERS TO THE CAR PARK CHARGES WORKING PARTY**

Town Clerk to be heard.

Current Membership and Terms of Reference attached.

For Decision
(Pages 25 - 26)

8. **LISTED BUILDING MANAGEMENT GUIDELINES (VOLUME 3) FOR THE BARBICAN ARTS CENTRE**

Report of the Director of the Built Environment.

The appendices to this report are very large and will therefore form part of a supplementary pack for Members. They are also available to view on the Committee's web page:

<http://democracy.cityoflondon.gov.uk/ieListMeetings.aspx?CommitteeId=153>

For Decision
(Pages 27 - 30)

9. **CONSERVATION AREA APPRAISAL FOR THE BARBICAN AND GOLDEN LANE DESIGNATED AREA**

Report of the Director of the Built Environment.

The appendices to this report are very large and will therefore form part of a supplementary pack for Members. They are also available to view on the Committee's web page:

<http://democracy.cityoflondon.gov.uk/ieListMeetings.aspx?Committeeld=153>

For Decision
(Pages 31 - 34)

10. **SERVICE LEVEL AGREEMENT WORKING PARTY REVIEW - BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19**

Report of the Director of Community and Children's Services.

For Information
(Pages 35 - 40)

11. **FIRE SAFETY UPDATE**

Report of the Director of Community and Children's Services.

For Information
(Pages 41 - 48)

12. **PROGRESS OF SALES AND LETTINGS**

Report of the Director of Community and Children's Services.

For Information
(Pages 49 - 54)

13. **ARREARS REPORT**

Report of the Director of Community and Children's Services.

Members are asked to note a non-public appendix at agenda item 18.

For Information
(Pages 55 - 58)

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 of the meeting held on 21st September 2020.

For Decision
(Pages 59 - 62)

18. **ARREARS APPENDIX**

Members are asked to note a non-public appendix in respect of agenda item 13.

For Information
(Pages 63 - 66)

19. **BARBICAN ESTATE COMMERCIAL TENANTS AND COVID-19, PROPOSALS
FOR DECEMBER QUARTER - TO FOLLOW**

For Decision

20. **POTENTIAL LOSS OF COMMERCIAL INCOME - TO FOLLOW**

For Decision

21. **LEASE RENEWAL**

Report of the Director of Community and Children's Services.

For Decision
(Pages 67 - 70)

22. **REPORT OF ACTION TAKEN**

Report of the Town Clerk.

For Information
(Pages 71 - 74)

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

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

BARBICAN RESIDENTIAL COMMITTEE

Monday, 21 September 2020

Minutes of the meeting Streamed Live to You Tube:
<https://youtu.be/ZuJU1ENpe3M> at 9.30 am

Present

Members:

Randall Anderson - *ex-officio*
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Henry Colthurst*
Mary Durcan
Michael Hudson*
Jeremy Mayhew*
Andrew McMurtrie*
Barbara Newman (*in the Chair*)
Susan Pearson*
Deputy John Tomlinson
Mark Wheatley*
Dawn Wright*

*indicates non-resident Member

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services Department
Alan Bennetts	- Comptroller and City Solicitor's Department
Jason Hayes	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mark Jarvis	- Chamberlains
Julie Mayer	- Town Clerks
Kerry Nicholls	- Town Clerks

It was moved by Deputy David Bradshaw and seconded by Mr Jeremy Mayhew that Mrs Barbara Newman take the Chair

1. APOLOGIES

There were no apologies. Mr Anderson was attending a Home Office Meeting and would join the meeting as soon as possible.

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

The Town Clerk advised that the decisions taken by the Dispensations Sub (of the Standards Committee) on 18th September 2020 had been circulated to Members ahead of this meeting.

There were no declarations.

3. **ORDER OF THE COURT OF COMMON COUNCIL**

The Committee received the order of the Court dated 16th July 2020, appointing the Committee and approving its Terms of Reference. The Town Clerk reminded Members of the amendments in terms of the composition of resident and non-resident members; i.e. 7 non-resident and 6 resident, and the quorum, which was now 3 and not 4.

4. **TO ELECT A CHAIRMAN IN ACCORDANCE WITH STANDING ORDER 29**

The Committee proceeded to elect a Chairman. Being the only Member declaring a willingness to service it was:

RESOLVED, That – Michael Hudson be elected as Chairman of the Barbican Residential Committee for 2020-21.

On taking the Chair, Mr Hudson welcomed Andrew McMurtrie to the Committee and thanked the retiring Members, Chris Boden, who had stood down to make way for a new Member and thereby avoiding a ballot, and Stephen Quilter and William Pimlott who had been Cripplegate Ward members. Members also noted that Randall Anderson, formerly a Resident Member for Aldersgate Ward, was now ex-officio, by virtue of being Chairman of the Community and Children's Services Committee.

5. **TO ELECT A DEPUTY CHAIRMAN IN ACCORDANCE WITH STANDING ORDER 30**

The Committee proceeded to elect a Deputy Chairman. Being the only Member declaring a willingness to service it was:

RESOLVED, That – Mark Wheatley be elected as Deputy Chairman of the Barbican Residential Committee for 2020-21.

6. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that – the minutes of the meeting held on 16th June 2020 be approved.

Matters arising

- a) A Member asked for the points raised at the last meeting, in respect of the expenditure and the valuation on the car parks being overstated, to be recorded. The Chairman advised that he and Deputy Bradshaw had been in contact with the Chamberlain and Estate officers, asking for a more detailed analysis.
- b) The demand for electric cars was very likely to increase and the officer agreed to investigate whether some bays could be made larger.
- c) The Town Clerk advised that the Car Park Charges Working Party was still in existence and would meet once a year, before the annual report on car park charges was presented to the BRC's June meeting.

d) Mobility scooters and access via the staircases is considered on a case by case basis, given the unique nature of the Barbican Estate.

e) Officers had a legal right to obtain access to any abandoned storage units.

7. **MINUTES OF THE MEETING OF THE BARBICAN RESIDENTS' CONSULTATION COMMITTEE (RCC)**

The Committee received the draft minutes of the meeting held on 7th September 2020.

Matters arising

Members noted that the Deputy Chairman (of the RCC) had submitted a written question, prior to the meeting of the RCC on 7th September 2020, enquiring as to whether the Barbican Estate Office could provide evidence that residents were receiving value for money. The Assistant Director advised that it had been agreed that the Service Charges Working Party would be looking at this in detail before a report was presented to the RCC and the BRC.

8. **TO CONFIRM THE APPOINTMENT OF THE CHAIRMAN (OR THEIR REPRESENTATIVE) TO THE CULTURE MILE WORKING PARTY**

Members noted that a position on the Culture Mile Working Party (CMWP) fell to the Chairman of the Barbican Residential Committee (BRC), or their representative. Mr Randall Anderson had served in this capacity for a number of years. Mr Anderson was also the Chairman of the Community and Children's Services Committee (CCSC) and, whilst this Committee did not appoint to the Working Party, the CMWP played a considerable role in terms of outreach projects with the surrounding communities. Whilst there had been some speculation that the Working Party might roll into 'business as usual', there was still uncertainty as to when this might be. Members also noted that Mr Anderson was in his final year as Chairman of CCSC. Mr Bostock had also expressed a willingness to serve on the Working Party and, therefore, the Chairman decided to put this to a vote of the full Committee and would only exercise his casting vote in the event of a tie.

RESOLVED, That - following a ballot of 8 to 4, Mr Randall Anderson be elected as the BRC representative on the Culture Mile Working Party.

9. **'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

The Committee received its Outstanding Actions List.

In respect of concerns raised about fire signage and the temporary suspension of the project, Members noted that a meeting of the Fire Safety Group would be convened once all the information was available and, colleagues in Planning had been consulted. As explained at the Residents' Consultation Committee (RCC) meeting on 7th September 2020, a temporary measure in respect of upgrading some 2000 doors on the Estate would likely take as long as the entire replacement programme and there were insufficient resources to do this. Members of the RCC had been advised that a lot of the work has already been undertaken on the replacement of front entrance doors on the City's HRA

Estates, and the information gathered and, the lessons learnt, would enable savings in both time and resources for the project on the Barbican Estate. As a latest estimate, the project was likely to take 18 months to two years, but it might be completed sooner.

RESOLVED, that – the report be noted.

10. **UPDATE REPORT**

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

The Chairman of the Underfloor Heating Working Party reported on a recent survey which had received a very good response; i.e. - 543 responses out of 2000 residents. The survey asked whether residents would be happy for the heating supply to be turned off for approximately half an hour in the middle of the night in January and February, to allow for extra supply in the shoulder months of May and October. The results were: 347 voting yes (63,9%) and 196 voting no (36.1%). Members asked if this could now be implemented.

RESOLVED, that – the report be noted.

11. **2019/20 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT)**

The Committee received a report of the Chamberlain and Director of Community and Children's Services which compared the revenue outturn for the services overseen by the Committee in 2019/20, with the final agreed budget for the year. Members noted that income and expenditure in relation to dwellings service charges was the subject of the next report on this agenda. Members were pleased to note an increase on the surplus and the increased income from the stores.

RESOLVED, that – the report be noted.

12. **RELATIONSHIP OF THE BARBICAN RESIDENTIAL COMMITTEE OUTTURN REPORT TO SERVICE CHARGE SCHEDULES**

The Committee received a report of the Director of Community and Children's Services which provided information on residential service charge expenditure for 2019/20. It also compared the outturn with the 2019/20 estimate and the 2018/19 actual expenditure.

Concern was expressed in that, if costs continued to rise ahead of inflation, there would be a serious impact on those residents on fixed incomes and pensions. It was, therefore, very important that these concerns were captured by the Working Party's analysis, referred to at item 7 above, along with the need for a balance between those able and unable to pay for additional services. The Assistant Director and Revenues Manager have looked in detail at the increases over the past 10 years and this too would feed into the work.

