



Barbican Estate Residents Consultation Committee

Date: MONDAY, 14 JUNE 2021

Time: 6.30 pm

Venue: VIRTUAL PUBLIC MEETING (ACCESSIBLE REMOTELY)

Members:

Gordon Griffiths, Bunyan Court	Fiona Lean, Ben Jonson House
Jane Smith, Seddon House	Rodney Jagelman, Thomas More House
John Taysum, Bryer Court	Ted Reilly, RCC (Deputy Chairman)
Deputy John Tomlinson, Cromwell Tower	Mike Cribb, RCC (Deputy Chairman)
Mary Bonar - Wallsend	James Ball, Brandon Mews
Christopher Makin, RCC (Chairman)	Joe Reeves, Mountjoy House
Sandy Wilson, Shakespeare Tower	Tim Hollaway, Lambert Jones Mews
Professor Michael Swash, Willoughby House	Guy Nisbett, Speed House
David Lawrence, Lauderdale Tower	Helen Hudson, John Trundle House
Mark Bostock, Frobisher Crescent	Ian Dixon, Gilbert House
Adam Hogg, RCC - Barbican Association	Andy Hope, Breton House
Jane Samsworth, Defoe House	Jim Durcan, Andrewes House

Enquiries: Julie Mayer
tel.no.: 020 7332 1410
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/QF0XOSHQPu8>

This meeting will be a virtual meeting and therefore will not take place in a physical location. 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. **MINUTES**

To agree the minutes of the Barbican Residents' Consultation Committee (RCC) held on 1st March 2021.

For Decision
(Pages 5 - 12)

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

Members are asked to note the Committee's Outstanding Actions List.

For Information
(Pages 13 - 14)

5. **CAR PARK CHARGING POLICY**

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

For Discussion
(Pages 15 - 26)

6. **FIRE SAFETY UPDATE**

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

For Information
(Pages 27 - 36)

7. **CLIMATE ACTION STRATEGY**

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

For Information
(Pages 37 - 72)

8. **BARBICAN FIRE DOOR REPLACEMENT PROGRAMME**

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

For Information
(Pages 73 - 76)

9. **COMMUNAL REPAIRS & REDECORATION PROGRAMME FOR THE BARBICAN ESTATE (2015-2020) - OUTCOME REPORT (GATEWAY 6)**
Report of the Director of Community and Children's Services.
For Information
(Pages 77 - 86)
10. **COMMUNAL REPAIRS & REDECORATION PROGRAMME FOR THE BARBICAN ESTATE (2020-2025) - PROGRESS REPORT (GATEWAY 5)**
Report of the Director of Community and Children's Services Committee.
For Decision
(Pages 87 - 90)
11. **BARBICAN PODIUM WATERPROOFING, DRAINAGE AND LANDSCAPING WORKS (BEN JONSON, BRETON & CROMWELL HIGHWALK) -PHASE 2 - 1ST PRIORITY ZONE**
Report of the Director of Community and Children's Services.
For Information
(Pages 91 - 118)
12. **COMMERCIAL LETTING: PODIUM UNIT SHAKESPEARE TOWER, BARBICAN ESTATE**
Report of the Director of Community and Children's Services.
For Information
(Pages 119 - 122)
13. **SLA REVIEW**
Report of the Director of Community and Children's Services.
For Information
(Pages 123 - 132)
14. **PROGRESS OF SALES AND LETTINGS**
Report of the Director of Community and Children's Services.
For Information
(Pages 133 - 138)
15. **WORKING PARTY UPDATES**
To receive updates from the various working parties.
For Information

- a) Gardens Advisory (Pages 139 - 140)
- b) Asset Maintenance (Pages 141 - 142)
- c) Background Underfloor Heating (Pages 143 - 144)
- d) Leaseholder Service Charge (Pages 145 - 146)

16. **ELECTRICAL VEHICLE CHARGING UPDATE**

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

For Information
(Pages 147 - 160)

17. **UPDATE REPORT**

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

For Information
(Pages 161 - 166)

18. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC)

Monday, 1 March 2021

Minutes of the meeting streamed live to

You Tube: <https://youtu.be/JlzwR6ynlWI> at 6.30pm

(please note the recording is available for one year from the date of the meeting)

Present:

Christopher Makin - Chairman
Ted Reilly - Deputy Chairman
Mike Cribb - Deputy Chairman
Gordon Griffiths - Bunyan Court
Jane Smith - Seddon House
John Tomlinson - Cromwell Tower
Mary Bonar - Wallside
Sandy Wilson - Shakespeare Tower
Prof. Michael Swash - Willoughby House
David Lawrence - Lauderdale Tower
Mark Bostock - Frobisher Crescent
Adam Hogg - Barbican Association
Jane Samsworth - Defoe House

Fiona Lean - Ben Jonson House
Rodney Jagelman - Thomas More
James Ball - Brandon Mews
Joe Reeves - Mountjoy House
Tim Hollaway - Lambert Jones Mews
Guy Nisbett - Speed House
Helen Hudson - John Trundle House
Dave Taylor - Gilbert House
Andy Hope - Breton House
Jim Durcan - Andrewes House

In attendance:

Michael Hudson – Chairman of the BRC
Mark Wheatley – Deputy Chairman of the BRC
Helen Fentimen – Ward Member for Aldersgate

Officers:

Paul Murtagh - Assistant Director, Barbican and Property Services, Community and Children's Services
Jason Hayes - 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
Barry Ashton - Community and Children's Services
Phil Black - Chamberlains
Julie Mayer - Town Clerks

1. APOLOGIES

There were no apologies.

Before commencing the business on the agenda, the Chairman welcomed the following new Members to the Committee

- Jim Durcan – Andrewes House – replacing Mike Cribb who was elected as Deputy Chairman of the RCC at the AGM on 25th January 2021
- Andy Hope – succeeding Fred Rodgers (Breton House)
- Dave Taylor – succeeding Ian Dixon (Gilbert House)

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 30th November 2020 be approved.

The Committee noted that Fiona Lean (Ben Jonson House) had attended by telephone on 30th November 2020, and would do likewise for today's meeting.

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

The Committee received its outstanding actions list and during the discussion and questions, the following points were noted:

Despite best efforts from officers, the high-walks funding issue remained outstanding, and it was unlikely that any works would progress in either this or the next financial year. In respect of the recent announcement in respect of extensive renovation works planned for the Arts Centre, concern was expressed about potential implications on improvements to the high-walks. The officer advised that the Barbican Estate Office (BEO) enjoyed a good working relationship with the Art Centre and would raise this with them.

In response to the pre-committee question concerning the Consultant making recommendations in respect of the Towers' lift replacement programme also proposing to bid for the project management of any eventual works. The officer advised that all tenders were managed by the City Corporation's Procurement Department and the opportunity would be open to any suitably qualified company, and evaluated in the same way as other major projects.

5. **ORAL UPDATES**

The Committee received the following Oral Updates:

5.1 **E-Billing for Leaseholders**

An officer from the Chamberlain's Department was heard and provided an update on the availability of electronic billing, which had also been referenced in the recent residents' newsletter. Members noted the email address provided, which could be recirculated if helpful. The officer advised that Chamberlains were still receiving a lot of cheques but, as the majority of staff were not attending Guildhall due to the pandemic, residents were asked to use alternative means of payment wherever possible. Finally, the Committee noted that council tax bills would be sent out at the end of this month. The City Corporation was fully aware of the hardships experienced over the past year and council tax support was available, with top ups available for working age claimants. Residents were asked to contact the Chamberlains for more information and to assess their eligibility.

5.2 Fire Safety

The Assistant Director, Barbican and Property Services was heard in respect of fire safety matters. The Committee was advised that Arup had commenced the fire safety review of the four blocks on the Estate. Due to the restrictions, the review had been limited, to date, to the desktop survey and background research. It was hoped that the site survey work would commence within the next four weeks, subject to the lifting of further restrictions. The Assistant Director commended staff for their hard work in facilitating the desktop research under very challenging circumstances. The Committee noted that Arup's report would, hopefully, be ready in time for the June meetings of the BRC/RCC.

The Committee noted that the new fire risks assessments were due this year and the Corporate Fire Safety Advisor had recommended that the tower blocks be assessed first. A supplier had been procured to carry out the risk assessments and there a framework was already in place. The Assistant Director stressed, however, that there would be little point in proceeding until officers were in receipt of Arup's report and residents would receive updates on progress.

The Committee was reminded that the City had agreed in principle to a £20m fire door replacement programme. The Assistant Director advised that a 'Gateway 2' report on the door replacement project would be presented to the BRC on 15th March, in the public part of the agenda. The Gateway 2 report would seek £275k funding, to start the project, and the next stage would be a 'Gateway 4' report, which would also be presented to the Barbican Residential and Projects Sub Committees.

In respect of Frobisher Crescent, the Committee noted that the specification for the compartmentation works was almost complete and due to go out to tender the following week. It is expected that works should commence in the Spring/Summer this year and complete in early Autumn. It was also noted that the initial estimate for the works had been revised upwards, from 600k to 800k, and the Chamberlain had agreed this in principle, pending a further bid once the tenders had been returned.

The Committee was reminded that the fire signage project had been suspended for the time being, pending checks with Planning colleagues. The Assistant Director advised that, whilst Planning Permission and Listed Building Consent would not be required, a bespoke fire strategy was being developed to ensure that the signage complies not only with the requirements of the Regulatory Reform Order, but also, satisfies the specific requirements of the London Fire Brigade, the Corporation's Fire Safety Adviser and Planning. The Committee noted that procurement for a fire engineering company to prepare the fire safety strategy had gone out to tender, with the returns expected on Monday 8th March. The Assistant Director advised that the fire engineering company would carry out site visits to familiarise itself with the structure and status of the buildings as part of the development of the strategy. Once the strategy is complete, it will be discussed with the representatives of the BRC Fire Safety Working Group before seeking the approval of Planning colleagues.

Members were reminded that the number, type and location of the fire signage is determined by statutory requirements and not officers or residents. However, a Member was aware of some legal challenge to this, particularly if the resulting signage was not easy to read.

In response to a question from a Member, the Assistant Director assured the meeting that Brandon Mews would be included in the programme for the new Fire Risk Assessments to be done in 2021.

6. **SERVICE LEVEL AGREEMENT REVIEW**

The Committee received a report of the Director of Community and Children's Services, in its original pre-pandemic format, 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 detailed comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

In response to a question about the recruitment process to replace an existing House Officer, officers agreed to share the job description with the Committee. The Committee also noted that the post was being filled internally; a handover and training were underway, and an announcement confirming the appointment would appear shortly in the bulletin. It was noted that the existing postholder, Sheila Delaney, was highly valued and would be available to attend the next meeting of the Shakespeare Tower House Group, prior to her departure.

In respect of concerns raised about the fire risks associated with rubbish being left out too early and contractors using corridors for the storage of tools and materials, the Estate Office would be considering these points this week and report back to the respective RCC Members. It was noted that the question had sought a solution as to how 'we' could resolve this and, therefore, it would be joint venture of officers and residents. The officer advised that, as this would have implications for the whole Estate, any findings would appear in the residents' bulletin.

In respect of a query about the KPI on lift performance, this would be clarified either with the circulation of the minutes from this meeting or at the BRC on 15th March.

It was noted that the 0.04% quoted in respect of the new KPI on repair checks was a historic figure for the previous year; i.e. to the end of 2019 - and there was a gap for the final quarter - October to December 2020. This would be followed up and corrected, either with the circulation of the minutes of this meeting or the BRC agenda. The officer also confirmed that, in the event of failures, the contractor would be instructed to return and there would be no charge for rectification. The percentages represented all jobs checked and was not related to value.

RESOLVED, that – the report be noted.

7. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings approved by officers, under delegated authority, since your last meeting. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

RESOLVED, that – the report be noted.

8. **WORKING PARTY UPDATES**

The Committee received updates from the following working parties:

8.1 **Gardens Advisory**

8.2 **Asset Maintenance**

8.3 **Background Underfloor Heating**

8.4 **Leaseholder Service Charge**

8.5 **Electric Vehicle Charging – report and resolution**

The Deputy Chairman introduced a late report and resolution from the Electric Vehicle Charging Working Party (EVCWP), which was convened at short notice, and thanked the Estate Office for their timely responses. Members of the Working Party were keen for the lessons learnt in the first phase to be implemented in the second phase and were seeking full engagement. The Deputy Chairman also acknowledged that the Estate Office's EV project was considerably advanced, when compared to some similar developments.

