

BARBICAN RESIDENTIAL COMMITTEE
Monday, 15 March 2021

Minutes of the virtual meeting of the Barbican Residential Committee streamed live
via You Tube [insert details] on Monday, 15 March 2021 at 1.45 pm

Present

Members:

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

**non-resident members*

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services,
Julie Mayer	Community and Children's Services
Michael Bennett	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Alan Bennetts	- Comptroller and City Solicitor's Department
Mark Jarvis	- Chamberlains

1. APOLOGIES

There were no apologies.

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

In respect of item 17 on the agenda (Residential Tenancy Reviews), Mr Randall Anderson advised that his tenancy was not due for renewal until later in the year but he would not be speaking on this item.

3. MINUTES OF THE PREVIOUS MEETINGS

3.1 14th December 2020

RESOLVED, that – the public minutes and non-public summary of the meeting held on 14th December 2020 be approved.

3.2 2nd February 2021 (Special Meeting)

RESOLVED, that – the public minutes and non-public summary of the special meeting held on 2nd February 2021 be approved.

Matters arising

- a) Members noted that work on the car park valuation was due to complete at the end of the month. The Car Park Charges Working Party was due to meet on 29th March 2021, and the agenda would include premium parking bays.
- b) The Assistant Director, Barbican and Property Services, advised that the £23,000 set aside for a new door entry system was a legacy budget and there were currently no plans for a replacement. The Assistant Director would provide an update after the meeting in respect an alternative UK key provider.

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

The Committee received the draft minutes of the Barbican Residential Committee held on 2nd March 2021.

5. 'YOU SAID: WE DID'

The Committee received the Outstanding Actions list.

During the discussion on this item, the following points were noted:

- a) The Sub Committee referred to in respect of the highwalks was the Resource Allocation Sub Committee (of the Policy and Resources Committee). The Chairman advised that he had contacted the Chair of the Policy and Resources Committee in respect of the inadequate funding received by the Department of Community and Children's Services, when it took over responsibility for the highwalks, and had requested a further budget transfer to compensate for this.
- b) In respect of the electric vehicle charging points, there had been an update at the last meeting of the Barbican Residents' Consultation Committee (RCC), as set out in the previous agenda item. An officer/resident working party had been set up, with a meeting planned for either later this week or next week.
- c) The Redecorations Programme was under review and the Committee would receive an update at the June RCC/BRC meetings.

6. UPDATE REPORT

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

RESOLVED, that – the report be noted.

7. FIRE SAFETY ORAL UPDATE

The Assistant Director, Barbican and Property Services was heard in respect of fire safety matter on the Estate and the Committee noted the following:

- a) There had been some delay to Arup's fire safety survey due to the current National Lockdown but this was now progressing, and a desk top survey was underway with colleagues in the Estate Office and Planning Department. Arup's had been engaged on the construction of the Barbican and had a very extensive knowledge of the Estate. Once restrictions were lifted, the site surveys would proceed. No issues had arisen so far, and the Assistant Director thanked the Estate Office staff for progressing this work under very difficult circumstances. The Assistant Director agreed to provide Arup's contact details to Deputy John Tomlinson.
- b) The Fire Risk Assessments were due for renewal this year having last been completed over three years ago. In accordance with the advice of the Corporate Fire Safety Advisor and the Regulatory Reform Order, they would focus initially on the tower blocks and then the rest of the Estate would follow. Turner Townsend was the new service provider and the Department of Community and Children's Services had appointed a new Departmental Health and Safety Advisor, who would be working closely with them.
- c) The Fire Signage Project on the Estate had been suspended for the time being, while discussions were ongoing with Planning and English Heritage. Whilst Listed Building Consent would not be required, the Planning Department has requested the development of a Fire Strategy, in order for the project to proceed. The Assistant Director reassured Members that residents' comments in respect of the signage would be taken into account, but the signage must be legally compliant and fit-for-purpose. However, there would be site visits as part of the development of the Fire Strategy in order to check the appropriateness and the readability of the signs at different times of the day.
- d) The compartmentation issues with Frobisher Crescent were being addressed; the specification was almost complete and officers would then be able to go to market for procurement.
- e) The Assistant Director agreed to follow up on the last meeting with the Fire Brigade in terms of the outstanding recommendations. Members noted that, despite the pandemic, there had been a couple of ad-hoc fire safety inspections undertaken by the Fire Brigade on the HRA estates.

Furthermore, there was currently a White Paper in respect of the 'Buildings Safety Bill', which would place more stringent obligations and reporting regulations on landlords.

8. BARBICAN FIRE DOOR REPLACEMENT PROGRAMME

The Committee considered a report of the Director of Community and Children's Services in respect of a proposed programme of works to replace all fire rated doors (including any associated panel surrounds, fanlight windows, refuse cupboards and intake cupboards) within the residential blocks of the Barbican Estate, to ensure that they meet the requirements of the current Building Regulations in respect of fire safety.

The Assistant Director explained that more detail would emerge in the next 'Gateway 4' report when, the estimates would be refined to reflect more accurate costings and the risk register updated accordingly. The Chairman of the Finance Committee, also a Member of this Committee, confirmed that there was provision within next year's budget for the replacement of the fire safety doors.

In response to a question, the Committee noted that a full schedule of the replacement programme would be drawn up by the consultant, with enclosed areas prioritised. The Assistant Director explained that doors which opened onto open spaces would be of a lower priority, and some of them were originals and in very good condition and may not need to be replaced.