Members noted that the largest expenditure was in respect of front-line staff. The Assistant Director advised that the City of London Corporation's

procurement process was always followed to ensure transparency and provide value for money, and he welcomed further observations from Members and residents which could be considered by the Working Party. Another high area of expenditure was electricity (heating). The provision of electricity was subject to a regular procurement process and, officers had recently written to all residents about the introduction of a new, more dynamic procurement process. Repairs and Maintenance works were also subject to rigid procurement processes.

Frobisher Crescent Residents would be able spread service charges over four quarters, on request. Members also noted that service charge letters had gone out to residents and the schedules had been published on the internet.

RESOLVED, that – the report be noted.

13. BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19

The Committee received a report of the Director of Community and Children's Services which updated Members on the provision of services during the Government lockdown and subsequent recovery planning.

Residents had been very pleased by the commitment shown by the Estate staff and lack of disruption to key services. It was suggested that some of the streamlining could remain in place to achieve savings, without detriment to the overall quality of services to residents. The phone calls to elderly residents had been particularly well received. Whilst the pink cards were very popular, Members asked to be advised when a less labour intensive and more modern method might be available. Members noted that two parcels had been mislaid during the period of lockdown, but this had since been rectified.

RESOLVED, that – the report be noted.

14. CONCRETE REPAIRS TO THE BARBICAN ESTATE - GATEWAY 6 - OUTCOME REPORT

The Committee considered a report of the Director of Community and Children's Services seeking to close the above project. Members noted that the Projects Sub Committee had commended the way in which the Gateway 6 report had been written and would be using this as an example of best practice for all future Gateway 6 reports.

RESOLVED, that:

1. The content and report of this report, together with the lessons learnt be noted.
2. The closure of the project be authorised.

15. SALES AND LETTINGS UPDATE

The Committee received a report of the Director of Community and Children's Services advising Members of sales and lettings that had been approved by officers since the last meeting, under delegated authority and in accordance

with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

RESOLVED, that – the report be noted.

16. ARREARS

The Committee received a report of the Director of Community and Children's Services, advising Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate.

RESOLVED, that – the report be noted.

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

In response to concerns raised about some residents exercising on their balconies during lockdown, particularly on paving slabs which were unstable and noisy, officers advised that the recent Residents' Bulletin had asked residents to refrain from doing so. Members asked that any unstable paving slabs should be reported in the usual manner for investigation and repair.

18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

1. Lord Lisvane's Governance Review of the City of London Corporation.

The Chairman felt that Lord Lisvane's recommendation to abolish the Barbican Residential Committee was disappointing and, should the recommendation be implemented, he questioned how the City of London Corporation would exercise its duty to support the Barbican residents. The Chairman asked Members to be mindful of the BEO's workload but, suggested that they might need to work with the Chair of the RCC in facilitating a ballot as to alternative management arrangements. There were considerations in respect of GDPR, but the Barbican Association was likely to have the majority of the residents' contact details.

Concerns were expressed in that some scrutiny might be lost, noting that the Barbican formed a large percentage of the City's resident population. It was very likely that the proposed new Property Committee would set up a sub-committee to represent the residents, should they decide not to form a management committee, as it would be necessary to retain some form of Governance which officers were accountable to.

Members observed that Barbican residents were generally very strong supporters of the City and the Committee. Concern was expressed in that those seeking to abolish the BRC might be unfamiliar with its work and likely to have never served on it. However, it was also noted that the BRC was perceived by some as unwieldy and expensive and there might be alternatives that would be more fit for purpose and representative of the commercial market.

There was a discussion about possible fragmentation generally across the various Barbican Committees and Boards, in that some cross working

might be lost in terms of considerate contractor practices ;i.e. – works during school exam times and disturbance to residents at anti-social hours.

2. Officers were thanked for bringing an outstanding matter relating to a garage at Brandon Mews to a conclusion.
3. Members received an update on two recent non-public decisions taken under urgency provision in respect of Covid rent concessions

19. **EXCLUSION OF THE PUBLIC**

RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act as follows:-

Item	Paragraph
21	2,3
22	3
24	2,3

20. **NON-PUBLIC MINUTES**

RESOLVED, That – the non-public minutes of the meeting held on 16 June be approved.

21. **ARREARS APPENDIX**

The Committee received an appendix in respect of item 16 on the Agenda.

22. **FIRE SAFETY WORKS - FROBISHER CRESCENT RESIDENTIAL PREMISES - GATEWAY 1-4 - PROJECT PROPOSAL AND OPTIONS APPRAISAL**

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

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

There were no questions.

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

There were 2 items while the public were excluded.

Meeting ended 11.29am.

Chairman

Contact Officer: Julie Mayer
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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC) **Monday, 30 November 2020**

Minutes of the meeting streamed to You Tube:
<https://youtu.be/7p0omflrhrw> at 5.30 pm

Present

Members:

Christopher Makin - Chairman	Jane Samsworth - Defoe House
Ted Reilly – Deputy Chairman	Rodney Jagelman - Thomas More
Gordon Griffiths - Bunyan Court	Mike Cribb - Andrewes House
Adam Hogg - Barbican Association	Nadia Bouzidi - Gilbert House
John Taysum - Bryer Court	James Ball - Brandon Mews
Mary Bonar - Wallside	Joe Reeves - Mountjoy House
Fred Rodgers - Breton House	Tim Hollaway - Lambert Jones Mews
Jane Smith - Seddon House	Guy Nisbett - Speed House
Sandy Wilson - Shakespeare Tower	Helen Hudson – John Trundle House
Prof. Michael Swash - Willoughby	
David Lawrence - Lauderdale Tower	
Mark Bostock – Frobisher Crescent	

In attendance:

Michael Hudson – Chairman, Barbican Residential Committee

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Mark Jarvis	- Chamberlains
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mark Jarvis	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Ruby Raw	- Department of the Built Environment
Julie Mayer	- Town Clerks

1. APOLOGIES

Apologies were received from Fiona Lean and John Tomlinson, who had experienced connectivity issues in joining the virtual meeting.

Members welcomed new Member, Helen Hudson as the representative for John Trundle House and thanked Janet Wells for her service on the RCC. David Graves would be standing down from Seddon House and Jane Smith would be his replacement. Adam Hogg, was now the new Chairman of the Barbican Association and would be tendering his resignation as Deputy Chairman of the RCC with effect from the Annual General Meeting in January 2021.

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

There were no declarations.

3. **MINUTES**

RESOLVED, that – the minutes of the meeting held on 2nd September 2020 be approved as a correct record.

4. **'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

The Committee received the outstanding actions list.

5. **UPDATE REPORT**

The Committee received the update report of the Director of Community and Children's Services and the Deputy Chairman was invited to provide an update from the Underfloor Heating Working Party.

The Deputy Chairman reported on the successful implementation of the year-long "load switching" trial. It would now be possible to display information every morning on Barbican Talk, saving the number of calls made to the Estate Office. This information would show the previous night's outside temperature and what times the heating went on/would have gone on. The UHWP would be meeting soon to consider how much this would cost to produce and the RCC would receive an update at its next meeting. The Working Party would give consideration as to how best to share the information; was suggested that showing text above the peaks on the graph would give more clarity.

A new energy acquisition from a PV farm in Dorset would be able to provide half of the City's energy needs. It was likely that we would be able to shift load from night to day, with an afternoon boost at no extra cost. Individual controls were also being considered and there would be an update from the Working Party to the next meeting, with proposals as to how this might work without impacting on the lease.

A Member expressed concern at the recent survey being implemented by the BRC without consultation with, or the consent of, the RCC. The Deputy Chairman explained that timings are at the discretion of the Estate Office and the decision to do a seasonal load shift doesn't require consultation or consent.

RESOLVED, that the report be noted.

6. **SERVICE LEVEL AGREEMENT WORKING PARTY REVIEW - BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19**

The Committee received a report of the Director, Community and Children's Services which updated Members on the Service Level Agreement Working Party review of the Barbican Estate Office (BEO) recovery planning in relation to the COVID-19 pandemic and the provision of services. It is anticipated that there will be a return to the normal Service Level Agreement quarterly reporting to the next Committees in March 2021.

RESOLVED, that – the report be noted.

7. ELECTRIC VEHICLE CHARGING POINT PROVISION

There was currently no further update, which had been expected by the time of this meeting, but it would go into the bulletin as soon as possible.

8. FIRE SAFETY UPDATE

The Committee received a report of the Director, Community and Children's Services, which updated Members on the progress made in relation to fire safety matters, since the last update report submitted to Committee in March 2020.

The Assistant Director had been hopeful of an update from Arups to this meeting in respect of the start date for the Fire Safety Review. However, it was noted that officers had met with Arups post lockdown and they were keen to start work as soon as possible.

The fire signage project was temporarily on hold until early in the New Year, awaiting confirmation from colleagues in the Planning Department in respect of Listed Building Consent. The Assistant Director stressed that the legal and statutory framework would ultimately determine the type and number of signs to be installed in the blocks, in consultation with fire safety officers, the London Fire Brigade and Planning colleagues. It was noted that the Asset Management Working Party would have some foresight on the advice from the specialists before works were rolled out and the Assistant Director agreed to share this with Members.

It was noted that, during a resident's recent renovation works, some asbestos had been identified in the rubbish and post boxes that form part of the door set. The resident had been advised that, as it was buried in paint, it was safe but must not be disturbed. The Assistant Director had faced similar situations on HRA properties where, the door sets were being replaced and, in such cases, the asbestos register is checked to identify the type of asbestos and removal would take place under controlled conditions and under Licence. The Assistant Director also advised that the proposed door replacement programme provides that entire door sets would be removed and replaced. He stated that he would be visiting the resident who has raised this issue next week and, would inspect the door set in question. It was noted that the Barbican Estate's website had a comprehensive, although not exhaustive, study into where asbestos was located on the Estate and this would be shared with the relevant contractor.