The officer advised that the EVCWP was originally established a few years ago but attendances had dwindled to just a few Common Councillors. Further to the briefing provided to the Working Party a few weeks ago, the officer advised that the charging policy had originally been agreed by the Barbican Residential Committee (BRC) and any proposals for amending it would need to go back to the Committee. The briefing had stated that the funding bid required a speedy response in terms of developing a specification for the infrastructure. This had been agreed at site meetings, and with a number of stakeholders, and more detail would emerge over the next few weeks. The Deputy Chairman had compiled a questionnaire for an all-resident survey to be carried out over the next few weeks.

The Shakespeare Tower representative advised that electric vehicle charging was raised at all of their house meetings and residents felt they could make a valuable contribution.

There were a couple of suggestions made in respect of strengthening the resolution circulated before the meeting, to fully reflect joint working and resident involvement and it was RESOLVED, that :

The RCC would like to congratulate the Barbican Estate Office (BEO) and City Corporation officers in winning funding for an expansion of electric vehicle (EV) charging capability within the Barbican Estate. This has been achieved during challenging times.

The RCC would like City officers to acknowledge that, despite the best efforts of BEO officers, and the stalwart efforts of our car parking attendants, the current provision is creaking, with poor availability, little maintenance, unrealistic charging, and an obscure commercial relationship linking the three parties involved in this process; i.e. - the residents, the providers of the EV charging and the BEO.

The RCC hopes that the lessons learned over the last two years will inform officers, and that they will join with residents and the Electric Vehicle Charging Working Party to ensure that this second, and any future phase of EV provision, is a success, rather than working in isolation as has been the case.

9. UPDATE REPORT

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

In response to a question about the poor state of repair of Bunyan Court, the Committee noted that there would be a full report to June Committee on the rescheduling of the redecorations programme.

RESOLVED, That – the report be noted.

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

In response to a question on podium waterproofing, the Assistant Director advised that the Phase 1 project had not yet been closed. There are still issues with leaks from the areas resurfaced under Phase 1 and, these are being progressed with the original design consultant and contractor. The Committee also noted that there would eventually be a Gateway 6 (Project Closure Report) but the Assistant Director would not sign this off until he was satisfied that contractual obligations had been fulfilled. The Assistant Director also advised that Phase 1 of the works had predated the officers currently engaged on the project, however, a lot of lessons had been learnt, and an update report on Phase 2 of the Barbican Podium Waterproofing Project would be presented to the June meetings of the Residents' Consultation and Barbican Residential Committees.

In terms of further concerns expressed about the poor maintenance and condition of the surrounding landscaping, the Committee noted that this was not within the original contractor's remit but officers would investigate.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

The Town Clerk advised of the following:

There was currently a 3-week gap between the June and September RCC and BRC meetings. As the convention was for a 2-week gap, which was also the most practical in terms of agenda planning, Members would be contacted shortly in respect of alternative dates.

The RTA Audit would take place this year and, as it was five years since the House Groups' Constitutions had been required as part of the submission, they would be required year. The Town Clerk would email all RCC Members shortly advising them of the requirements for the audit and for confirmation that the correct contact details in respect of Chairmen and Secretaries were held on file.

The meeting ended at 7.30 pm

Chairman

Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk

This page is intentionally left blank

Actions from March 2021 Residents Consultation Committee (RCC) & other outstanding issues (*updates appear in italics*)

Issue	Source	Officer
Barbican Highwalks - Planned Maintenance of the Public Realm		
<p>The Resource Allocation Sub Committee (RASC) (of the Policy and Resources Committee) considered a report of the Director of Community and Children's Services (DCCS) proposing the introduction of a planned programme of inspections and maintenance for the public realm areas of the Barbican Highwalk. The RASC noted the proposal had previously been presented following a resolution from BRC.</p> <p>The RASC proposed that planned maintenance of Barbican Highwalks public realm be included on a risk register, which the Director of DCCS agreed to.</p> <p>Resolved, that the RASC:-</p> <ul style="list-style-type: none"> Support a bid for additional funding of £125,000 per annum to be submitted to the RASC for the introduction of a planned programme of inspections and maintenance for the public realm areas of Barbican Highwalk. <p>The BRC Chairman has been in contact with the Chair of the Policy and Resources Committee in respect of the inadequate funding received by DCCS, when it took over responsibility for the Highwalks, and had requested a further budget transfer to compensate for this.</p> <p>Ultimately, it remains with the Director of Community and Children's Services to resolve the budget position and discussions are ongoing.</p>	RCC March 20	Paul Murtagh
Relationship of BRC Outturn Report to Service Charge Schedules		
Leaseholder Service Charge Working Party		
<p>The Assistant Director had been working with residents on the Working Party in respect of a detailed review of service charges; looking at efficiency savings that could protect and possibly reduce charges in the future. This would be an extensive piece of work, likely to take about six months, and the findings would be reported to both the RCC and BRC. It was stressed that any benefits from the findings of the Working Party would not become apparent until the next financial year.</p>	RCC September 20	Anne Mason Paul Murtagh
External Wall Fire Reviews (EWS1 Forms)		
<p><i>The EWS process and resulting form, is a set way for a building owner to confirm that an external wall system (typically insulation, filler materials and cladding) on residential buildings has been assessed for safety by a suitable expert, in line with government guidance. As EWS1s are not a legal requirement, there is no obligation on landlords to complete (lenders may refuse a mortgage application where one cannot be produced).</i></p> <p><i>The EWS process involves an assessment by a suitably qualified professional who completes the EWS1 form.</i></p> <p><i>The EWS1 forms have been completed for Andrewes, Breton, Defoe and</i></p>	RCC Chair	Paul Murtagh

<i>Gilbert House. The City Surveyor is carrying out this work for COL buildings including the Barbican Estate which is expected to be completed this year.</i>		
Contact: Michael Bennett, Head of Barbican Estates E: michael.bennett@cityoflondon.gov.uk		

Committee(s)	Dated:
Residents Consultation Committee – For comment Barbican Residential Committee – For decision	14 June 2021 28 June 2021
Subject: Charging Policy for Car Parking and Stores – Annual Review	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	1 and 4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain’s Department?	
Report of: Andrew Carter, Director of Community and Children’s Services	For Information/comment
Report author: Michael Bennett, Head of Barbican Estates	

Summary

The context for the review of the Charging Policy for Car Parking and Stores on the Barbican Estate includes the following:

- Expenditure on car parking on the Barbican Estate has for some years exceeded income;
- The Barbican car parks are underused with a large number of vacant car parking spaces that have been put to much better use (such as the provision of storage units for residents);
- The City Corporation has agreed budget envelopes that each of the service committees will use to deliver their services in 2021/22. These budget envelopes will help the City of London Corporation (the Corporation) achieve an average saving in Corporation funding of 12% across the City Fund and City Cash budgets for 2021/22.

At its meeting in June 2020, the BRC received a report on the Charging Policy for Car Parking and Stores on the Barbican Estate. The Committee agreed a number of reviews and that the Member/Officer Working Party consider further, before bringing a report back for an annual review to the BRC. The Working Party has reviewed and made recommendations for the 2021-2022 year and, this report comprises an overview of its considerations and its recommendations.

Recommendation(s)

The Barbican Residential Committee is asked to endorse the work and recommendations of the Member/Officer Working Party and specifically, to:

Car Parking

1. Pause the Barbican car park charge per parking space for the ensuing year at £1,420 per annum and subject to review again in 2022.
2. To increase the miscellaneous charges by 5% for motorcycles (to £255), bicycle lockers (to £96), bicycle pods (to £34), Temporary Car Parking (to £11.00) and subject to review again in 2022.
3. The Barbican car park charge per premium parking space for the ensuing year be £2,130 per annum (based on 1.5 of the current charge for a standard car bay), subject to review in 2022.

Stores

4. Increase the rents for **Stores within Barbican buildings** (that is, Stores not constructed in the car parks which are all classed as small/standard Stores) for the ensuing year to £27.50 per square foot per annum and subject to review again in 2022.
5. To increase rents for the **resident new Stores in the car parks** for the ensuing year by 5% to £21.30 per square foot per annum and subject to review again in 2022.
6. To increase rents for the **non-resident new Stores in the car parks** for the ensuing year by 5% to £42.60 including vat per square foot per annum and subject to review again in 2022.
7. To increase rents for the **original resident Stores in the car parks** for the ensuing year by 5% to £21.00 per square foot per annum and subject to review again in 2022.

Main Report

Background

1. Expenditure on car parking on the Barbican Estate has for some years significantly exceeded income. In 2017 Members also agreed that a Member/Officer Working Party be established to carry out further work on the Charging Policy, bringing reports back to the BRC.
2. At its meeting in June 2020 the BRC approved the following:

Car Parking

- The Barbican car park charge per parking space for the ensuing year be increased to £1,420 per annum, subject to review in 2021.

Stores

- Rents for Stores within Barbican buildings (that is, Stores not constructed in the car parks which are all classed as small/standard Stores) be increased in line

with CPI (based on 22 April CPI of 1.5%) to £331 per annum and subject to review again in 2021.

- Rents for the resident occupiers of new stores in the car parks be increased in line with CPI (based on 22 April CPI of 1.5%) to £873 per annum for large stores, £1,238 for extra-large and £1,746 for extra extra-large stores and subject to review again in 2021.
- Rents for the non-resident occupiers of new stores in the car parks be increased in line with CPI (based on 22 April CPI of 1.5%) to £1,746 per annum for large stores, £2,476 for extra-large and £3,492 for extra extra-large stores and subject to review again in 2021.
- Miscellaneous Charges be increased in line with CPI (based on 22 April CPI of 1.5%) to £243 per annum for motorcycles, £91 per annum for bicycle lockers and £32 per annum for bicycle pods and subject to review again in 2021.

Other Reviews

3. The Working Party also considered the introduction of Premium Car Parking bays.

4. The members of the Working Party are:

- Michael Hudson (Chairman) – Chairman of the BRC
- Mark Wheatley – Deputy Chairman of the BRC
- Randall Anderson – Resident Member of the BRC
- John Tomlinson – Resident Member of the BRC
- David Bradshaw - Resident Member of the BRC
- Paul Murtagh – Assistant Director Barbican & Property Services
- Michael Bennett – Head of Barbican Estates

Current Position

5. This report comprises an overview of the considerations and recommendations of the Working Party.

Options

Car Parking

6. The Working Party took into consideration a number of factors with regards to Car Park charges:

- Occupancy history (see Appendix 1);
- Elasticity of demand (see Appendix 2);
- The reason for the establishment of the Working Party; i.e. the deficit on the car park account and the objective of raising revenue so as to reduce the deficit.

7. There were two options for car park charges:

- Pause the Barbican car park charge per parking space for the ensuing year at £1,420 per annum and subject to review again in 2022;
- Increase Barbican car park charge per parking space for the ensuing year to £1,500 per annum (as originally agreed at BRC in 2018 as the direction of travel to £1,500 over 3 years) and subject to review again in 2022.

Stores

8. The Working Party also took into consideration a number of factors with regards to Store rents:

- Occupancy schedules for current and new stores (see appendices 3 and 4);

9. The **options for Store rents for Stores within Barbican buildings** (that is, Stores not constructed in the car parks which are all classed as small/standard Stores) were:

- Pause at £25.46 per square foot per annum (£331) and subject to review again in 2022;
- Increase for the ensuing year to £27.50 per square foot (£358) as originally proposed at BRC in 2018 and subject to review again in 2022.

10. The **options for rents for the resident occupiers of new stores in the car parks** are:

- Pause at £20.30 per square foot per annum (see appendix 3 for current sizes and charges) and subject to review again in 2022;
- Increase for the ensuing year by 5% to £21.30 per square foot per annum to £916 per annum for large stores, £1,300 for extra large and £1,832 for extra extra large stores and subject to review again in 2022.

