

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
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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