The Assistant Director confirmed that the compartmentation work to Frobisher Crescent would be tendered shortly and the specification would be shared with Members. The interim arrangements recently undertaken had been required due to the uncertainty as to when the permanent remedial work could be completed. A Member commended the level of integrated work with the Art Centre, as this would ensure that fire safety works across the whole of the Barbican were being co-ordinated with the Estate Office.

Concern had been raised about internal alteration works carried out by residents that involved breaking into the internal risers. In some cases, adequate fire stopping had not been implemented to ensure the integrity of the risers. It was confirmed that this particular issue forms part of the brief for the Arup survey.

RESOLVED, that – the report be noted.

9. **LISTED BUILDING MANAGEMENT GUIDELINES (VOLUME 3) FOR THE BARBICAN ARTS CENTRE**

The Committee received a report of the Director of the Built Environment in respect of the Barbican Arts Centre Listed Building Management Guidelines (Volume III) appended to this report. The document provided a framework within which changes to significant elements of the Estate should be managed. The next stage would be to publish the draft text for formal public consultation early next year, 2021. This report would be presented to the Barbican Residential Committee for approval at its meeting on 14th December 2020 and was before this meeting of the Consultation Committee for comments..

The Committee noted that, following consultation, the text would be reviewed in response to comments received. Any proposed amendments to the document will be reported back to the Barbican Residential Committee for approval and approval would then be sought to adopt the document as a Statutory Planning Document (SPD).

A Member commented that, whilst there was a reference to the offices in Frobisher Crescent, the residential blocks appeared to be missing. The officer confirmed that this and further comments were welcome before April 2021 to help officers to manage the process and ensure everything was captured.

RESOLVED, that – the report be noted.

10. **CONSERVATION AREA APPRAISAL FOR THE BARBICAN AND GOLDEN LANE DESIGNATED AREA**

The Committee received a report of the Director of the Built Environment in respect of a draft Character Summary and Management Strategy, which had been prepared for the Barbican and Golden Lane conservation area. This report would be presented to the Barbican Residential Committee for approval at its meeting on 14th December 2020 and was before this meeting of the Consultation Committee for comments.

There was a small section on Climate Change in the document but there was a question in respect of the extent to which the City's Climate Change Strategy was being taken into account? The officer explained that the document would set out the parameters for any developments or adaptations to buildings. However, it was noted that the City was very committed to climate change and it was suggested that this was likely to result in a radical change to building projects. The officer further explained how Planning considerations would need to be a balance of the benefits of the proposed change or development, against

any potential harm to the Listed Buildings and Conservation Area. It was noted that both the Barbican Association and GLERA (Golden Lane Estate Residents' Association) were also being invited to comment. The Assistant Director advised of the challenges in blending in modern improvements; i.e. the replacement of door sets. Furthermore, it was accepted that the Barbican has a heavy carbon footprint, its reduction falls within the Strategy, and the Guidelines would seek to create a balance. It was noted that officers would be meeting with GLERA later this week to invite their comments on the document

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 which advised Members of the sales and lettings approved by officers since the last meeting, under delegated authority and in accordance with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

RESOLVED, that – the report be noted.

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

In response to a question about the appointment of the new Gardener, officers were waiting on an update from the City Gardens Manager who had been supervising the recruitment exercise and would update the RCC as soon as possible. Fred Rogers was congratulated on his appointment as Chairman of 'Friends of City Gardens'.

It was noted that the Gardens Advisory Group had only met once this year, with 3 Members in attendance. The Chairman of the RCC advised that he would be preparing a report for the Annual General Meeting to ensure that we are making the best use of residents serving on the Working Parties.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

The meeting ended at 6.25pm.

Chairman

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Actions from September 2020 Barbican Residential Committee (BRC) & other outstanding issues (*updates appear in italics*)

Issue	Source	Officer
Barbican Highwalks - Planned Maintenance of the Public Realm		
<p><i>The Sub-committee considered a report of the Director of Community and Children's Services proposing the introduction of a planned programme of inspections and maintenance for the public realm areas of the Barbican Highwalk. The Sub-committee noted the proposal had previously been presented following a resolution from Barbican Residential Committee.</i></p> <p><i>The Chairman stressed that any proposal would need presenting to Finance Committee and Resources Allocation Sub-committee for it to be considered in the round, but that it could go forward with no objection from this Sub-committee.</i></p> <p><i>The Chairman proposed that planned maintenance of Barbican Highwalks public realm be included on a risk register, which the Director of Community and Children's Services agreed to.</i></p> <p><i>Resolved, that the Sub-committee:-</i></p> <ul style="list-style-type: none"> <i>Support a bid for additional funding of £125,000 per annum to be submitted to the Resource Allocation Sub-committee for the introduction of a planned programme of inspections and maintenance for the public realm areas of Barbican Highwalk.</i> <p><i>Ultimately, it remains with the Director of Community and Children's Services to resolve the budget position and discussions are ongoing.</i></p>	RCC March 20	Paul Murtagh
Relationship of BRC Outturn Report to Service Charge Schedules		
<i>Leaseholder Service Charge Working Party</i>		
<i>The Working Party had a virtual meeting on 18 November with the Assistant Director in attendance.</i>	BRC September 2020	Anne Mason
Contact: Michael Bennett, Head of Barbican Estates – 020 7029 3923 – barbican.estate@cityoflondon.gov.uk		

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Agenda Item 6

Committee:	Date(s):	Item no.
Residents' Consultation Committee Barbican Residential Committee	30 November 2020 14 November 2020	
Subject: Update Report		
Report of: Director of Community and Children's Services		Public For information
<div>Summary</div> <div>Barbican Estate Office</div> <div><ol style="list-style-type: none">1. Agenda Plan<div>Property Services – see appendix 1</div><div><ol style="list-style-type: none">2. Public lift availability3. Water tanks works4. Underfloor Heating Working Party5. Asset Maintenance Working Party</div><div>Recommendations that the contents of this report are noted.</div></div>		

Background

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2020. This report also provides updates on other issues on the estate.

1. Agenda Plan

The table below includes a list of pending committee reports:

Residents' Consultation Committee & Barbican Residential Committee

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	1 March	15 March
Service Level Agreement Review	Michael Bennett		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Residential Rent Review (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge 	Helen Davinson Mike Saunders Mike Saunders Anne Mason		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2021 Property Services Update (Appendix 1) 	Michael Bennett		
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	1 June (TBC)	21 June
Service Level Agreement Review	Michael Bennett		
Car Park Charging Policy	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge 	Helen Davinson Mike Saunders Mike Saunders		

	Anne Mason		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2021 Property Services Update (Appendix 1) 	Michael Bennett		
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	6 Sept	27 Sept
Service Level Agreement Review	Michael Bennett		
2020/21 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge 	Helen Davinson Mike Saunders Mike Saunders Anne Mason		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2020 Property Services Update (Appendix 1) 	Michael Bennett		
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	29 Nov	13 Dec
Service Level Agreement Review	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Service Charge Expenditure & Income Account - Original Budget 2021/22 & Original Budget 2022/23	Chamberlains		
Revenue & Capital Budgets – Original Budget 2021/22 and Original 2022/23 - Excluding dwellings service charge income & expenditure	Chamberlains		

Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Commercial Arrears (BRC Only)	Helen Davinson		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge 	Helen Davinson Mike Saunders Mike Saunders Anne Mason		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2021 Property Services Update (Appendix 1) 	Michael Bennett		

Contact:

Tel:

E:mail:

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2. Public Lift Availability

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

Lift	From April 2019 to March 2020	From April 2020 to September 2020
Turret (Thomas More)	99.85%	99.90%
Gilbert House	99.82%	99.85%

3. Water tank works

Work continues on the water tanks with an expected completion date in December 2020

4. Underfloor Heating Working Party (UFHWP)

The following details the current areas of interest of the Underfloor Heating Working Party (UHWP) and has been produced by the resident members of the working party. Recommended actions are in italics.

Load Shifting

First stage of the load shifting trial, was completed successfully with 18.5 hours shifted, compared to the target of 20. This involved some careful tuning by the Barbican's Chief Resident Engineer.

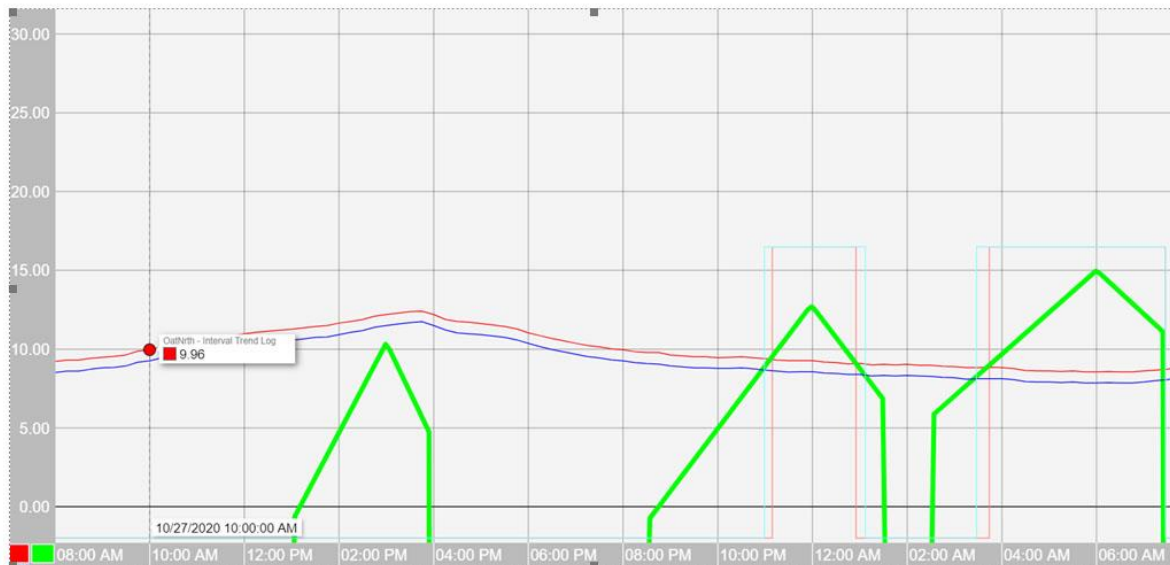
UHWP together with our Resident Engineers to implement the next phase, 20 hours reduction in each of January and February.