11. The **options for rents for the non-resident occupiers of new stores in the car parks** were:

- Pause at £40.60 per square foot per annum including VAT (see appendix 3 for current sizes and charges) and subject to review again in 2022;
- Increase for the ensuing year by 5% to £42.60 per square foot per annum to £1,832 per annum for large stores, £2,600 for extra large and £3,664 for extra extra large stores and subject to review again in 2022.

12. The **options for rents for the resident occupiers of original stores in the car parks** were:

- Pause at £20.00 per square foot per annum (see appendix 4 for current sizes and charges) and subject to review again in 2022;
- Increase for the ensuing year by 5% to £21.00 per square foot per annum to £672 per annum for Transportable stores and £861 for Large stores and subject to review again in 2022.

Miscellaneous Charges

13. The **options for miscellaneous charges in the car parks** are:

- Pause the miscellaneous charges for motorcycles, bicycle lockers and pods and Temporary Car Parking (see appendix 5) and subject to review again in 2022;
- Increase for the ensuing year by 5% for motorcycles (to £255), bicycle lockers (to £96), bicycle pods (to £34), Temporary Car Parking (to £11.00) and subject to review again in 2022.

Premium Car Bays

14. A resident's survey was conducted to ascertain interest and the scope of that survey and key findings are included in Appendix 6.

Proposals from the Working Party

Car Parking

15. Pause the Barbican car park charge per parking space for the ensuing year at £1,420 per annum and subject to review again in 2022.

Stores

16. Increase the rents for **Stores within Barbican buildings** (that is, Stores not constructed in the car parks which are all classed as small/standard Stores) for the ensuing year to £27.50 per square foot per annum to £358 and subject to review again in 2022.

17. Increase rents for the **resident new Stores in the car parks** for the ensuing year by 5% to £21.30 per square foot per annum to £916 per annum for large stores, £1,300 for extra large and £1,832 for extra extra large stores and subject to review again in 2022.

18. Increase rents for **rents for the non-resident occupiers of new stores in the car parks** for the ensuing year by 5% to £42.60 per square foot per annum to £1,832 per annum for large stores, £2,600 for extra large and £3,664 for extra extra large stores and subject to review again in 2022.

19. Increase rents for the **resident occupiers of original stores in the car parks** for the ensuing year by 5% to £21.00 per square foot per annum to £672 per annum for Transportable and £861 for Large stores and subject to review again in 2022.

Miscellaneous Charges

20. Increase for the ensuing year by 5% for motorcycles (to £255), bicycle lockers (to £96), bicycle pods (to £34), Temporary Car Parking (to £11.00) and subject to review again in 2022.

Premium Car Bays

21. A rolling programme for the introduction of new Premium Car Bays into the Car Parks based on demand from the resident's survey.
22. The Barbican car park charge per premium parking space for the ensuing year be £2,130 per annum (based on 1.5 of the current charge for a standard car bay), subject to review in 2022. The residents' consultation produced a suggestion that bays be increased by 25 per cent instead of 50 per cent with a corresponding charge increase. However, the space between the pillars in the car parks means this is not practical.

Conclusions (FOR CONSIDERATION BY THE BRC)

23. The Member/Officer Working Party, set up at the instruction of the Barbican Residential Committee, has carried an annual review of its work and their recommendations are laid out in paragraphs 1-6 of this report.

Appendices (TO FOLLOW)

Report Author:

Michael Bennett, Head of Barbican Estates
Department of Community and Children's Services
E: michael.bennett@cityoflondon.gov.uk
T: 020 70293923

Appendix 1

Occupancy History of Barbican Estate Car Parking – February 2021

Charge	Date	Residential Let Bays	% Change	Comments
£990	June 2006	863	-1%	
£990	Dec 2007	848	-2%	
£990	Oct 2008	820	-3%	
£1,038	Oct 2009	777	-5%	
£1,038	Oct 2010	752	-3%	
£1,070	Oct 2011	744	-1%	
£1,126	Oct 2012	737	-1%	
£1,155	Nov 2013	718	-3%	
£1,183	Nov 2014	691	-4%	
£1,210	Nov 2015	682	-1%	
£1,225	Sept 2016	679	-1%	
£1,225	Nov 2017	648	-5%	
£1,258	June 2018	653	+1%	BRC June 2018 - Approved Car Parking charge be increased to £1,340 pa for the ensuing year from Sept 2018, subject to review after one year. Direction of travel agreed to £1,500 pa over 3 years.
£1,340	March 2019	615	-6%	BRC June 2019 – resolved that the Car Parking Charge of £1,340 pa for the ensuing year be paused, subject to one-year review in June 2020.
£1,420	Mar 2020	626	+2%	BRC June 2020 - Approved Car Parking charge be increased to £1,420 pa for the ensuing year from Sept 2020, subject to review after one year.
*£1,420	Feb 21	568	-9%	From 22 June the Congestion Charge, which covers around one per cent of Greater London, will temporarily increase to £15, operate 07:00-22:00 seven days a week and the residents' discount will be closed to new applicants on 1 August.
				From 25 October 2021, the existing central London Ultra Low Emission Zone (ULEZ) will expand to create a single larger zone bounded by the North Circular Road (A406) and South Circular Road (A205).

**Bold/italics to be reviewed by Barbican Residential Committee.*

Appendix 2

Elasticity of Demand – February 2021

Surrender of Car Bay Licences

The following table displays the number of new car bay licences taken by residents and the figures for surrendered licences at the Barbican Estate.

Surrender Reasons – after charge review

Oct 20 – Feb 21	Car Bays
Moved out	0
Too Expensive	0
Don't need a Car	0
No Comment	28

June 20 – Sept 20	New	Surrenders
Car Bays	119	46

Oct 20 – Dec 20	New	Surrenders
Car Bays	24	11

Jan 21 – Feb 21	New	Surrenders
Car Bays	34	17

Surrender of old Stores

- On surrender no residents confirmed that store surrenders were as a result of rent increase.

Appendix 3

New Stores rent & occupancy – February 2021

		Size	Rent/Sq. ft.	Resident or Non-resident rent	Rent	Occupancy as of February 2021				
Location	Stores	Sq. ft.	£/sq. ft.		Price from Sept 2020	Let	Let Non-BE Resident	Vacant	Total	%
<i>Car Park</i>	<i>Large</i>	43	20.30 40.60	<i>Resident</i> <i>Non-resident</i>	<i>*£873 per year</i> <i>*£1,746 per year (inc VAT)</i>	128		79	207	62
Car Park	Extra Large	61	20.30 40.60	<i>Resident</i> <i>Non-resident</i>	<i>*£1,238 per year</i> <i>*£2,476 per year (inc VAT)</i>	48	2	1	51	98
Car Park	<i>Extra Extra Large</i>	86	20.30 40.60	<i>Resident</i> <i>Non-resident</i>	<i>*£1,746 per year</i> <i>*£3,492 per year (inc VAT)</i>	49	2	4	55	93

**Bold/italics to be reviewed by Barbican Residential Committee.*

- Since the start of COVID-19; occupancy of these new stores has remained circa 70% and only a few non-residents have confirmed a new store agreement (currently four).
- There are no residents on the waiting list for stores and the marketing campaign to other City residents within one-half mile of the Barbican Estate was completed in March 2020 but has not been repeated.

Appendix 4

Current Stores rent & occupancy – February 2021

		Size	Rent/sq. ft.	Rent	Occupancy				
Location	Stores	Sq. ft.	£/sq. ft.	Rent from Sept 2020	Let	Vacant	Total	%	Comments
<i>Residential block</i>	<i>Standard</i>	13	25.46	*£331	910	73	983	93%	BRC June 2018 – Although Working Party recommended £27.50/sq.ft (£358) - Members approved £25/sq.ft. from £24/sq.ft (£313). BRC June 2019 – Although Working Party recommended £27.50/sq.ft. over the next 2 years to £358 (from £326 to £336 from September 2019) & subject to review again in 2020 - Members approved a pause & review again in 2020. NB Since 2018 BRC decision – loss of potential income is £30 to £40K pa.
<i>Car Park</i>	<i>Transportable</i>	32	20	*£640	87	19	106	82%	BRC June 2018 - New users - rents from Sept 2018 - £20 per sq. ft. Existing users – 3-year policy: £14 per sq. ft. Sept 2018 £17 per sq. ft. from Sept 2019 £20 per sq. ft. from Sept 2020
<i>Car Park</i>	<i>Large</i>	41	20	*£820	46	3	49	94%	BRC June 2018 - New users - rents from Sept 2018 - £20 per sq. ft. Existing users - 3-year policy: £14 per sq. ft. - Sept 2018 £17 per sq. ft. from Sept 2019 £20 per sq. ft. from Sept 2020

**Bold/italics to be reviewed by Barbican Residential Committee.*

Appendix 5

Miscellaneous charges.

Motorcycle Annual Charges

Charge	Date
£226	September 2016
£235	September 2017
£239	September 2019
£239*	September 2020

Bicycle Locker Annual Charges

Charge	Date
£85	September 2015
£86	September 2016
£88	September 2017
£90	September 2019
£90*	September 2020

Bicycle Pods Annual Charges

Charge	Date
£30	September 2016
£30	September 2017
£30	September 2018
£31	September 2019
£31*	September 2020

Page 25

Temporary Car Parking Charges

Charge	Date
£10.23	September 2017
£10.45	September 2019
£10.45*	September 2020

- An increase by RPI was agreed in 2017
- Charges were not incorporated into 2020 annual review.

****Bold italics to be reviewed by Barbican Residential Committee.***

Appendix 6

Premium car bays

Residents survey April 2021:

Survey included in our resident's bulletin which is distributed to circa 1,800 residents. There were 65 responses.

Question: Would you be interested in a larger bay which would be equivalent to a bay and a half of the current standard bay size?

Yes – 27.

Question: The current rental charge of a car bay is £1,420/per annum and the proposals for the Premium Car Parking Bay would be £2,130/per annum, would this be of interest to you?

Yes – 13. Maybe – 10. Those interested that named their current car park were generally all in different car parks.

Summary of comments:

Page 26

- Charging drivers even more. Already overpriced compared to other local secure spaces - additionally these spaces should be seen as a facility available to residents - not as a cash raising asset owned by the Corporation. Feels like a money raising exercise.
- It would also be helpful if the premium bay was closer to resident lift entrances.
- Nice idea but overpriced. The premium is far too much. Current charges are overpriced.
- Only of interest if possible to park multiple cars in the enlarged bays.
- Given the limited take up of bays, why is the intent to charge 1.5 times more for these Premium bays to residents? They don't need to be 50% bigger, 25% would be fine ie reduce row of 5 spaces to 4.
- Need to increase uptake. Making them even less affordable than they already are will not help. We need decent sized spaces at a reasonable price.
- As bays are too narrow for present day cars it seems unreasonable to charge extra to provide what should be the norm. Manufacturers have increased car sizes - car park bays should be redesigned. Spaces should be redistributed to make them practical for use with the size of vehicles today.
- There should be smaller cars not bigger bays. It is wrong to facilitate or encourage owners of large cars. I don't think large vehicle ownership should be encouraged.

Committee(s)	Dated:
Barbican Residents Consultation Committee Barbican Residential Committee	14 June 2021 28 June 2021
Subject: Fire Safety Update	Public
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 December 2020.

Recommendation

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 November 2020. This paper is intended as a further update.

Fire Risk Assessments

3. As Members are 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.
5. 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.
6. 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.
 7. 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.
 8. 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 are looking to carry out new Type 3 FRA's for each of our residential blocks of flats on our social housing estates later this year. Following a Corporate procurement exercise, Turner & Townsend has been appointed to undertake the next round of FRA's for Housing and Barbican. We are currently in discussion with Turner & Townsend on the development of a schedule for carrying out the new FRA's.

Fire Doors

9. 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.
10. 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.
11. In accordance with the expressed views of Members, Officers made a successful Capital Bid for £20million for the replacement of front door sets to all residential properties on the Barbican Estate.
12. At its meeting on 15 March 2021, Members approved a Gateway 2 Report for the Barbican Fire Door Replacement Programme, which provided for the following:
 - approval of a budget of £275,000 for internal staff costs and professional fees to reach the next Gateway;
 - noting the total estimated cost of the project at £20,000,000 (excluding risk).
 - noting the risks contained in the Risk Register.
13. We have recently completed a procurement exercise and, awarded the contract for the full survey of all the fire doors across the Barbican Estate. This will not only confirm the numbers and scope of the Barbican Fire Door Replacement Programme but, will also identify and highlight the areas of compartmentation that are associated with the fire doors. The survey will identify the various door types and risks to enable a structured and prioritised door replacement schedule to be developed, along with the brief and scope for the appointment of the Design Team.
14. A more detailed update on the Barbican Fire Door Replacement Programme is included as a separate item on the agenda for this meeting.