RESOLVED, that:

1. That budget of £275,000 be approved for internal staff costs and professional fees to reach the next Gateway;
2. The total estimated cost of the project at £20,000,000 (excluding risk) be noted;
3. The risk register in appendix 2 to the report be noted.

9. SERVICE LEVEL AGREEMENT WORKING PARTY QUARTERLY REVIEW: OCTOBER - DECEMBER 2020

The Committee received a report of the Director of Community and Children's Services, which updated Members on the review of the estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter October – December 2020. The report also included comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

In response to a query raised at the Barbican RCC meeting on 5th March, in respect of the Tower lift KPI, the officer explained that the actual figure was 96.2% due to Shakespear Tower's lower availability for that quarter.

RESOLVED, that - the report be noted.

10. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services which advised Members of the sales and lettings that have been approved by officers since the last meeting of the Committee, 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.

11. BARBICAN ARREARS

The Committee received a report of the Director of Community and Children's Services, which advised Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate. The officer advised that tenant arrears had reduced, with one tenancy being terminated and transferred to 'former tenant arrears' for a write off. The Committee noted that arrears relating to stores and car park charges were administered alongside leaseholder arrears, and more details were provided in the non-public appendix to this report.

RESOLVED, that – the report be noted.

12. REPORT OF ACTION TAKEN

The Chairman was heard in respect of Virgin Active's lease which had been assigned to Nuffield Health. The Committee noted that there had been a significant debt write off, approved by the Finance Committee and following extensive officer advice in that this action would be in the best interests of the City, as it would enable the lease assignment to proceed. The Chairman had met with officers and Virgin Active in December 2020, and they had been provided with information under a non-disclosure agreement.

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

There were two questions, as follows:

1. At the meeting of the Community and Children's Service Committee (CCSC) last week, Members had received a non-public report entitled 'Climate Action Strategy (Housing Update)', which was subsequently redacted and placed on the public part of the Agenda. The Assistant Director advised that, whilst the report had been presented to CCSC in respect of HRA properties, it also applied in part to the Barbican Estate. The Committee noted that a desktop energy audit was underway to establish what information was available on the Barbican properties. A second piece of work, led by the City Surveyor, would seek to appoint a consultant to develop an action plan for achieving zero carbon in the Corporation's housing portfolio. Members noted that it had been necessary

to move quickly in respect of HRA properties, in order to maximise the prospects for grant funding, and there would be a similar report to the RCC/BRC in June.

The Assistant Director stressed that the success of the Climate Action Strategy depended heavily on resident buy-in and agreed to discuss with Mark Bostock, after the meeting, noting the level of expertise available on the Barbican Estate and residents' willingness to assist. Given that the Barbican only uses electricity, the Consultant's brief would also include energy use and reducing wastage, noting that lower energy costs would reduce service charges. The Chairman felt that a building's listed status should not be a barrier to making buildings more energy efficient, and it was noted that there had been cases where listed buildings had been demolished in order to make way for more energy efficient developments.

2. Further to the announcement of the cancellation of the Centre for Music and the plans to upgrade the Barbican Centre, officers would ensure that lines of communication remained open, and this might include sharing Barbican Centre Board reports with the BRC, when appropriate. Members noted that the Estate Office had enjoyed a good working relationship with the Arts Centre for a number of years. The Chairman suggested that co-ordination of the suite of committees serving the Barbican should be raised as part of the ongoing consultation on the Governance Review, as this would be particularly important if the BRC were to be abolished.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items and the Committee noted that this would be Michael Hudson's, last meeting as Chairman before his term expired in April 2021. Before closing the public part of the meeting, Mr Hudson thanked members, officers and members of the public for watching the recording.

15. EXCLUSION OF THE PUBLIC

RESOLVED, that - under Section 100A(4) 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 Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

Item Nos	Para nos
17-22	1,2 & 3
25	1,2,3 & 4

16. NON-PUBLIC MINUTES

16.1 14th December 2020

RESOLVED, that – the non-public minutes of the meeting held on 14th December 2020 be approved.

16.2 2nd February 2021 (Special Meeting)

RESOLVED, that – the non-public minutes of the special meeting held on 2nd February 2021 be approved.

17. **BARBICAN ESTATE RESIDENTIAL TENANCY RENEWALS**
The Committee considered and approved a report of the Director of Community and Children's Services.
18. **BARBICAN RESIDENTIAL ARREARS APPENDIX**
The Committee received a non-public appendix in respect of agenda item 11.
19. **BARBICAN ESTATE WRITE OFF - RESIDENTIAL TENANT**
The Committee considered and approved a report of the Director of Community and Children's Services.
20. **BARBICAN ESTATE COMMERCIAL TENANTS AND COVID-19, PROPOSALS FOR MARCH 2021 QUARTER**
The Committee considered and approved a report of the Director of Community and Children's Services.
21. **REPORT OF ACTION TAKEN (NON-PUBLIC)**
The Committee received a report of the Town Clerk.
22. **BLAKE TOWER - ORAL UPDATE**
The Assistant Director, Barbican and Property Services was heard.

At 3.40 pm the Committee agreed to waive standing orders in order to conclude the business on the agenda.
23. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There was one question whilst the public were excluded.
24. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Confidential agenda item

25. **PROPOSALS FOR THE IMPLEMENTATION OF THE 12% EFFICIENCY SAVINGS FOR 2021-22**
The Committee considered and approved a report of the Director of Community and Children's Services.

The meeting ended at 4.00 pm

Chairman