Information to Residents

We can now provide on a daily basis information like this on the BEO website and BarbicanTalk;

13:00 to 16:00	0 minutes
20:30 to 01:30	63 minutes
02:30 to 07:30	167 minutes
Total Time	230 minutes

It would be more informative to show the overnight chart like this;



Providing this chart on a daily basis will involve a one-off payment.
UHWP to report back on costs.

Individual Heating Controls

It is clear from the [BA Climate Change Survey](#) that there is an appetite amongst residents for individual controls for the underfloor heating system. There is a range of potential mechanisms for delivering control systems, which need to be investigated.

UHWP to report back with a pre-feasibility statement on these options.

Insulation and Ventilation

The problem with hard to heat flats remains. It may be possible to get financing for insulating our flats, either from the City's Climate Action Strategy, or Central Government grants. This is probably wishful thinking, but there are significant interventions that can be implemented by residents at their own expense.

UHWP to investigate City and Government sources of finance.

UHWP to investigate individual flat insulation solutions.

Electricity Procurement

The potential for buying our power at different times of the day is being investigated by the City's Energy procurement team together with their attempts to separate the Barbican's Power procurement from the City's total buy and the potential for Demand Side Response.

UHWP to continue to press this with the City's Energy procurement team.

5. Asset Management Working Party

The Asset Management Working Party reconvened on 24 the September. A further meeting is to take place on 25th November chaired by Christopher Makin. A more detailed update will be provided in the next Property Services update report.

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BARBICAN RESIDENTIAL COMMITTEE (BRC) BARBICAN CAR PARK CHARGES WORKING PARTY

Current Membership (2019/20)

Members

Chairman and Deputy Chairman of Barbican Residential Committee (non-residents)
Randall Anderson (resident)
John Tomlinson (resident)
David Bradshaw (resident)

Officers

Paul Murtagh
Michael Bennett
Anne Mason
Barry Ashton

Terms of Reference

‘To proceed in the reference of the Grand Committee to review the charging policy for car parking and storage in the car parking areas of the Barbican and to report back thereon, with recommendations’.

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Committee(s)	Dated:
Residents Consultation Committee Barbican Residential Committee Barbican Centre Board Planning and Transportation Committee	30 th November 2020 14 th December 2020 27 th January 2021 16 th February 2021
Subject: Barbican Listed Building Management Guidelines – Volume IIIA – Arts Centre Supplementary Planning Document	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	7,12.
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Director of the Built Environment	For Decision
Report author: The Chief Planning Officer	

Summary

As part of the strategy to guide future changes, maintain and protect the historical and architectural significance of the Grade 2 listed Barbican Estate, the Barbican Arts Centre Listed Building Management Guidelines Volume III draft has been finalised and is appended to this report. The document provides a framework within which changes to significant elements of the estate should be managed.

The next stage is to publish the draft text for formal public consultation early next year, 2021. Following consultation, the text will be reviewed in response to comments received. Any proposed amendments to the document will be reported back to your Committee for approval and approval will be sought to adopt the document as an SPD.

Recommendation(s)

Members are asked to:

Approve the draft text of the Barbican Listed Building Management Guidelines Draft SPD, Volume III and agree that the document be published for formal public consultation in March 2021

Main Report

Background

1. The preparation of these guidelines has been commissioned by the City of London Corporation and authored by Avanti Architects, with the assistance of internal and external stakeholders. They form part of the suite of guideline documents for the Barbican Estate (of which Volumes 1 (Barbican as a whole), 2 (Residential) and 4 (Landscape) have already been completed), and are intended to assist all those involved in the ongoing management and conservation of the Barbican Arts Centre as a Grade II listed building.
2. The three sections of this Volume (Volume 3A), covering the Non-Residential Buildings of the Barbican will complete the Listed Building Management Guidelines (LBMG) suite of documents for the Barbican Estate, all of which are available on the City of London website.
3. The LBMG should be used by the building owners (Barbican Art Centre) in conjunction with the relevant planning and conservation authorities, in balancing the need to sustain the Arts Centre as an internationally competitive cultural institution whilst at the same time protecting its essential architectural character as a statutorily designated heritage asset. Conservation and change are not necessarily incompatible, indeed sustaining a building in beneficial use is usually the best way of conserving it. However, designation – or 'listing'- imposes certain legal obligations on a building owner as prescribed in the Planning (Listed Buildings and Conservation Areas) Act 1990, specifically the duty to obtain consent for any works that would affect the character of the listed building and, in the exercise of planning functions, the requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which the building possesses. The Guidelines seek to identify and describe heritage significance and so clarify where the consent procedures are likely to be applicable.

Current Position

4. The Barbican Arts Centre Listed Building Management Guidelines Volume III draft has been prepared and is ready for public consultation

Proposals

5. Publish the draft text for formal public consultation for a period of 6 weeks. Following consultation, the text will be reviewed in response to comments received. Any proposed amendments to the document in will be reported back to your Committee for approval and approval will be sought to adopt the document as an SPD.

Options

6. Approve to Publish the draft text for formal public consultation
7. Do not Approve publish the draft text for formal public consultation.

Key Data

There is no key data associated with the proposal to publish the draft LBMG for public consultation.

Corporate & Strategic Implications

- Strategic implications
This document will aid current and future building management and adaptations needed to sustain the Barbican Arts Centre as a focus for culture within the Square Mile, thus supporting Corporate objectives 7.(We are a global hub for innovation in finance and professional services, commerce and culture) and 12 (Our spaces are secure, resilient and well-maintained)
- There are no Financial implications
- There are no Resource implications
- Legal implications:
. Public consultation is a legal requirement for the adoption of Supplementary Planning Documents. All other implications are included in the body of this report.
- There are no Risk implications.
- Equalities implications –an EQIA Test of Relevance is appended to this report, Appendix B
- Climate implications and Security implications:
As with any alteration, this document will support the process by which alterations to adapt the building for climate and security related reasons would be considered and permitted.

Conclusion

Members are recommended to approve the appended draft text for formal public consultation.

Report author

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Committee(s)	Dated:
Residents Consultation Committee Barbican Residential Committee Barbican Centre Board Planning and Transportation Committee	30 th November 2020 14 th December 2020 27 th January 2021 16 th February 2021
Subject: Barbican and Golden Lane Conservation Area Character Summary and Management Strategy – draft Supplementary Planning Document	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	12.
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Director of the Built Environment	For Decision
Report author: The Chief Planning Officer	

Summary

A draft Character Summary and Management Strategy has been prepared for the Barbican and Golden Lane conservation area. This provides an understanding of the significance of the conservation area by analysing its principal characteristics, and sets out proposals for the preservation and enhancement of the special architectural and historic interest of the conservation area.

Members are asked to agree the draft Barbican and Golden Lane Conservation Area Character Summary and Management Strategy and agree to it being made available for public consultation as part of the process of adoption as a Supplementary Planning Document (SPD) and submitted to a public meeting.

Recommendation(s)

Members approve the draft text of the Barbican and Golden Lane Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report, and agree to it being issued for public consultation for 6 weeks from March 2021.

Main Report

Background

1. Following a proposal from the Barbican and Golden Lane Residents’ Associations that the area be designated as a conservation area, the City of London Corporation undertook an assessment in 2017 in accordance with the National Planning Policy Framework (NPPF), Historic England Guidance and

City Local Plan policy. The Barbican and Golden Lane conservation area was designated by the City of London Corporation in October 2018.

2. Local authorities are required to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas (S.71 Listed Building and Conservation Areas Act 1990). SPDs must be prepared in accordance with procedures set out in relevant regulations and public consultation must be in accordance with the City's Statement of Community Involvement (SCI), adopted in 2016. The draft SPD has been prepared having regard to the matters specified in Section 19(2)&(3) of the Planning and Compulsory Purchase Act 2004 and prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Current Position

3. The draft Barbican and Golden Lane Conservation Area Character Summary and Management Strategy for consultation is attached to this report as Appendix A.
4. It is intended that the Character Summary and Management Strategy will be adopted as an SPD.

Proposals

5. Publish the draft text for formal public consultation for a period of 6 weeks. Consultation is proposed to take place in Spring 2021. Following consultation, the text will be reviewed in response to comments received. Any proposed amendments to the document will be reported back to your Committee for approval and approval sought to adopt the document as an SPD.

Corporate & Strategic Implications

Sub-headings

- Strategic implications

The London Plan, adopted 2016, encourages the identification and recording of heritage assets through character appraisals or conservation plans. The draft SPD will contribute to fulfilling this aspiration within the City of London.

The City Corporation has prepared character summaries for conservation areas, under the umbrella document '*Conservation Areas in the City: A General Introduction to Their Character*' (1994). Combined Character Summary and Management Strategy Supplementary Planning Documents (SPDs) have been adopted for 18 conservation areas and will be prepared for the remainder.

The Local Development Scheme (LDS) sets out the planning policy documents to be prepared and the timetable for preparing them. The most recent update of the LDS was approved by your Committee in June 2017 and includes a programme to complete Character Summaries and Management Strategies for the remaining conservation areas, and to revise and update existing character summaries. These are being prepared in line with current Historic England guidance on the appraisal and management of conservation areas.