Communication with residents

15. 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.
16. 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 2021. Detailed information on fire safety remains available on the Corporation's website.

Estate Management

17. 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)

18. At the time of the last update report in November last 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.
19. Although the LFB attends the Barbican Estate on a regular basis to carry out routine safety inspections, provide advice to residents and, to discuss fire safety related matters with officers, there have been no further formal ad-hoc fire safety inspections on the Barbican Estate since the last update report in November 2020. Officers continue to maintain a healthy working relationship with the LFB and regularly consult with and seek the advice of the LFB on fire safety matters.

Frobisher Crescent

20. 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.
21. 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 last 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.

22. 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 were 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.

23. Following the completion of the specification for the permanent remedial works, a fully compliant procurement exercise was carried out with a closing date for tender submissions of Friday 21 May 2021. There has been considerable interest in this project and, accompanied site visits were arranged for 15 companies expressing an interest in the works. Eight tender submissions were subsequently received and, at the time of writing this report, a detailed analysis of the tenders received is underway. It is expected that we will be able to appoint a suitable contractor in July this year, with an anticipated commencement date early in August. The first step in this process will be for the successful contractor to develop and implement a Communications Protocol for the project to ensure that Frobisher Crescent residents are consulted on the works and kept apprised of progress. 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).

24. 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

25. 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.
26. 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.
27. 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.
28. Unfortunately, as reported to this Committee previously, progress with the fire safety audit has been significantly delayed by COVID-19. However, Arup has now commenced the audit with a desktop analysis and site survey of Andrewes House. Work will next begin on Cromwell Tower with, two further blocks, likely to be Ben Jonson and Mountjoy, to follow. Arup is expected to complete this commission within the next 12 to 16 weeks.

Fire Safety Signage

29. 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.
30. 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.
31. 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.

32. In order to address and resolve the concerns raised by residents, following further discussions with the Corporation's Planning Team and, a compliant procurement exercise, we have appointed rePurpose Architects to develop and produce a bespoke Fire Strategy Document for the Barbican Residential Estate that will analyse the existing fire safety signage on the Estate and, will set out the proposals for, and reasoning behind the new fire safety signage for the various blocks. The Fire Strategy Document is nearing completion and once finalised, will be submitted to the LFB for its consideration and approval. It will also be shared and discussed with members of the BRC Member/Officer Fire Safety Group before its implementation.

Appendices

Appendix 1 – Fire Safety Action Plan

Paul Murtagh, Assistant Director, Barbican & Property Services
T: 020 7332 3015 E: paul.murtagh@cityoflondon.gov.uk

This page is intentionally left blank

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. Successful 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	30-Sep-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	30-Nov-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	30-Nov-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	30-Sep-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	30-Sep-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	30-Sep-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	30-Sep-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	30-Nov-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	30-Nov-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:	Dated:
Barbican Residents Consultation Committee Barbican Residential Committee	14 June 2021 28 June 2021
Subject: Climate Action Strategy – Barbican Residential Estate Update	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	5,10,11,12
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: Paul Murtagh Assistant Director, Barbican Estate & Property Services	

Summary

The purpose of this report is to set out the current position of the Barbican Residential Estate in relation to the City of London Corporation’s Climate Action Strategy and, to inform Members of the opportunities and next steps in progressing towards the decarbonisation of the housing stock.

Recommendation

The Committee is asked to note the report.

Main Report

Background

1. The UK has set in law a target to bring all its greenhouse gas emissions to net zero by 2050. To help achieve this target, the government’s ambition is to improve the energy efficiency of homes, and move to cleaner ways of heating homes, in order to halve the energy use of new buildings by the end of this decade.
2. However, new homes only account for 20% of all the UK’s housing stock so, large scale retrofitting is essential to make housing fit for the future. Decarbonising the

UK's homes is not only an essential part of tackling climate change, it also saves residents money, helps combat fuel poverty, boosts the economy and creates jobs.

3. On 8 October 2020, the Court of Common Council approved and adopted the City of London Corporation's (City Corporation) Climate Action Strategy 2020-2027. This marked the start of a new and transformative programme of action and, adopted three interlinked primary objectives for the City Corporation and the Square Mile to:

- support the achievement of net-zero emissions.
- build resilience.
- champion sustainable growth.

The City Corporation's Climate Action Strategy 2020-2027 is attached as Appendix A to this report.

4. In adopting the Climate Action Strategy (CAS), the City Corporation is committed to mitigating the impact of climate change by achieving net-zero emissions for the City Corporation and the Square Mile. It is also committed to climate resilience through taking preventative steps to protect the City and its assets from the physical risks from climate change.
5. Fifteen costed project delivery areas were presented with the Strategy and, these have subsequently been consolidated into ten specific project plans. The relevant plan for this Committee is 'Buildings', which will deliver on the City Corporation's strategic objective to improve energy efficiency in its residential properties.
6. To achieve its global goals, the City Corporation has committed to a major investment of £68 million on an action plan which includes:
 - Improving energy efficiency in our investment, corporate and housing properties.
 - Aligning our investment portfolio with the Paris Agreement.
 - Enhancing carbon removal in our open spaces.
 - Driving net zero throughout our supply chain.
 - Integrating climate considerations into all our decisions.
7. The City Corporation's housing portfolio comprises approximately 5,000 properties, of which, around 2,100 mainly leasehold properties are in the Barbican Residential Estate. There is no doubt that investment in the decarbonisation of its housing portfolio is essential to the overall success of the City Corporation's CAS.

Considerations

City Corporation's CAS

8. As part of the development of its CAS, the City Corporation commissioned Arup and the Carbon Trust to:
 - build a cross-corporation model for achieving net zero;

- to define methodologies for greenhouse gas reporting (City Corporation and the Square Mile);
 - to establish baseline emissions for future reporting;
 - to define pathways for achieving net zero for the City Corporation's directly controlled operations, assets not under direct control and, across the Square Mile.
9. This work produced a model that provided annualised carbon targets and associated indicative costs of £6.33m over the life of the strategy, across the existing housing areas that were in the top 25 carbon emitting sites (social housing estates and the Barbican Residential Estate). This was included in the £68m approved by the Court of Common Council in October 2020, to support the implementation of the City Corporation's CAS. We now need to build on this model and create a detailed action plan for the mobilisation and delivery phases.
10. Understandably however, it has been made clear to all service areas under CAS, including Housing and Barbican, that we should make best use of any available external grant funding to supplement CAS funding from the City Corporation. External funding is to be used to accelerate the targets and programme of works under CAS but, CAS funding could be used as match funding where applications for external funding require.

External Funding

11. Staff in Housing and Barbican have been working closely with colleagues in the City Surveyors Department to understand and identify the external funding opportunities that may be accessible to support the delivery of a programme of works to reduce the carbon footprint of our residential housing stock.
12. Although, there has been a lot of publicity and promotion of grant funding schemes relating to the UK's target to bring all its greenhouse gas emissions to net zero by 2050, few of them are relevant to the City Corporation as a social landlord. Those that are of interest and potential benefit include:
- Green Homes Grant (GHG).
 - Renewable Heat Incentive (RHI).
 - Green Heat Network Fund.
 - Social Housing Decarbonisation Fund.
 - Mayor of London's Green New Deal.
13. Of the above, the GHG (Local Authority Delivery Phase 2) Scheme is currently of interest and, one that we are investigating further. The fund administrator, (Greater South Eastern Energy Hub) has allocated funding, provisionally, on fuel poverty indices from 2018, which gives the City Corporation a very small allocation of around £50,000. However, we are looking to increase this substantially by working collaboratively with the likes of the London Boroughs of Islington, Southwark and Tower Hamlets where, some of our housing stock is located.
14. Longer term, we will be looking to maximise opportunities for funding from the £3.8billion set aside for the Social Housing Decarbonisation Fund. This funding

opportunity is not yet fully developed and, it is likely to be rolled out over a longer period and delivered across several phases. The Social Housing Decarbonisation Fund appears to present the best opportunity to access significant levels of external funding and, will be a key focus in developing our plans. Obviously, as the name of the funding suggests, this will not be accessible for the Barbican Residential Estate.

15. Other key opportunities include the strategic development of our heating networks, with support from the RHI over the next 12 months potentially, followed by the Green Heat Networks Funding. There may be opportunities for some of our estates to connect into low carbon heat networks in the longer term, as major developments close by adopt this technology.
16. With many of these funding opportunities, match funding will be necessary. The GHG (Local Authority Delivery Phase 2) Scheme, for example, will require 1/3 match funding. Again, we will look to maximise the benefit of these schemes by utilising the City Corporation funds allocated to the CAS for use as match funding.

Resident Engagement

17. Residents will play a crucial role in ensuring the success of the City Corporation's CAS and, it is essential that we engage with them at an early stage. To pave the way for wider resident engagement on the plans outlined in this paper, some preliminary engagement meetings were held with Members - and in some cases residents - representing residential wards. To date, these meetings have been held on the Barbican Estate, the Golden Lane Estate, and combined meetings for the Portsoken, Aldgate and Tower Wards, were held between December 2020 and February 2021.
18. The purpose of these meetings was to provide residents with an overview of the City Corporation's CAS, highlighting areas relating to housing, whilst at the same time, recognising those climate action initiatives that are planned, or underway locally, led by the residents themselves.
19. On 5 May 2021, the first Barbican Residents Workshop was held (via Zoom) with the Corporation's specialist consultant, Etude, a team of sustainability engineers with experience in energy policy, low energy building design, environmental assessment and construction inspection. The workshop, entitled 'Understanding the buildings through the residents' eyes' was well attended, with 15 resident participants representing different blocks on the Barbican Estate. The workshop included small group discussions where, residents talked about heating and ventilation systems and, energy efficiency opportunities across the Barbican Estate. The presentation slides used in the meeting are included at Appendix B to this report.
20. Etude is combining the outputs from this first workshop with the results of an Estate-wide online questionnaire, desk-based studies and, site visits to help strengthen and finalise its recommendations in the production of the Corporation's final Housing Net Zero Action Plan.

21. A second Barbican Residents Workshop has been arranged for 5 July when, Etude will feed back to residents on the findings of the first workshop and present to residents its draft Housing Net Zero Action Plan.

Next Steps

22. The work that Etude is doing to develop a Housing Net Zero Action Plan for the Corporation is nearing completion, with an initial draft report expected very shortly. This marks the start of the internal review that will eventually lead to the Action Plan being presented to the next meeting of this Committee for sign off. It should be noted however, that due to time restraints and target dates, the Action Plan may need to be signed off under the Urgency Procedure.
23. As set out previously, a second Barbican Residents Workshop has been arranged for 5 July when, Etude will feed back to residents on the findings of the first workshop and present to residents its draft Housing Net Zero Action Plan.

Appendices

- Appendix A: City of London Corporation's Climate Action Strategy.
Appendix B: Barbican Workshop 1: Understanding the buildings through the residents' eyes.

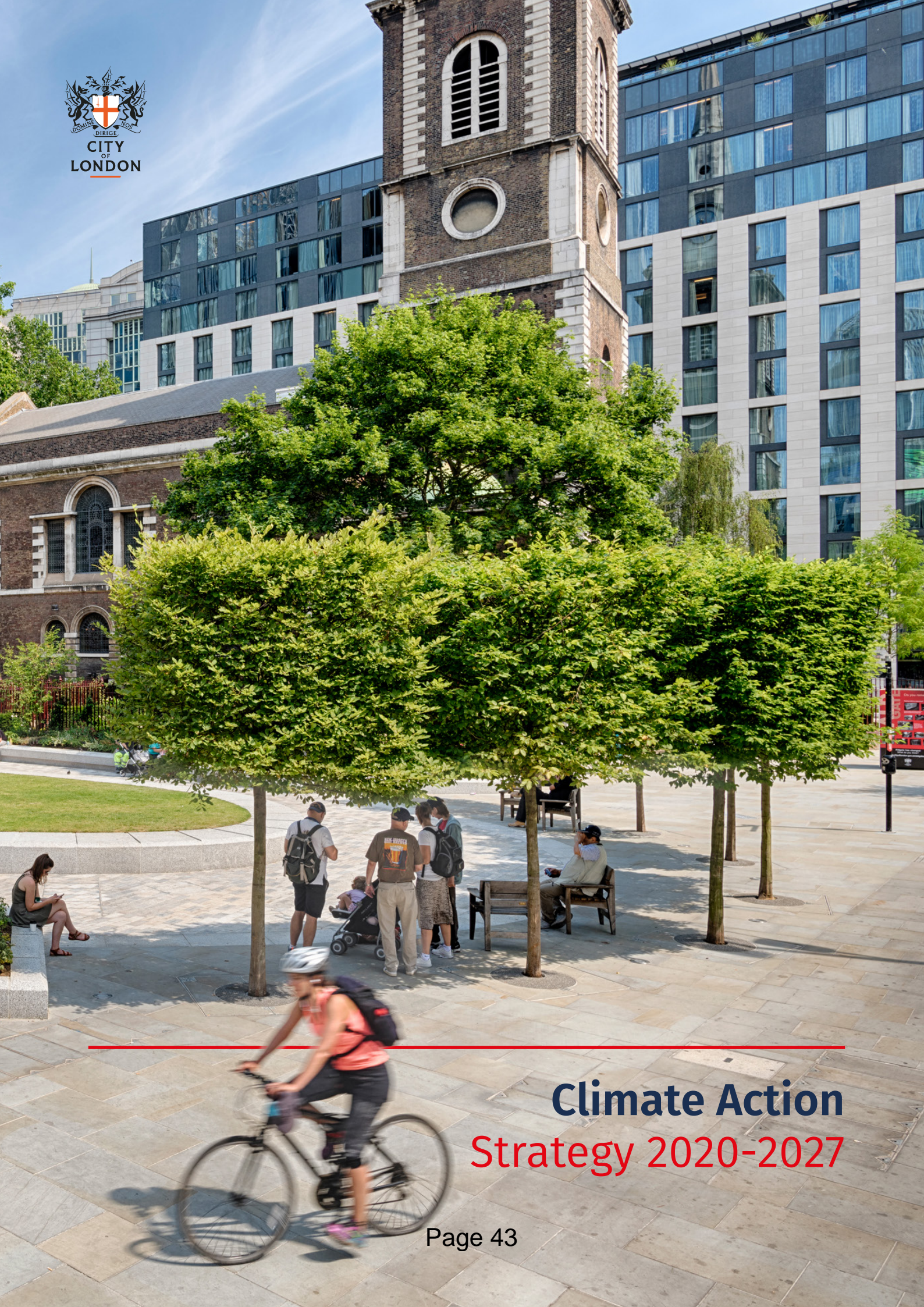
Paul Murtagh

Assistant Director, Barbican Estate & Property Services

T: 020 7332 3015

E: paul.murtagh@cityoflondon.gov.uk

This page is intentionally left blank



Climate Action Strategy 2020-2027

Executive summary

This document sets out the City of London Corporation's Climate Action Strategy from 2020 onwards. It explains the importance of climate action to the achievement of the economic, societal and environmental outcomes described in our Corporate Plan, 2018-23. It describes why we need to act now and the our rigorous approach for the first six years.

Page 44

Contents

Executive summary	2	Our climate vision, aims and goals	13
The headlines	3	The first six years	14
Who we are	4	Actions to support the achievement of net zero	14
What we can do	4	Actions to build climate resilience	15
Why us? Why now?	5	Actions to champion sustainable growth	15
Our approach	6	Glossary	16
Our evidence base	6		
The breadth of emission sources we include	7		
Turning risks into opportunities	8		
How we complement others' efforts	9		
Factoring climate action into everything we do	9		
Our baseline	10		
Adapting to climate change	12		



View online at:
theglobalcity.uk/resources

The headlines



THROUGH THIS STRATEGY THE CITY CORPORATION COMMITS TO ACHIEVING:

- ✓ Net zero by 2027 in the City Corporation's operations
- ✓ Net zero by 2040 across the City Corporation's full value chain
- ✓ Net zero by 2040 in the Square Mile
- ✓ Climate resilience in our buildings, public spaces and infrastructure



ACROSS THE SQUARE MILE WE WILL:

- ✓ Work with all stakeholder groups to accelerate the transition to net zero
- ✓ Support SMEs to reach net zero
- ✓ Invest in making the Square Mile more resilient to extreme weather and flooding



AT THE CITY CORPORATION WE WILL DO THIS THROUGH MAJOR INVESTMENT IN:

- ✓ Improving energy efficiency at our investment and corporate properties
- ✓ Protecting our shared natural resources
- ✓ Aligning our investment portfolio with the Paris Agreement
- ✓ Driving net zero through our supply chain
- ✓ Enhancing carbon removal in our open spaces
- ✓ Integrating climate considerations into all our decisions

Who we are

The City of London Corporation is the governing body of the Square Mile, dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally-successful UK.

The Square Mile is the historic centre of London and is home to the 'City' – the financial and commercial heart of the UK. Our reach extends far beyond the Square Mile's boundaries and across private, public and charitable and community sector responsibilities. We bring an independent and non-party political voice and convening power. This enables us to promote the interests of people and organisations across London and the UK and play a valued role on the world-stage.



Our reach extends far beyond the Square Mile's boundaries and across private, public and charitable and community sector responsibilities.



Why us? Why now?

The City of London Corporation's core purpose is to promote the long-term interests of the City, and thereby support the UK's economy. We have long been champions of sustainability. We were the first local government body to introduce a smokeless zone, in 1954, two years ahead of the Clean Air Act. We developed a climate change adaptation strategy in 2010. Since then, we have supported the growth of the UK's green finance sector.

Scientific evidence tells us that the climate is already changing. We need to act now if we are to limit global warming to 1.5 degrees, thereby avoiding the more extreme effects of climate change. This means we must commit to achieving net zero. And we must ensure that the Square Mile, and our assets outside it, are resilient to more extreme weather events. Acting now is the right and responsible thing to do. It is also key to securing and advancing our global market position as a financial centre. It will also strengthen the appeal of our buildings, investment properties and public spaces as attractive places to work, live, study and visit, both now and in the future.

We do not need to compromise the economy to fix the environment. In reality, climate action will drive growth and jobs. In order to remain relevant and commercially viable, we need to be responsible and resilient.

What used to be 'green finance' is fast becoming the only option for the financial and professional services sector. Integrating climate risks and opportunities into all decision-making is similarly becoming the new normal.

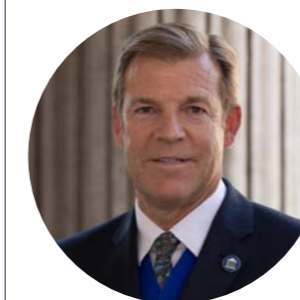
In developing this strategy, we have focused on achieving best practice. Driven by an evidence-based approach, we have included a broad range of emission sources and physical risks. Founded on science-based targets, rather than simply a call to action, our Climate Action Strategy aims to ensure that the Square Mile and City Corporation make a positive contribution. We will help tackle climate change, address the resilience risks it poses, and seize the opportunities presented by the transition to a net zero economy.

This is one of the defining cross-City Corporation policies. It supports delivery of our Corporate Plan, 2018-23. But we cannot do this alone. This strategy sets out how we will work in partnership with our stakeholders to develop the solutions to tackle climate change. We must build back better following the pandemic, making sure no one is left behind. We invite you to work with us as we adapt so that our society can flourish for decades to come.



This means we must commit to achieving net zero and to ensuring that the Square Mile, and our assets outside it, are resilient to more extreme weather events."

Alderman William Russell,
The Rt. Hon. The Lord Mayor of the City of London



Alderman William Russell
The Rt. Hon.
The Lord Mayor of the City of London



Catherine McGuinness
Chair of the Policy & Resources Committee,
The City of London Corporation

What we can do

In the context of climate action, this means we can support the achievement of net zero, build climate resilience and champion sustainable growth to achieve a truly sustainable City. We will do this by means of the following actions, committed to in our Corporate Plan, 2018-23, against which we drive our performance.

1. SUPPORT THE ACHIEVEMENT OF NET ZERO BY...

- Influencing UK and global policy and regulation and international agreements to protect the environment.
- Providing environmental stewardship and advocacy, in the use of resources, emissions, conservation, greening, biodiversity and access to nature.
- Providing a clean environment and driving down the negative effects of our own activities.

2. BUILD CLIMATE RESILIENCE BY...

- Preparing our response to natural and man-made threats.
- Protecting consumers and users of buildings, streets and public spaces.
- Providing thriving and biodiverse green spaces and urban habitats.

3. CHAMPION SUSTAINABLE GROWTH BY...

- Providing world-class spaces for businesses and markets to thrive.
- Modelling new ways of delivering inclusive and sustainable growth.
- Supporting organisations in pioneering, preparing for and responding to changes in regulations, markets, products and ways of working.
- Supporting, celebrating and advocating responsible practices and investment.

Our approach

We cannot fulfil our ambitions alone. This means we must first demonstrate robust climate action ourselves. We will also share our methodology with, and learn from, others on this journey.

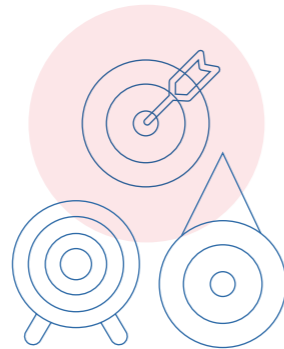
In developing this strategy, we have focused on achieving best practice with our evidence-based approach and the breadth of emission sources and physical risks we address. We are committed to embedding climate action in everything we do and working within the latest standards and advice.

OUR EVIDENCE BASE

This strategy brings together numerous related City Corporation strategies, policies and campaigns – from our Local Plan and Responsible Business Strategy through to our Clean City Awards. It builds on the momentum, progress and lessons learned so far. See the ‘Our baseline’ section for more information on achievements to date.

To understand how far we had come already and what is left to do, we commissioned expert advice on our current and future resilience levels, carbon emissions and capacity for removing carbon from the atmosphere. We followed the leading global standards and best practice guidelines in developing our approach.

We explored resilience risks with the sectors and organisations that our economic growth is built upon, from utilities and transport providers through to financial and professional services and our cultural sector. Together, we identified what is needed for the Square Mile to continue to compete successfully in the face of climate change. And we asked the public how important climate action should be to us. We asked them what they would like to see happen and what they would be willing to do themselves. Three-quarters of respondents said climate change should be extremely important to us.



We have identified separate targets for the Square Mile and the City Corporation. These have been understood **by emission type to ensure progress in all key areas.**

We have built an evidence base upon which we have designed our action plan. We have the data we need to set and track stretch but achievable targets. We will test and learn as we go. We have identified separate targets for the Square Mile, the City Corporation and types of emissions to ensure we deliver as much as possible, as soon as possible.

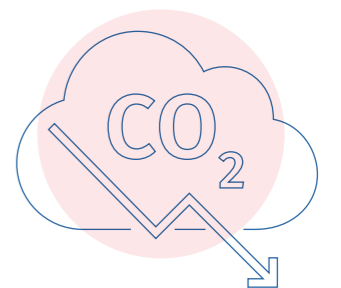
THE BREADTH OF EMISSION SOURCES WE INCLUDE

Many organisations and authorities focus on driving down the emissions they have most control over – scope 1 and 2. Addressing scope 3 can be daunting as it covers everything an organisation buys, sells, invests in, leases to others and disposes of as well as commuting and business travel. But for organisations and financial centres like ours, scope 3 makes up a large portion of the total carbon footprint. Measuring it can lead to the design of innovative solutions to reduce carbon emissions significantly.

We have included scope 1, 2 and all scope 3 emissions to take ownership, show leadership and help make this standard practice. This can make it appear that we are greater emitters than our peers that have not included Scope 3. We will continue to enhance our understanding of scope 3 data with our partners. We will also advocate for standardisation of reporting to ensure everyone addresses their total carbon footprint effectively.