The City Corporation's Local Plan was adopted by Court of Common Council in January 2015. Policy CS12: 'Historic Environment' seeks to preserve and

enhance the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them. The draft SPDs are consistent with the approach outlined in the Local Plan

This document will aid current and future building proposals and management impacting on the Conservation Area needed to sustain the Barbican and Golden Lane and the development around it. This supports Corporate Plan objective 12 (Our spaces are secure, resilient and well-maintained)

- There are no Financial or Resource implications arising from this report.
- There are no Legal implications.
- There are no Risk implications.
- Equalities implications:
An Equality Impact Assessment has been carried out for the draft SPD and no equality issues were identified. This can be found in Appendix B.
- Climate implications and Security implications:
A Sustainability Appraisal/Strategic Environmental Assessment Screening Report has been carried out for the draft SPD, which has concluded that a full Sustainability Appraisal/Strategic Environmental Assessment is not required, subject to statutory consultees' confirmation. The Screening report can be found in Appendix C.

Conclusion

Members are recommended to approve the appended draft text for formal public consultation from March 2021. The responses to the consultation and the public meeting shall be reported back to this Committee.

Appendices:

Appendix A – draft Barbican and Golden Lane Conservation Area SPD

Appendix B – Barbican Golden Lane EQIA test of relevance

Appendix C – SEA Screening Barbican and Golden Lane CA SPD

Report author

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Committee(s): Residents Consultation Committee – For Information Barbican Residential Committee – For Information	Dated: 30/11/2020 14/12/2020
Subject: Service Level Agreement Working Party Review - Barbican Estate Office Recovery Planning COVID-19	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 3 & 4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: Director of Community and Children's Services	For Information
Report author: Michael Bennett Head of Barbican Estates	

Summary

The purpose of this report is to update Members on the Service Level Agreement Working Party review of the Barbican Estate Office (BEO) recovery planning in relation to the COVID-19 pandemic and the provision of services.

Recommendation(s)

Members are asked to note, consider and comment on the report.

Main Report

Background

1. Our last report to Committee updated Members on a number of actions and changes to our services during lockdown and as part of our subsequent recovery planning.
2. All of our services as outlined in our Service Level Agreements with residents are currently being carried out with the exception of:
 - Reception being open between 11am – 2pm Monday to Friday
 - The “pink card” delivery system for parcel notification for residents
 - Non- urgent repairs within occupied properties that pose a high risk

3. At the time of writing this report the advice from the government, PHE and the Town Clerk is still that those who can work from home should continue to do so which includes the BEO teams.
4. The weekly virtual meetings between the Chairs of the Residents Consultation Committee (RCC), Barbican Association (BA), a representative from the resident volunteering groups and the Head of Barbican Estate are still ongoing. These meetings provided an update on all communications and services and an opportunity for issues to be raised and reviewed by Officers.
5. Your House Officers reviewed a number of issues and “lessons learnt” in relation to the COVID-19 pandemic and the provision of services as your residents champions as a basis for the recent virtual meeting with the Service Level Agreement Working Party.
6. This review included House Officer communications with residents, comments and complaints to the BEO, the previous report to Committee on our recovery planning and associated comments from resident representatives.
7. Members of the resident Working Party include Randall Anderson, Jane Smith, David Graves, Graham Wallace, Fred Rodgers, John Tomlinson and Christopher Makin.
8. The issues and “lessons learnt” that were outlined and open to discussion at the Working Party meeting are detailed below:

Parcel Delivery/collection (“pink card” delivery system)

9. It was agreed that the “pink card” delivery system required further attention than could be given in the Working Party meeting and a sub-working party group was suggested.
10. Resident volunteers from the Working Party for this sub-group include David Graves, Graham Wallace and Fred Rodgers. The group will also include a House Officer and be chaired by Barry Ashton, Car Park and Security Manager.

Lift Etiquette

11. Tower House Groups requested the BEO issue guidance about lift etiquette; but this was not agreed due to issues around enforcing this.
12. Feedback has been generally positive about lift usage. Many residents, visitors and contractors are choosing to wear masks and not share lifts with others.

Shielded staff

13. The BEO has been following Government Guidance. Currently during the second lockdown it does not appear that “shielding” will operate in the same way as the first lockdown and will therefore potentially have less of an impact on frontline resources. At the time of writing there are two frontline staff that have been classified as “clinically extremely vulnerable” and have received letters from the government that strongly advises them to follow extra precautionary shielding measures to help keep them safe. They are strongly advised to work from home. If they cannot work from home, then they should not attend work.
14. General opinions of the Working Party were that frontline staff such as Car Park Concierge and Lobby Porters are absolutely critical and the posts should be covered wherever possible.

Leaseholder Home Improvements

15. During the initial part of the first lockdown the BEO asked all private work to stop unless deemed essential. We reviewed each project on a case by case basis.
16. The BEO contacted all those leaseholders with ongoing projects and most had either stopped their contractors from working or were happy to stop.
17. The BEO received a great number of complaints about the handful of projects which needed to continue. This took up a lot of officer time handling the complaints and chasing leaseholders and contractors for updates.
18. This was amended in May when government advice changed and people were advised to go to work if they could not work from home.
19. During the second lockdown, this advice remains and has been publicised via the weekly bulletin. We appreciate there are still a great many residents working from home and its fully expected that we will receive further complaints.
20. The BEO have and will continue follow up with leaseholders who allow their contractors to work beyond the prescribed noisy working hours (10am-4pm Monday-Friday) or fail to work in accordance with the guidance in the Home Improvements Pack.

Non-service charge – Podium cleaning

21. There has been much less footfall across the podium since the first lockdown in March and this continues to be the case. As a result, there has been a review of the cleaning schedules for the podium which have been reduced.

Non-service charge – ASB on the podium – bicycles and skateboarding

22. The Barbican Association Security Committee are currently leading on this and are working closely with City Officers and resident volunteers in the provision of a residents guide on how to report crime, Anti-Social Behaviour and noise on the Estate Barbican in order to establish evidence of the issues.

Officers Working from Home

23. The Working Party commented on issues with telephones not being answered or diverted to voicemail. It was acknowledged that there were some issues initially which have since been resolved.
24. There are regular updates in the weekly residents bulletin of the House Officer contact details and in line with Government Guidance, *“that the BEO is running a skeleton service from the Estate Office but that we are all still working very hard remotely and to contact us by telephone or email in the usual way”*.
25. There has been Senior management presence on the Estate throughout to support front line staff carrying out duties that could not be done from home.
26. Generally, officers who are Working from Home were able to carry out their duties successfully.
27. It is anticipated that the normal provision of action plans and Key Performance Indicators for the quarter October- December will be reported to the Working Party at their next meeting in February and Committee in March 2021.

Noise/neighbour complaints

28. The BEO noted an increase in neighbour complaints which was understandable given the conditions.
29. There were several “hard floor” complaints which were placed “on hold”, but the BEO are trying to resolve or manage these issues internally where possible.

Conclusion

30. It was agreed that Officers would review comments on our services during and since lockdown. The Service Level Agreement Working Party reviewed a number of these comments and an update of the recent virtual meeting is provided in this report. It is anticipated that there will be a return to the normal Service Level Agreement quarterly reporting to the next Committees in March 2021.

Background Papers

- Barbican Estate Office Recovery Planning COVID-19 - September 2020

Michael Bennett

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Department of Community and Children's Services

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Committee(s): Barbican Residents Consultation Committee Barbican Residential Committee	Dated: 30 November 2020 14 December 2020
Subject: Fire Safety Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 3 & 4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: Director of Community & Children's Services	For Information
Report author: Paul Murtagh Assistant Director Barbican & Property Services	

Summary

The purpose of this report is to update Members on the progress that has been made in relation to fire safety matters since the last update report submitted to Committee in March 2020.

Recommendation(s)

Members are asked to note, consider and comment on the report.

Main Report

Background

1. In September 2017, a detailed report was brought to this Committee to update Members on the City of London Corporation's (the Corporation) approach to fire safety on the Barbican Estate. The report informed Members of the progress we had made with matters such as:

- fire risk assessments,
- communication with residents,
- estate management,
- fire safety maintenance and improvement work,
- inspections by the London Fire Brigade (LFB),
- potential future improvement works.

2. Subsequently, further update reports have been brought back to Committee on a regular basis with the last one being March 2020. This paper is intended as a further update.

Fire Risk Assessments

3. As Members will be aware, Frankham Risk Management Services Limited completed FRAs for each of the residential blocks on the Barbican Estate in January/February 2018 and, as agreed by Members, these were published on the Corporation's website.
4. At its meeting on 17 September 2018, Members were first presented with the 'Specific Hazard Identification and Action Plan Template for Fire Risk Assessments', which lists the recommendations from all the FRA's on the Barbican residential blocks. Officers continue to work on the various recommendations contained within the Action Plan and good progress is being made. An updated version of the Action Plan is included at Appendix 1 to this report.
6. Carrying out FRA's under the Regulatory Reform (Fire Safety) Order 2005 (RRO), is a vital and legally required part of the CoLC's fire safety strategy for its residential portfolio. The RRO does not specify how often FRA's should be carried out or reviewed. However, the Local Government Association (LGA) has published guidance on fire safety in purpose-built blocks of flats, which recommends the following procedure for FRA's:

Low-rise blocks up to 3-storeys built in the last 20 years

- reviewed every 2 years;
- redone every 4 years.

For blocks with higher risks (such as age), or those more than 3-storeys high

- reviewed every year;
- redone every 3 years.

7. Up until recently, the FRA's for the Barbican residential blocks had been done annually. The FRA's from January/February 2018 have again been reviewed and mandated in line with the Corporation's auditing procedures for FRA's.
8. Clearly, simply carrying out FRA's is worthless if they are not updated regularly and the improvement work identified is not undertaken. As Members will be appreciate, a considerable amount of fire safety work has been done, is being done and is scheduled to be done to maintain the Barbican residential blocks at the required standard.
9. Whilst, understandably, our focus has been on continuing the progress we are making on the improvements identified in the Action Plan appended to this report,

we will be looking to procure and commission new Type 3 FRA's for each of the residential blocks on the Barbican Estate early next year.