1,520
ktCO₂e
Scope 3



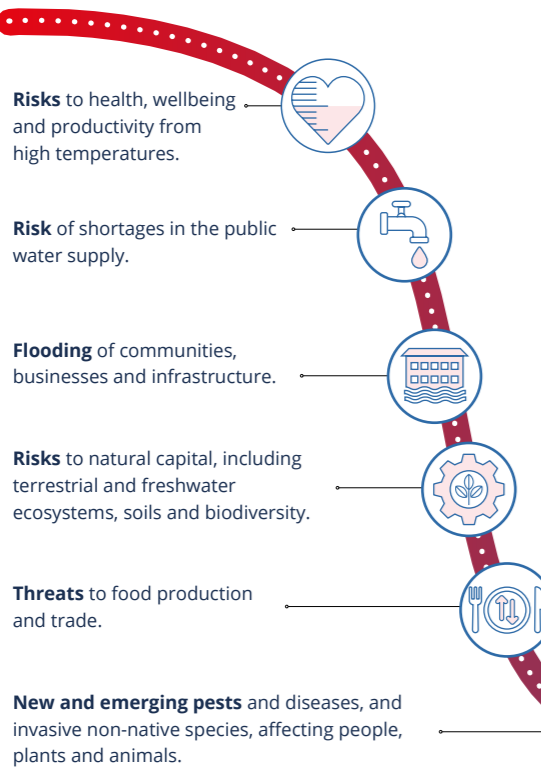
36
ktCO₂e
Scope 1 and 2

For organisations and financial centres like ours, **scope 3 makes up a large portion of the total carbon footprint** – and measuring it can lead to the design of innovative solutions to reduce carbon emissions significantly.

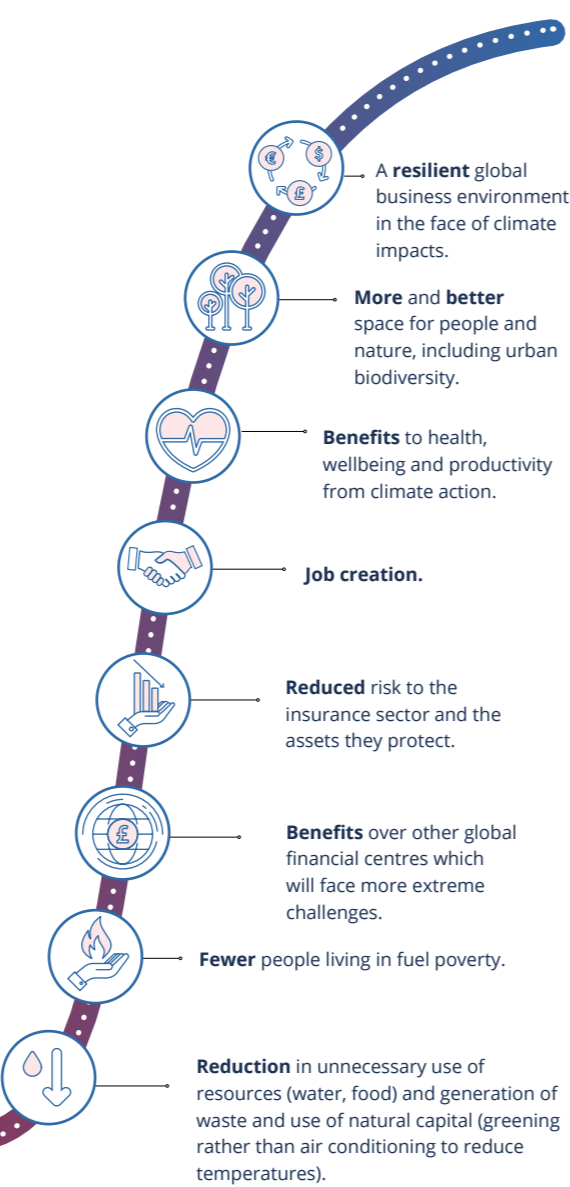
TURNING RISKS INTO OPPORTUNITIES

Whatever action we and others take, we still need to prepare for hotter drier summers, warmer wetter winters, stronger winds, more frequent extreme weather events and rising sea levels. As we do this, we will go beyond mitigation and seize opportunities to deliver social, economic and environmental outcomes that mean that everyone benefits from the action we take.

RISKS



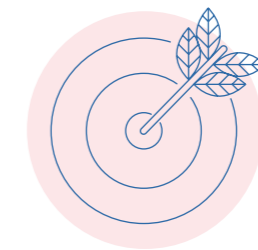
OPPORTUNITIES



HOW WE COMPLEMENT OTHERS' EFFORTS

This strategy has been developed to support the delivery of The Paris Agreement on climate change (2015) and our obligations under the UK Climate Change Act (amended 2019). This has enshrined in law both a target of net zero emissions by 2050 and measures for climate adaptation (improved resilience). It is complementary to London-wide and national efforts to reduce emissions and improve the resilience of our communities and urban spaces.

Crucially, this includes the draft London Plan, the Greater London Authority's London City Resilience Strategy 2020, the UK Committee on Climate Change Climate Risk Assessment 2017 and National Adaptation Programme. It also covers the landscape of policies set out by government and advice from the Intergovernmental Panel on Climate Change (IPCC).



The UK Climate Change Act (amended 2019) has enshrined in law both **a target of net zero emissions by 2050 and measures for climate adaptation.**



FACTORING CLIMATE ACTION INTO EVERYTHING WE DO

Reinforcing and building on the commitments we made in our Corporate Plan (2018-23), and to make sure we are doing all we can to reach our goals, we commit to:

Working with our stakeholders and partners and listening to their ideas, experiences and views.

Ensuring that vulnerable groups who are most likely to be impacted by climate change are prioritised in our decision-making.

Identifying measurable targets to track performance against our goals.

Keeping our actions and targets in line with changing legislation and recommendations (see next section for more details).

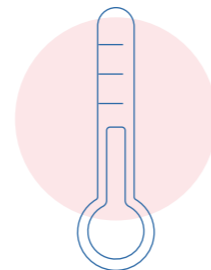
Accessing the best evidence of our impact possible so we can learn, share our experience and hone our actions as we go.

Embedding a climate lens into all our decision-making.

Monitoring progress against our targets at regular intervals.

Reporting publicly to our committees and via published annual reports.

Reviewing and refreshing the action plan every five years.



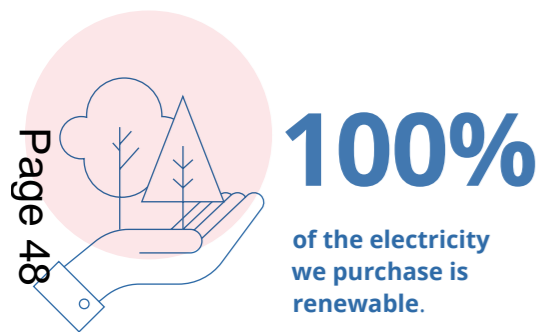
We still need to **prepare for hotter drier summers, warmer wetter winters, stronger winds, more frequent extreme weather events and rising sea levels.**

Our Baseline

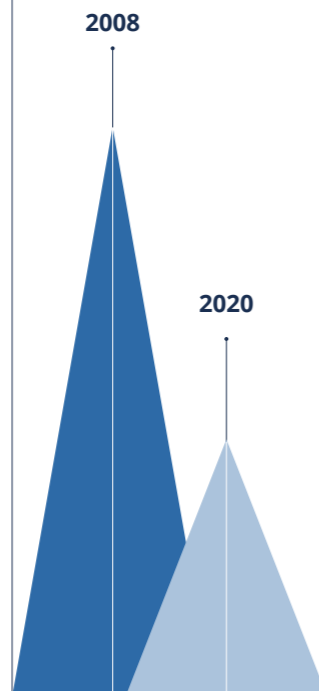
SUPPORTING THE ACHIEVEMENT OF NET ZERO

The City Corporation has achieved a 19% reduction in energy consumption within our operational sites since 2008. Since 2018, 100% of the electricity we have purchased has been from renewable sources.

We bought six new electric vehicles and eight new hybrid vehicles in 2018/19. And in 2019/20 installed 20 new electric vehicle charging points as part of the City's "Transition to a Zero Emission Fleet" policy.



Square Mile scope 1 and 2 emissions

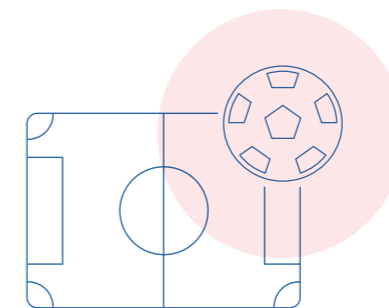


The Square Mile has achieved a 55% reduction in Scope 1 and 2 emissions since 2008 (using data from 2018/19). This has been assisted by our ambitious planning requirements which have led to 75% of new commercial developments with over 20,000m² floor space achieving at least a BREEAM 'Excellent' rating since 2014.



HOW WE REMOVE CARBON FROM THE ATMOSPHERE

We look after over 11,000 acres of green spaces across London and its green belt. This equates to approximately 5,500 football pitches. This natural capital not only provides valued space for people and nature but also currently removes 16 ktCO₂ per year. This is equivalent to 40% of the City Corporation's scope 1 and 2 emissions.



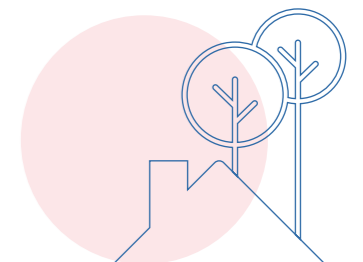
5,500

The equivalent of nearly 5,500 football pitches of green spaces across London and its green belt are managed by The City of London Corporation.

BUILDING RESILIENCE

The City Corporation has long used our planning role to implement a range of resilience measures in the Square Mile. These include green roofs, urban greening, landscaping, flood resilience and climate resilient new buildings.

As of 2020, the Square Mile has 42,600m² of green roof, up from 11,200m² in 2005. This is set to increase to 65,800m² by 2024. The Square Mile has achieved a 55% reduction in Scope 1 and 2 emissions since 2008 (using data from 2018/19). This has been assisted by our ambitious planning requirements which have led to 75% of new commercial developments with over 20,000m² floor space achieving at least a BREEAM 'Excellent' rating since 2014.



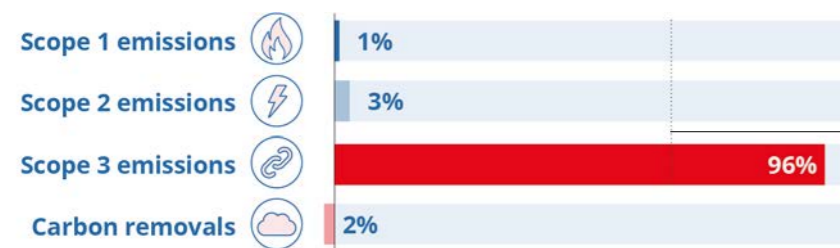
42,600m²

of green roof in the Square Mile.

CHAMPIONING SUSTAINABLE GROWTH

The UK is the only global financial centre that is also a leading centre for green finance, topping both conventional and 'green' rankings. UK market players are committed to sustainable principles and the regulatory context is both favourable and innovative. The London Stock Exchange is the 'greenest' main stock exchange across all global financial centres. The UK was the first government to adopt a Green Finance Strategy, which was launched at the Guildhall alongside the Green Finance Institute. The UK is the leading destination for talent that is trained and skilled in sustainability matters. This allows us to lead and support other economies as they transition to net zero.

City of London Corporation emissions

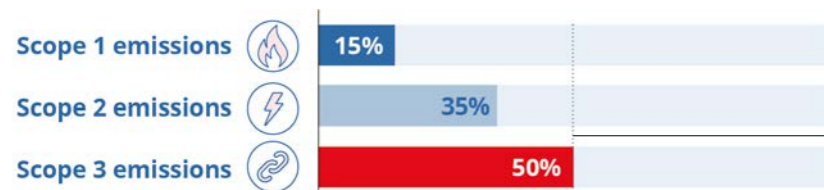


Following SBTi guidance, we need to reduce or remove

1,050 ktCO₂e

of emissions to achieve net zero. This includes 100% of scopes 1 and 2 and 66% of scope 3.

Square Mile emissions



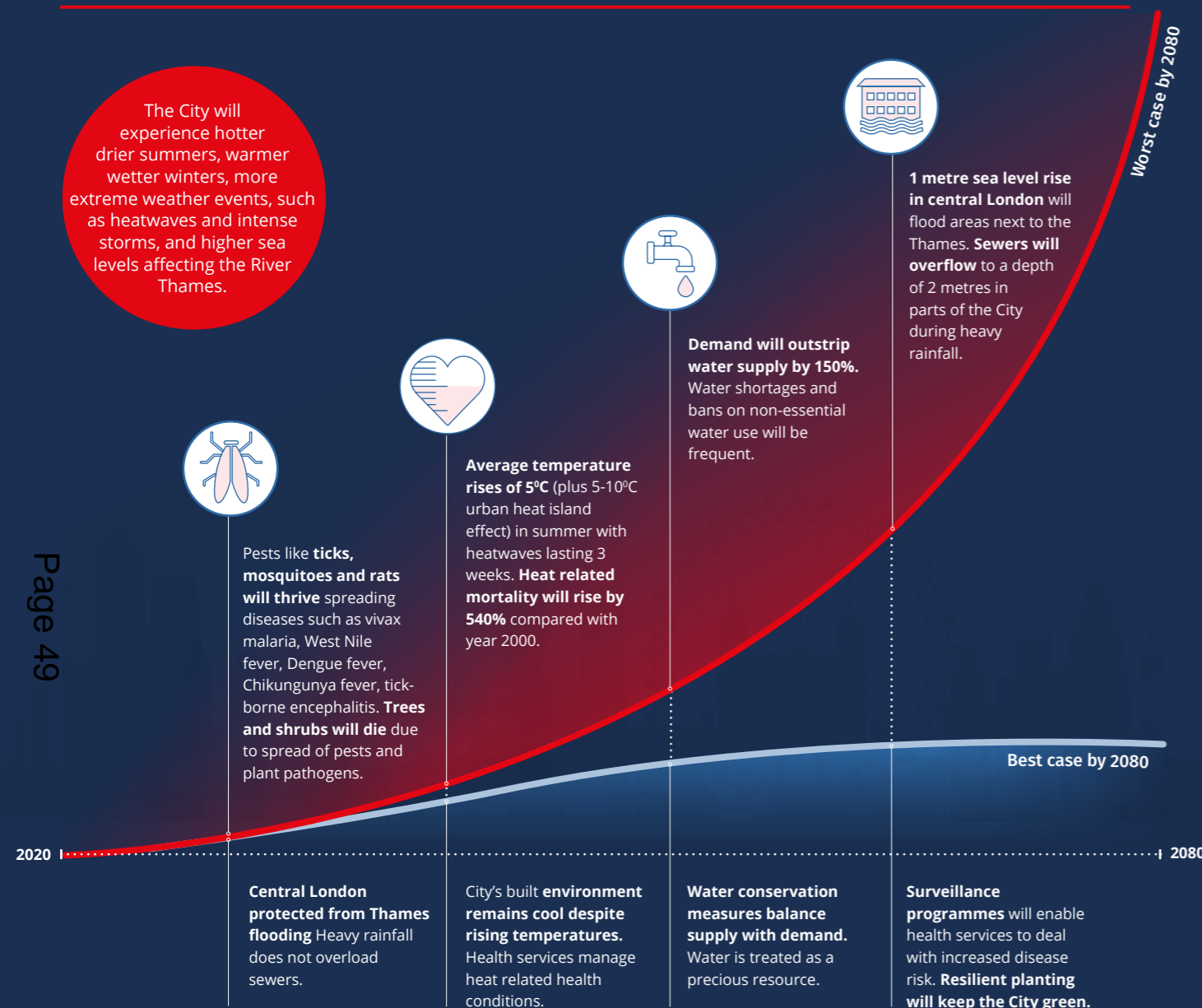
We need to reduce or remove

1,528 ktCO₂e

to achieve net zero.



Adapting to climate change



Mitigations

Horizon scanning for pests and diseases.
Climate resilient landscaping.

Adapting buildings and public realm to cope with higher temperatures.
Public Health interventions to combat heat stress.

Building designs which prioritise water conservation.
Water footprint management.

Flood Defence improvements.
Urban greening to absorb rainwater before it gets to the sewers.

Our climate vision, aims and goals

Our Vision

The City of London is **Responsible, Sustainable and Competitive**

Our aims



To **support** the achievement of net zero



To **build** climate resilience



To **champion** sustainable growth

Our goals

For the City of London Corporation

City of London Corporation **scope 1 and 2 emissions are net zero by 2027** and **scope 3 emissions are net zero by 2040.**

The City of London Corporation and its assets **are resilient to climate change.**

The City of London Corporation supports UK and overseas organisations to **become climate responsible.**



For the Square Mile's fabric and function

The Square Mile's scope 1, 2 and 3 emissions (BASIC+ definition) **are net zero by 2040.**

The Square Mile's buildings, public spaces and infrastructure **are resilient to climate change.**



For society

People in the Square Mile and beyond **benefit from a clean, green and safe environment** and **job creation.**



The first six years

Our actions and the targets we set build upon our Responsible Business Strategy (2018 - 23) – “Towards a Sustainable Future”. They also reflect ongoing work in supporting innovation and growth in the financial and professional services sector. These actions relate to the first six years of the strategy. The strategy and action plan will then be refreshed for the next phase of implementation to achieve our 2040 goals.



Actions to support the achievement of net zero

THE CITY OF LONDON CORPORATION

Transform the energy efficiency of our operational buildings through the adoption of best available technologies

Maximise the use of renewable energy sources across our operational buildings

Introduce new land management practices across our open spaces aiming to maximise their ability to remove carbon, and optimise their biodiversity and resilience value

Align our financial investment portfolio with the goals of the Paris Agreement on climate change

Embed circular economy principles into our capital projects and reduce carbon intensity by using life cycle carbon and cost assessment techniques and design specifications

Accelerate the move to net zero carbon and energy efficient tenanted buildings, working closely with tenants to achieve shared goals

Strengthen our requirements and supplier engagement to drive performance and innovation in delivering sustainable products and solutions

Upskill our workforce on net zero

THE SQUARE MILE

Work with other organisations to develop a Climate Action Fund to invest in effective zero carbon technologies and accelerate decarbonisation

Develop a Square Mile renewable energy strategy

Use our planning role to influence others to embed carbon analysis and circular economy principles in capital projects

Advocate the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity and overall wellbeing

Support organisations in the Square Mile to build circular, low-carbon and resilient supply chains

Provide tailored support to SMEs on their decarbonisation journeys

Increase engagement and communications about sustainability with residents, businesses, visitors and other stakeholders



Actions to build climate resilience

THE CITY OF LONDON CORPORATION

Build on our existing work to develop an early warning system, and clear resilience strategies for pests and diseases across our ports and markets, driving down the climate related food security risks

Embed resilience measures into our upgrade plans for our owned and operated buildings

Upskill our workforce on climate resilience

Embed a climate resilience lens into all our decision-making

THE SQUARE MILE

Make the Square Mile public realm more climate change ready through adding in more green spaces, urban greening, flood resistant road surfaces, adaptable planting regimes and heat resistant materials

Reduce the risk of flooding through developing sustainable rain and surface water management policies, resulting in a connected system of water recycling, sustainable urban draining and rainwater management measures

Strengthen our planning guidance on climate resilience measures for new developments

Work with our partners to create a more climate resilient and diversified energy network across the Square Mile

Develop a strong, data-led approach to deepen our understanding of climate related risks and mitigations across the Square Mile

Ensure that we continue to protect the residents, critical assets, infrastructure and heritage of the Square Mile



Actions to champion sustainable growth

THE CITY OF LONDON CORPORATION

Mobilise capital into sustainable finance

Secure the UK's place as a leader for investment in sustainable finance products

Help faster development and adoption of sustainable finance products and services

Share best practice on standards, tools, platforms and expertise to facilitate green and sustainable investment and growth

Encourage global movement towards disclosure and production of credible transition plans as the norm

Foster an ambition to achieve net zero emissions by 2050 or sooner for UK-based financial and professional services firms

Join other investors working through development and implementation of net zero transition action plans

Support financial institutions committing to net zero in the 2040s at the latest, covering all emissions, including scope 3 and where data allows reliable measurement

Support charities and SMEs to consider, prepare for and lead the response to climate change

Promote responsible procurement and investment practices.

Enhance the UK/London's capacity to finance sustainable investment opportunities globally, including emerging markets

Work with the financial services sector and UK Government to promote and scale sustainable finance products and services that countries and corporates need to help them transition to net zero

Influence and support the delivery of technical solutions to increase comparability of data and ease of reporting

Share learning and best practice about the challenges and opportunities of our net zero journey

Address existing inequalities and ensure no one is left behind

Prepare people for skills needed in a net zero economy

Facilitate collaborative action on air pollution in London

Reduce pollution and increase the resilience of the Square Mile

Reduce air pollution through implementing our ambitious air quality and transport strategies

Embrace circular economy principles across our strategies and work

Work with our creative and educational sector partners to deliver sustainable initiatives

Enhance greening and biodiversity across our public realm and open spaces

Glossary

BASIC+ definition emissions include those from within the Square Mile from stationary energy, transportation and waste, as well as transboundary transportation, industrial processes and product use and the agriculture, forestry and land use sectors. It does not include emissions from investments.

Carbon removal is the process by which a carbon sink, such as forestry, reduces the amount of greenhouse gases in the atmosphere.

Circular economy means keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life.

Climate resilience is the ability to anticipate, prepare for and respond to hazardous events, trends or disturbances related to climate (Centre for Climate and Energy Solutions).

Ecosystem services are benefits to humans from the natural environment and from healthy ecosystems.

GHGs means greenhouse gases - the emissions responsible for global warming. These include methane, nitrous oxide and fluorinated gases amongst others.

ktCO₂ is the unit of measurement for GHG emissions. It standardises greenhouse gases into units of kilo-tonnes of carbon dioxide equivalent (ktCO₂e).

A low-carbon economy is simply an economy that causes low levels of GHG emissions compared with today's carbon-intensive economy. 'Carbon' refers to carbon dioxide, the GHG which contributes the most to climate change. The low-carbon economy can be seen as a step in the process towards a zero-carbon economy. (Science Direct)

Natural capital refers to the stock of natural resources, which includes geology, soils, air, water and all living organisms.

Net zero emissions are achieved when anthropogenic emissions of greenhouse gases to the atmosphere are balanced by anthropogenic removals over a specified period (Science Based Targets initiative (SBTi) and CDP, Towards a science-based approach to climate neutrality in the corporate sector, September 2019). N.B. Further guidance on the definition of net zero and its guiding principles are due later in 2020 from the SBTi.

Science-based / Paris-aligned (Science-Based Target Setting Manual, April 2020) GHG emissions reduction targets are considered "science-based" if they are in line with what the latest climate science says is necessary to meet the goals of the Paris Agreement (2015) - to limit global warming to well-below 2°C above pre-industrial levels and pursue efforts to limit warming to 1.5°C.

SMEs refers to small and medium-sized enterprises.

Scopes 1, 2 and 3 for an organisation: (Defra Environmental Reporting Guidelines and the Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard, revised edition)

Scope 1 (direct) means emissions from activities owned or controlled by your organisation that release emissions into the atmosphere. They are direct emissions. Examples of scope 1 emissions include emissions from combustion in owned or controlled boilers, furnaces, vehicles, emissions from chemical production in owned or controlled process equipment.

Scope 2 (energy indirect) means emissions released into the atmosphere associated with your consumption of purchased electricity, heat, steam and cooling. These are indirect emissions that are a consequence of your organisation's activities, but which occur at sources you do not own or control

Scope 3 (other indirect) means emissions that are a consequence of your actions, which occur at sources which you do not own or control and which are not classed as scope 2 emissions. Examples of scope 3 emissions are business travel by means not owned or controlled by your organisation, waste disposal which is not owned or controlled, or purchased materials.

Scopes 1, 2 and 3 for a city: (GHG Protocol, Global Protocol for Community-Scale Greenhouse Gas Emission Inventories)

Scope 1 means GHG emissions from sources located within the city boundary

Scope 2 means GHG emissions occurring as a consequence of the use of grid-supplied electricity, heat, steam and/or cooling within the city boundary

Scope 3 means all other GHG emissions that occur outside the city boundary as a result of activities taking place within the city boundary.