Fire Doors

10. As Members will be aware from the previous update report, random sample testing of a three front entrance door sets to individual flats in the Barbican Estate has been carried out. It should be remembered that all three door sets, when installed, complied fully with the Building Regulations that were in force at that time. However, the destructive testing has shown that all three door sets tested failed to meet the modern standards for fire resistance.
11. At its meeting on 16 March 2020, Members agreed with the recommendation of officers that consideration needs to be given to replacing front door sets to all residential properties on the Barbican Estate with new modern replacements that comply with Approved Document B – Fire Safety of the Building Regulations.
12. In accordance with the expressed views of Members, Officers have made a Capital Bid for £20million for the replacement of front door sets to all residential properties on the Barbican Estate. At the time of writing this report, there had been no decision made on the bid. It is understood that no final decision will be made until the meeting of the Policy and Resources Committee on 10 December. If the bid is approved, it should be noted that the project will still need to go through the usual project approval process beyond, setting aside funding in the Capital Plan.

Communication with residents

13. Members will recall that detailed information, in the form of 'Frequently Asked Questions' bulletins, was produced specifically for the Barbican Estate. This was distributed to all House Groups and to residents through our email broadcast service and has also been posted on the Housing Fire Safety pages on the City's website. This information is reviewed on a regular basis and is updated as the fire safety improvement works progress.
14. Except for Frobisher Crescent, which is dealt with separately in this report, there have been no new significant fire safety issues raised by residents since the last update report in March 2020. Detailed information on fire safety remains available on the Corporation's website.

Estate Management

15. Barbican Estate staff continue their work to ensure that balconies, walkways and exits are kept clear from hazards. This includes the removal of combustible material from outside properties, along with any items which might cause a trip hazard for residents or firefighting crews in the event of an emergency.

London Fire Brigade (LFB)

16. At the time of the last update report in March this year, it was reported that the LFB was carrying out more frequent ad-hoc inspections on residential flat blocks across

the City to ensure that they comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005 and to ensure that appropriate FRAs are being carried out.

17. In June this year, the LFB carried out four simultaneous ad-hoc inspections on the Barbican Estate at Cromwell Tower, Defoe House, Thomas More House and Speed House. The inspections appeared to go well, with no issues raised on the days they were carried out. We received no follow up reports or requests for further information on any of the four inspections undertaken.
18. It is worth noting that officers have developed a healthy working relationship with the LFB and regularly consult with and seek the advice of the LFB on fire safety matters.

Frobisher Crescent

19. Members will be aware from the previous Fire Safety Update Report to this Committee that following the completion of a detailed and specialist survey undertaken by Guardian Consultancy Services Limited, the full extent of the deficiencies with the existing compartmentation/fire stopping and, the extent of the remedial work required had been identified.
20. Officers subsequently made a successful Capital Bid for £600,000 to fund the necessary remedial works to the communal areas and individual dwellings in Frobisher Crescent. A Gateway 1-4 Project Proposal & Options Appraisal Report was submitted to the Projects Sub Committee and the Barbican Residential Committee (BRC) in September this year and, the following recommendations were agreed:
 - A total revised estimated project cost of £800,000 (including staff and consultancy costs of £100,000).
 - Approval for the expenditure of £60,000 for staff and consultancy fees to reach the next stage of the Gateway process.
 - Note that 'in principle' funding of up to £550,000 for this scheme was agreed as part of the 2020/21 annual capital bids, with draw down being subject to the further approval of the Resource Allocation Sub-Committee. A bid for additional resources will be required to meet the funding shortfall of £250,000 against the estimated cost of £800,000.
 - That approval is given for Option 1:
 - To undertake a compliant procurement exercise for the fire safety improvement works to residential levels 7, 8 and 9 at Frobisher Crescent on the Barbican Residential Estate.
 - To seek Chief Officer approval for a contractor to be appointed to carry out the fire safety improvement works to residential levels 7, 8 and 9 at Frobisher Crescent on the Barbican Residential Estate.
21. The progress with this project has been affected and delayed by the COVID-19 situation and, as a result, on the instruction of the Corporation's Fire Safety Advisor, the following interim works have recently been completed to the residential levels of Frobisher Crescent:

- i. Firestopping to the internal riser cupboards and internal communal corridors to all three residential levels. This work comprised a combination of permanent firestopping solutions, where practical and accessible and, temporary solutions in the form of the installation of 'intumescent' pillows.
 - ii. Inspection, testing, repair and certification of all fire doors to the communal corridors and escape routes.
 - iii. Allocation and delivery of battery-operated smoke detectors to residents in Frobisher Crescent. It should be noted that, access was difficult and, only 24 residents were handed the smoke detectors. The remaining smoke detectors are stored in the Barbican Estate Office and absent residents were written to, asking them to collect.
22. The specification for the permanent remedial works is now completed and, a procurement exercise will be carried out over the next 4 – 6 weeks. This will allow us to appoint a suitable contractor in January next year with, an expected start date in February 2021. As Members will recall, it has been agreed that residents will not be recharged the cost of this work (including the interim works outlined above).
23. As has been explained previously, we continue to work very closely with our colleagues in the Barbican Arts Centre to ensure that all future fire safety works commissioned by the Estate Office for Frobisher Crescent and the Arts Centre are aligned.

Further specialist fire safety survey

24. Due to the unique nature of the Barbican Estate, some Members have previously suggested that a more detailed specialist fire safety survey be undertaken on a representative sample of flat blocks on the Estate. The purpose of this specialist survey would be to review and assess specific fire safety precautions such as:
 - Communal fire doors;
 - Smoke control measures;
 - Fire alarm and fire detection measures;
 - Escape routes;
 - Ventilation provisions.
25. This specialist survey would also satisfy some of the recommendations of the FRA's that were carried out by Frankham Risk Management Services Limited in January/February 2018 and, will help fill in some of the 'gaps' in our understanding of how the residential buildings will perform in the event of a fire.
26. At its meeting on 16 March 2020, the BRC received a report from officers seeking Member approval to a proposal from Arup, a specialist firm of engineering consultants, to carry out a detailed fire safety audit on a representative sample of four residential blocks on the Barbican Estate. The BRC subsequently approved the following:
 - The direct appointment of Arup to undertake a detailed fire safety audit on a representative sample of four residential blocks on the Barbican Estate.

- That the appointment of Arup be progressed by way of an appropriate 'compliant waiver' as directed and agreed by City Procurement.
- That the full cost of the detailed fire safety audit is recoverable, by way of service charge, from all long leaseholders on the Barbican Estate.

27. Unfortunately, progress with the fire safety audit has been significantly delayed by COVID-19 and, Arup has only recently confirmed that it is now able to re-open discussions to allow us to progress with its commission. At the time of writing this report, whilst we had met with Arup to discuss the project, exchange information and confirm reporting lines etc, we had not received a start date for the works.

Fire Safety Signage

28. One of the key findings of the FRA's completed by Frankham Risk Management Services Limited in January/February 2018, was the need to need to update and bring up to standard the fire safety signage across all residential blocks on the Barbican Estate. The existing signage was found to be out of date, inadequate, conflicting and, in some cases, incorrect.

29. Following a compliant procurement exercise, Britannia Fire & Security Limited was appointed to carry out this work. In order to benefit from 'economies of scale', the contract for this work also included similar works across the Corporation's social housing estates, which is almost completed.

30. When work began on the Barbican Estate, residents raised concerns with the replacement signage particularly, in relation to the suitability of the signs in the context of the listed status of the Barbican Estate. In order to address the concerns of residents, the fire signage works on the Barbican Estate were suspended.

31. In order to address and resolve the concerns raised by residents, further advice has been sought from the Corporation's Planning Team in relation to Listed Building Consent. At the time of writing this report, we had not received the information requested from our colleagues in the Planning Team.

32. It is intended that once we have the information we require, we will convene a meeting of the BRC Member/Officer Fire Safety Group to discuss a suitable and compliant way forward.

Appendices

Appendix 1 – Fire Safety Action Plan

Paul Murtagh, Assistant Director, Barbican & Property Services
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Estates	Observation/Issues	Consideration and recommendation	Block	Risk Priority & Action completed by Date	Responsible Team	Timescale	Cost	Comments
Barbican Estate	Evidence was not available to confirm relevant electrical equipment such as communal area heating appliances; are subject to PAT.	Ensure relevant equipment is subject to a robust PAT by a competent person.	Only Tower blocks (Except Lambert Jones Mews, Postern & Wallside)	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	Regular testing programme in place. Certificates filed centrally. Will be made available before FRA in future.
Barbican Estate	Evidence was not available to confirm the fixed wiring installation is subject to an appropriate programme of periodic testing.	Ensure a robust programme of 5 year fixed wiring testing is implemented.	All blocks and car parks	Priority-C 28 days Medium	Housing Property Services	Completed	£20,000 per annum	Detailed pre-survey completed, programme now commenced.
Barbican Estate	Due to the survey being undertaken during daylight hours it was not possible to determine if an adequate provision of emergency lighting exists throughout the premises.	A survey should be undertaken by a competent person; with any identified issues being rectified to ensure the system complies with BS 5266.	All blocks and car parks	Priority-E Project Planning Medium	Housing Property Services	Completed	N/A	Emergency lighting maintenance contract in place.
Barbican Estate	<ul style="list-style-type: none">• The flat entrance door is consistent with those throughout the block. It does not comply with current standards.• It appears to be of substantial construction, without substantial rebates, smoke strips or intumescent seals, hinges x3 do not appear to be of fire resisting standard. The centre hinge appears to be of spring loaded design, to assist with door closing; however it was noted that this arrangement did not result in the door self-closing effectively.	Due to the opportunity for means of escape in 2 directions; this situation is considered acceptable. Consideration should be given to upgrading/replacing doors on the means of escape routes; to current standards as part of any future refurbishment program. Consideration should be given to implementing a robust program of testing and servicing for spring loaded hinges; to ensure final exit doors close effectively.	All blocks	Priority-D 3 Months Low (Project)	Housing Property Services	31-Mar-23	£20million	Destructive testing of front entrance doors confirm that they are generally not up to modern standard. Capital Bid made for funding to replace all doors.
Barbican Estate	It was noted that in some instances lobby doors are not provided with smoke seals. Ensure all such doors are provided with adequate protection against the spread of smoke.	Ensure all such doors are provided with adequate protection against the spread of smoke.	All blocks (Except Lambert Jones Mews & Postern)	Priority-D 3 Months Low	Housing Property Services	31-Mar-21	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey.
Barbican Estate	<ul style="list-style-type: none">• It was noted that numerous doors to electrical intakes, service risers, plant rooms, stores and similar; within escape routes are not provided with ‘fire door keep locked shut’ signs.• Lobby doors are not provided with ‘fire door keep shut signs’.• ‘Do not use lift in case of fire’ signs are not displayed adjacent to lift enclosures.	Ensure appropriate signs are displayed.	Andrew House , Ben Johnson, Brandon Mews	Priority-C 28 days Medium	Housing Property Services	31-Mar-21	£120,000	Included in Fire Signage Improvement Programme - work underway.
Barbican Estate	Fire action notices are inconsistently displayed in communal areas and the guidance is ambiguous in respect of a ‘stay put’ evacuation strategy.	Consideration should be given to replacing this signage with more definitive instructions; displayed in a consistent manner.	All blocks	Priority-D 3 Months Low	Housing Property Services	31-Mar-21	£120,000	Included in Fire Signage Improvement Programme - work underway.
Barbican Estate	It was noted that portable fire extinguishers are provided within communal areas. Typically fire extinguishers are not provided within this type of property as residents are unlikely to have been appropriately trained.	Consideration should be given to their removal.	All blocks and car parks	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	Fire extinguishers in plant rooms serviced to ensure they are fit-for-purpose.
Barbican Estate	As part of the fire risk assessment process a documentation audit was undertaken in respect of the specific premises. The brief was to randomly sample 6 categories from a detailed list detailed above. In this instance the only records available at the Estate Office were as follows; <ul style="list-style-type: none">• Whilst it is evident that Allied Protection are maintaining fire alarm systems; contractors are not updating documented records.• Records were not available to evidence the recently implemented program of fire door inspections.• Fire stopping registers are not in place; this has specific relevance in respect of PDA’s & EDA’s.• Records of fire brigade operation attendances are not maintained. It is recommended that robust arrangements be implemented to ensure the requirements of CoL Guidance Note on Fire Log Books on CoL premises are achieved. Portable firefighting equipment is out of test date; this situation is expected to be resolved in response to relevant guidance provided elsewhere in this report.	It is recommended that robust arrangements be implemented to ensure the requirements of CoL Guidance Note on Fire Log Books on CoL premises are achieved.	All blocks and car parks	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	Regular testing programme in place. Certificates filed centrally. Will be made available before FRA in future.
Barbican Estate	The emergency services box contained; 1) Estate block plan map. 2) Useful telephone numbers list. 3) Block plan.	Consideration should be given to liaising with London Fire Brigade to rationalise/standardise the information contained within the premises information box.	All blocks	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	All 36 ‘Premises Information’ boxes at the entrances to the blocks and car parks have been updated to include Estate plans, block plans, and contact numbers for the emergency services.
Barbican Estate	It was noted that portable fire extinguishers within communal areas and plant rooms (provided for use by competent persons) have not been subject to servicing within the past 12 months.	Subject to comments in 19.4, ensure all such equipment is robustly maintained.	All block and car parks (Except Lambert Jones Mews & Postern)	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	
Barbican Estate	What appears to be a BS 5839 pt 6 category LD3 grade F fire alarm system is installed. <ul style="list-style-type: none">• A means of providing detection and warning was not provided. The domestic smoke detector did not function when tested.• Accommodation is largely of open plan design across all levels.• Where provided doors to the internal escape route are unlikely to comply with current standards.• It should be noted that issues exist in respect of the ability for CoL to effectively manage residents actions; which may compromise the internal means of escape from their or a neighbouring dwelling.• What appear to be original nonfire rated room dividers are present (Cromwell Tower)• Domestic smoke detectors x2 were provided. (John Trundle Court)• A means of providing detection and warning was not provided. (John Trundle Court)• Accommodation is largely of open plan design across all levels. (John Trundle Court)• Where provided doors to the internal escape route are unlikely to comply with current standards. (John Trundle Court)• Alternative means of escape routes provide direct access to the communal escape balcony at both the lower level and at the upper level, to a shared enclosed balcony; from where further escape should be made via the neighbouring dwelling. (John Trundle Court).• Significant structural alterations have created a largely open plan flat; with non-fire rated room dividers. (Lauderdale Tower)	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D.	All blocks	Priority-B 4 days High	Housing Property Services	31-Mar-21	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey.
Barbican Estate	It should be noted that issues exist in respect of the ability for CoL to effectively manage residents actions; which may compromise the internal means of escape from their or a neighbouring dwelling.	CoL should undertake a strategic review of management protocols regarding tenants/leaseholders actions which may implications the overall fire safety of the premises.	All blocks	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	Part of ongoing inspection regime carried out by House Officers in Barbican Estate Office.

Barbican Estate	<ul style="list-style-type: none">Vertical service risers which serve multiple dwellings are present; residents/contractors potentially have access to these enclosures for the purposes of alterations/maintenance to services.It was not possible to determine the standard of fire resistance provided between the flat and communal stair afforded by glazed partitions.It appears that flats were originally provided with a non-fire rated ‘pass door’ arrangement adjacent to the main entrance/exit door; in this instance this facility is still available.	Consideration should be given to the targeted inspections of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern. Consideration should be given to implementing a program of scheduled cleaning for communal kitchen extraction installations.	Andrew House , Ben Johnson, Brandon Mews, Defoe House, Frobisher Crescent, Speed House	Priority-C 28 days Medium	Housing Property Services	31-Mar-21	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey.
Barbican Estate	Appropriate ‘no smoking’ signs are not prominently displayed within communal areas.	Ensure appropriate signs are displayed.	Brandon Mews	Priority-D 3 Months Low	Housing Property Services	Completed	N/A	
Barbican Estate	It was noted that the final exit doors to alternative MOE from rooftop plant rooms are fitted with inappropriate locking mechanisms.	It is recommended that failsafe devices; such as push paddles or similar are fitted.	Brandon Mews	Priority-E Project Planning Low	Housing Property Services	Completed		Part of maintenance programme.
Barbican Estate	Where provided doors to the internal escape route do not appear to comply with current standards. <ul style="list-style-type: none">A loft hatch and ladder arrangement provide internal access from 02 level the 03 level garage; where an alternative means of escape is available. It is assumed that the original design provide a permanent staircase between these levels.A means of providing detection and warning was not provided.	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D.	Brandon Mews	Priority-B 4 days High				
Barbican Estate	<ul style="list-style-type: none">Vertical service risers which serve 2 dwellings are present; residents/contractors potentially have access to these enclosures for the purposes of alterations/maintenance to services.	Consideration should be given to the targeted inspections of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern.	Brandon Mews,	Priority-C 28 days Medium	Housing Property Services	31-Mar-21	£5,000	Further specialist detailed Fire Management Survey is being carried out. Initial surveys suggest that many of the improvements identified in the FRA's are unnecessary and are mitigated by the design of the building.
Barbican Estate	The inadequate provision of electrical socket outlets, within the kitchen area; encourages the potentially hazardous use of multi adapters, trailing leads and similar.	Consideration should be given to providing additional electrical socket outlets in the kitchen area.	Ben Johnson, Breton House, Bryer Court, Bunyan Court, Defoe House, Mountjoy House, & Willoughby House	Priority-C 28 days Medium	Housing Property Services	Completed	£100,000	We are only responsible for the kitchens in our rented homes. We have introduced an electrical testing programme that will pick up this improvement work.
Barbican Estate	It was noted that in some instances discarded trade materials and general waste has been allowed to accumulate in riser cupboards.	Implement robust management arrangements to ensure all such areas are maintained free from inappropriate storage.	Cromwell Tower, Lauderdale Tower & Shakespeare Tower	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	Dealt with through inspection process carried out by Barbican Estate Office.
Barbican Estate	It was noted that in a number of instances what appears to have been unauthorised structural alterations have been undertaken by/on behalf of residents. This has resulted in compromised standards of compartmentation between individual flats and the communal risers.	Ensure appropriate remedial actions are implemented to achieve and maintain current standards.	Cromwell Tower, Lauderdale Tower & Shakespeare Tower	Priority-D 3 Months Medium	Housing Property Services	Completed	£40,000 per annum	We have appointed a Technical Surveyor to oversee the Landlord's Approval process.
Barbican Estate	Anecdotal evidence from the tenant suggested that lack of maintenance to the kitchen extraction system has previously resulted in a small fire; elsewhere on the estate.	Consideration should be given to implementing a program of scheduled cleaning for communal kitchen extraction installations.	John Trundle Court	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	Inspection and maintenance programme in place.
Barbican Estate	<ul style="list-style-type: none">The internal original configuration appears to have been of; entrance hall, kitchen, bedrooms, lounge and bathrooms.Where provided doors to the internal escape route appear to comply with current standards.Alternative means of escape are provided via external stairs to the communal flat roofs and a place of ultimate safety.Domestic smoke detectors are provided.	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D. CoL should undertake a strategic review of management protocols regarding tenants/leaseholders actions which may have implications to the overall fire safety of the premises.	Lambert Jones Mews, Postern	Priority-D 3Months Low	Housing Property Services	Completed		Further specialist detailed Fire Management Survey is being carried out. Initial surveys suggest that many of the improvements identified in the FRA's are unnecessary and are mitigated by the design of the building. Management protocols have been reviewed and deemed satisfactory. Installation of alarm systems not deemed appropriate.
Barbican Estate	<ul style="list-style-type: none">Visual inspection of compartmentation between neighbouring dwellings (via walls and ceilings) did not identify any obvious areas of concern.Vertical service risers which serve 2 dwellings may be present; residents/contractors potentially access these enclosures for the purposes of alterations/maintenance to services.	Consideration should be given to the targeted inspection of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern.	Lambert Jones Mews & Postern	Priority-D 3Months Low	Housing Property Services	31-Jul-21	£5,000	Low risk - compartmentation survey to be undertaken as part of inspection process.
Barbican Estate	<ul style="list-style-type: none">Alternative means of escape are provided via communal balconies	Consideration should be given to upgrading/replacing doors on a single means of escape route to achieve compliance with current standards. Where the opportunity for means of escape in 2 directions is available; this situation is considered acceptable. Consideration should be given to upgrading/replacing doors on the means of escape routes; to current	Thomas More House	Priority-C 28 days Medium	Housing Property Services	31-Mar-23	£20million	Destructive testing of front entrance doors confirm that they are generally not up to modern standard. Capital Bid made for funding to replace all doors.
Barbican Estate	Whilst emergency action notices were provided, it not considered that sufficient signs are displayed in prominent positions throughout the car park.	Ensure appropriate signs are displayed.	All car parks	Priority-C 28 days Medium	Housing Property Services	31-Mar-21	£120,000	Included in Fire Signage Improvement Programme - work underway.
Barbican Estate	It was noted; That fire doors to protected escape routes do not consistently display ‘fire door keep shut’ signage’. <ul style="list-style-type: none">Doors to plant rooms, service cupboards and similar do not consistently display ‘fire door keep locked’ signage.	Ensure appropriate signs are displayed.	All car parks	Priority-D 3 Months Medium	Housing Property Services	31-Mar-21	£120,000	Included in Fire Signage Improvement Programme - work underway.
Barbican Estate	Whilst adequate compensatory lighting is provided; it was not possible to determine whether adequate emergency escape lighting is provided to escape routes.	A survey should be undertaken by a competent person; with any identified issues being rectified to ensure the system complies with BS 5266.	All car parks	Priority-E Project Planning Medium	Housing Property Services	Completed	N/A	Emergency lighting maintenance contract in place.

Committee(s): Residents' Consultation Committee - For Information Barbican Residential Committee – For Information	Dated: 30112020 14122020
Subject: Progress of Sales & Lettings	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of Andrew Carter Director of Community and Children's Services Report author: Anne Mason Community and Children's Services	For Information

Summary

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.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. The acceptance of surrenders of tenancies and the sale and letting of flats are dealt with under delegated authority.

Current Position

SURRENDERS/TERMINATIONS

2.

Case No	Type	Floor	Rent Per Annum	Tenancy commenced/ expired	Reason for Surrender	Date of Surrender
1	M3B	5/6/7	£31,350	24/06/17/ 23/06/20	End of tenancy	23/06/2020
2	58	2	£24,900	Periodic	Moved to a home	29/09/2020
3	21	2	£27,100	18/01/2020/ 17/01/2023	Tenant Deceased	21/05/2020

RIGHT TO BUY SALES

3.

	10 November 2020	18 August 2020
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.

	10 November 2020	18 August 2020
Sales Completed	862	860
Market Value	£159,704,271.97	£157,969,271.97

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.

CASE	Block	Floor	Type	Price	Remarks as at 10/11/2020
1	Bunyan Court	5/6/7	M3B	£1,100,000	Sold

COMPLETED SALES

9. Since the last report the sales of 520 Bunyan Court and 122 Willoughby House have completed.

SALES PER BLOCK

10.

BLOCK	TOTAL NO. OF FLATS	TOTAL NO. SOLD	NET PRICE £	% NO. OF FLATS SOLD
ANDREWES HOUSE	192	184	16,648,760.00	95.83
BEN JONSON HOUSE	204	196	14,877,454.83	96.08
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETON HOUSE	111	109	8,506,712.50	98.20
BRYER COURT	56	55	2,307,338.50	98.21
BUNYAN COURT	69	68	6,484,280.00	98.55
DEFOE HOUSE	178	173	17,414,782.50	97.19
FROBISHER CRESCENT	69	69		100.00
GILBERT HOUSE	88	87	11,046,452.50	98.86
JOHN TRUNDLE COURT	133	133	5,467,527.50	100.00
LAMBERT JONES MEWS	8	8	1,400,000.00	100.00
MOUNTJOY HOUSE	64	63	5,925,723.50	98.44
THE POSTERN/WALLSIDE	26	22	5,959,130.00	84.62
SEDDON HOUSE	76	75	8,445,677.50	98.68
SPEED HOUSE	114	108	12,468,148.50	94.74
THOMAS MORE HOUSE	166	162	13,668,455.00	97.59
WILLOUGHBY HOUSE	148	147	14,972,670.50	99.32
TERRACE BLOCK TOTAL	1728 (1728)	1683 (1681)	146,650,573.33 (144,915,573.33)	97.40 (97.28)
CROMWELL TOWER	112	103	27,005,801.00	91.96
LAUDERDALE TOWER	117	114	24,553,779.63	97.44
SHAKESPEARE TOWER	116	110	27,300,415.76	94.83
TOWER BLOCK TOTAL	345 (345)	327 (327)	78,859,996.39 (78,859,996.39)	94.78 (94.78)
ESTATE TOTAL	2073 (2073)	2010 (2008)	225,510,569.72 (223,775.569.72)	96.96 (96.86)

Key Data

Strategic implications –

Financial implications – Receipts from sales are credited to the City Fund.

Resource implications - None

Legal implications - None

Risk implications - None

Equalities implications – None

Climate implications - None

Security implications - None

Appendices

None

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Committee(s) Barbican Residential Committee	Date: 14122020
Subject: Barbican Arrears	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
Report of: Andrew Carter Director of Community and Children's Services	For Information
Report author: Anne Mason	

Summary

This report, which is for information is to advise members of the current arrears in respect of tenants and leaseholders on the Barbican Estate.

Recommendation

Members are asked to note the report.

Main Report

Background

1. Leaseholders and tenants are billed quarterly in June, September, December and March. The charges raised include charges for car parking and baggage stores.
2. A further analysis of arrears cases is contained in Appendix 1 (Non-public).

Current Position

3. Leaseholders and freeholders

		No of free/ leaseholders			
Charges raised for period	£11,749,072	2010			
Target level of net arrears	1%				
Actual level of net arrears	1.04%				
<i>Age Analysis of Debt:</i>	Sept 20	Jun 20			
Value of debts					
3 - 6 months	£ 84,937.68	119	£127,242.72	136	
6 – 12 months	£ 47,212.98	63	£ 17,854.36	25	
12 - 24 months	£ 14,356.39	10	£ 11,053.99	9	
Over 24 months	£ 29,660.11	6	£ 28,524.41	5	
Total arrears outstanding	£176,167.16		£ 184,675.48		
<i>Action taken:</i>					
Amounts subject to arrangement	£ 1,112.79	2	£ 4,386.83	5	
Amounts referred to Comptroller for recovery action	£ 52,396.32	6	£ 49,675.07	5	
Net debt outstanding	£122,658.05		£ 130,613.58		

There is a total of 141 leaseholders in arrears.

Of the amounts owing for over 12 months (£44,016.50) £40,745.56 is included in the amounts referred to C&CS, £1,162.82 is in dispute, £83.71 is subject to arrangements. The remaining £2,024.41 relates to 7 cases.

The net debt outstanding comprises 133 accounts including 2 in dispute.

4. Tenants

Charges raised for period	£1,698,675	No of tenants 63		
Target level of net arrears 1%				
Actual level of net arrears 1.76%				
	Sept 20		Jun 20	
<i>Age Analysis of Debt:</i>				
Value of debts				
3 - 6 months	£ 27,532.49	8	£17,374.30	6
6 - 12 months	£ 23,183.30	4	£ 6,489.02	2
12 - 24 months	£ 10,174.89	2	£ 163.00	1
debts over 24 months	£ 0.00	0	£ 0.00	0
Total arrears outstanding	£ 60,890.68		£ 34,038.21	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 2,833.88	2	£ 1,357.71	2
Amounts referred to Comptroller for recovery action	£ 28,158.51	1	£ 21,785.44	1
Net debt outstanding	£ 29,898.29		£ 10,895.06	

There is a total of 7 tenants in arrears.

5. Former tenants' arrears

Charges raised for period to	N/A	No of former tenants	1	
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months				
	June 20		Dec 19	
<i>Age Analysis of Debt:</i>				
Value of debts 3 - 6 months	£ 0.00	0	£ 0.00	0
Value of debts 6 - 12 months	£ 0.00	0	£ 0.00	0

debts between 12 - 24 months	£ 0.00	0	£ 0.00	0
debts over 24 months	<u>£12,697.75</u>	1	<u>£12,697.75</u>	1
Total arrears outstanding	£12,697.75		£12,697.75	

Action taken:

Amounts subject to arrangement	£ 0.00	£ 0.00
Amounts referred to Comptroller for recovery action/in dispute	£12,697.75	£12,697.75
Awaiting write off	<u>£ 0.00</u>	<u>£ 0.00</u>
Net debt outstanding	£ 0.00	£ 0.00

There is 1 case in total.

This case is currently being dealt with by the Comptroller and City Solicitor.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

Anne Mason

Revenues Manager DCCS

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