About The City of London Corporation:

The City of London Corporation is the governing body of the Square Mile dedicated to a vibrant and thriving City, supporting a diverse and sustainable London within a globally successful UK.

We aim to:

- Contribute to a flourishing society
- Support a thriving economy
- Shape outstanding environments.

By strengthening the connections, capacity and character of the City, London and the UK for the benefit of people who live, work and visit here.

City of London Housing Net Zero Action Plan



Barbican Workshop 1: Understanding the buildings through the residents' eyes

May 2021 | Rev A

Our team



Anna MacKenzie | Expertise in Net Zero action plans



Naomi Grint | Expertise in building fabric and ventilation improvements



Kate Millen | Expertise in low carbon heating systems



Thomas Lefevre | Expertise in Net Zero action plans

Agenda

1.0

Welcome

2.0

Setting the scene – what we are doing and why

3.0

Small group discussions - heating system, energy efficiency and ventilation

4.0

Sharing summaries of small group discussions

5.0

Next steps and goodbyes

Workshop principles

Share your experiences

Everyone's input is equally valued

Share "air time"

Be open to new concepts and ideas

All issues raised will be considered in our work

Discussions will focus on reducing energy and carbon emissions

Use the chat function for questions

Agenda

1.0

Welcome

9

2.0

Setting the scene – what we are doing and why

3.0

Small group discussions - heating system, energy efficiency and ventilation

4.0

Sharing summaries of small group discussions

5.0

Next steps and goodbyes

Our experience

Pan-London Retrofit Action Plan



GLA Building Renovation Passport

Overzicht aanbevelingen				
	HUIDIGE SITUATIE	AANBEVELING	PRUICHSCHATTING	LABEL NA RENOVATIE
1	 Ramen Er is momenteel nog overal enkele beglazing aanwezig	Plaats nieuw schrijfwerk met hoogrendements beglazing	€ 800 - € 12 000	D
	 Verwarming Ketel is sterk verouderd en niet energiezuinig	Plaats een efficiënt verwarmingsstelsel	€ 450 - € 650	
2	 Muur De muur is niet geïsoleerd voor een gedeelte van 14m²	Plaats isolatie	€ 13 500 - € 15 000	B
	 Hellend dak Het dak is beperkt geïsoleerd	Plaats bijkomende isolatie	€ 12 000 - € 16 000	
3	 Herbruikbare energie Er is geen hernieuwbare energie aanwezig	Overweeg plaatsing hernieuwbare energie	€ 7500 - € 10 000	A
	 Muur De muur is geïsoleerd voor een gedeelte van 43m², maar er is niet voldoende isolatie aanwezig om de lange termijn doelstelling te halen	Overweeg bijkomende isolatie op het moment dat deze muur gerenoveerd wordt		

Page 58

Scaling up retrofit for housing associations



Energiesprong DEEP-ER



Home retrofit: a key priority for the City of London Corporation

- The City of London’s commitment to Net Zero
- Climate Change Committee guidance
- There are significant benefits of a Housing retrofit action plan beyond carbon

Page 59

Our Vision

The City of London is **Responsible, Sustainable and Competitive**

Our aims

NET ZERO

To support the achievement of net zero

To build climate resilience

To champion sustainable growth

Our goals

For the City of London Corporation

City of London Corporation **scope 1 and 2 emissions are net zero by 2027 and scope 3 emissions are net zero by 2040.**

The City of London Corporation and its assets are **resilient to climate change.**

The City of London Corporation supports UK and overseas organisations to **become climate responsible.**

For the Square Mile's fabric and function

The Square Mile's scope 1, 2 and 3 emissions (BASIC+ definition) are **net zero by 2040.**

The Square Mile's buildings, public spaces and infrastructure are **resilient to climate change.**

For society

People in the Square Mile and beyond **benefit from a clean, green and safe environment and job creation.**

Arup | Carbon Trust

ZERO EMISSION BUILDINGS

NET ZERO VISION

The City Corporation is responsible for some of Central London's most historic, landmark buildings. The net-zero future will prepare them for the next one hundred years, reducing emissions and costs, while improving occupant comfort. This will lead the Square Mile to become the global leader in high-density, net-zero buildings.

ENABLING ACTIONS

DATA & KNOWLEDGE
Clear technical advice and case studies required by individual building owners and small portfolio holders.

SKILLS & CAPACITY
Additional capacity required in the City Corporation Energy team to maximise building optimisation opportunity. Rapid deployment of retrofit technologies may require local capacity building.

LEADERSHIP
Requiring building retrofit requires extending current planning powers. The City Corporation will need to take an active lead to inspire private building owners.

	SCN 1: GOOD PRACTICE	SCN 2: TARGETED EXCELLENCE	SCN 3: INNOVATOR	
CITY CORP 149 ktCO ₂ e Scope 1 & 2: CPC buildings Scope 3: Leased assets, Landlord areas	ACTIONS LED LIGHTING AND LIGHTING CONTROL E E E Remaining floor area upgraded 2030 CENTRALISED BMS AND SYSTEM OPTIMISATION E E E Demand reduction by 2030 through optimisation programmes FUTURE HEATING RESEARCH PROGRAMME E E E Stakeholder forum; technical feasibility; funding review REFURBISHMENT SPECIFICATIONS E E E Net-zero refurbishment specification to move market HARD TO TREAT BUILDINGS RETROFIT E E E 1 x full refurbishment; set best-practice pathway for Sq. Mile FULL FABRIC RETROFIT E E E Solid wall insulation and glazing upgraded REPLACE GAS USED FOR SPACE HEATING E E E Switch to electrified heating or district heating networks ENERGY EFFICIENCY CHALLENGE E E E Innovation in historic buildings, launch alongside strategy SQUARE MILE RENEWABLES STRATEGY E E E Integrated with business, use existing Citizens relationship BUILDING RETROFIT REQUIREMENT E E E Mandatory energy efficiency retrofits requirements for all Square Mile buildings PROMOTE RETROFIT COMMITMENT E E E Active participation and leadership in Square Mile	40-50% 20-30% Established by 2025 Adopted by 2025 - 2050 50% by 2050 Online competition Adopted by 2030 Adopted by 2040 2021	60-70% 30-40% Established by 2023 Adopted by 2023 Completed by 2030 Completed by 2035 75% by 2050 + high-profile campaign with RIBA Adopted by 2025 Adopted by 2030 2021	90-100% 40-50% Established by 2021 Adopted by 2021 Completed by 2025: online learning portal for Sq. Mile Completed by 2030 100% by 2050 + City Corporation provides funding for winner Adopted by 2023 Adopted by 2025 Adopted by 2025 2021

CITY CORP
SCOPE 1 & 2 ONLY
SCN 1: 90% by 2050
SCN 2: 94% by 2050
SCN 3: 96% by 2050

SQUARE MILE
SCOPE 1 & 2 ONLY
SCN 1: 83% by 2050
SCN 2: 90% by 2050
SCN 3: 96% by 2050

Strategic Implications Report

30

7

Defining Net Zero

Low energy and net zero carbon buildings are supported by three key pillars: energy efficiency, low carbon heat and renewable energy.

Energy efficiency

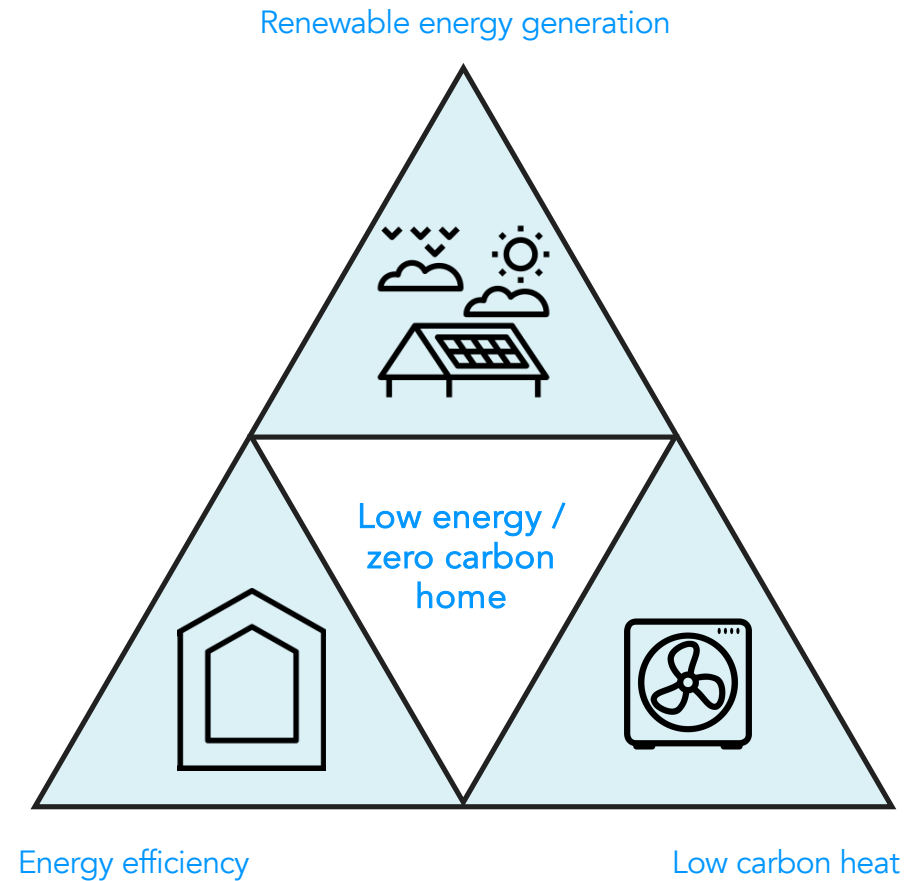
Buildings use energy for heating, hot water, ventilation, lighting, cooking and appliances. The efficient use of energy leads to reduced running costs and carbon emissions. It also reduces a building's impact on the wider energy supply network.

Low carbon heating

Low carbon sources of heat are an essential feature of zero carbon buildings. Existing buildings need to undergo a transition away from gas as soon as possible.

Renewable energy

The roofs of existing buildings should be utilised as far as possible for photovoltaic panels, to support the increased demand for renewable energy.

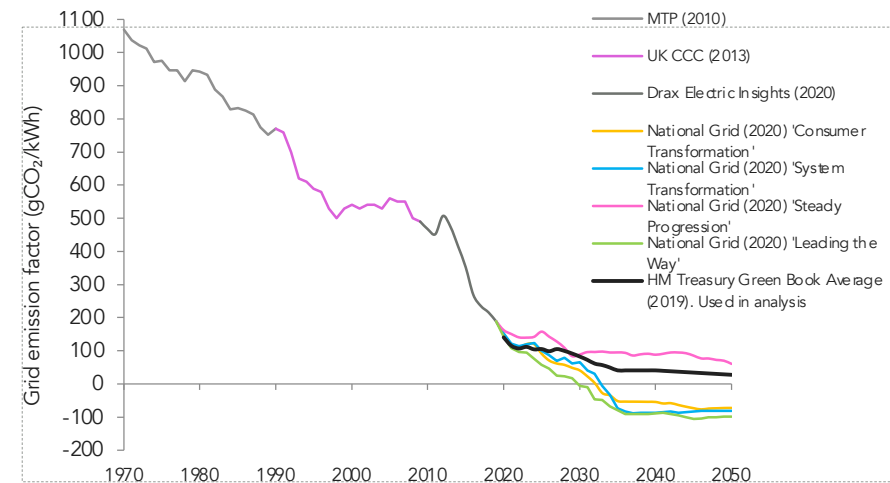


The three pillars that constitute a low energy/zero carbon home.

The electricity revolution

Towards a decarbonised and smarter electricity system

- The carbon content of electricity has fallen over the last few years.
- It is now three times less than 10 years ago and already lower than natural gas.
- It is forecasted to continue to reduce even further in the next 20-30 years. This underpins the current energy revolution and is why electrification of transport and heat is now seen as the best strategy to move away from fossil fuels.



Long-term variations in emission factor of grid electricity show the rapid historical reduction in emission factors.

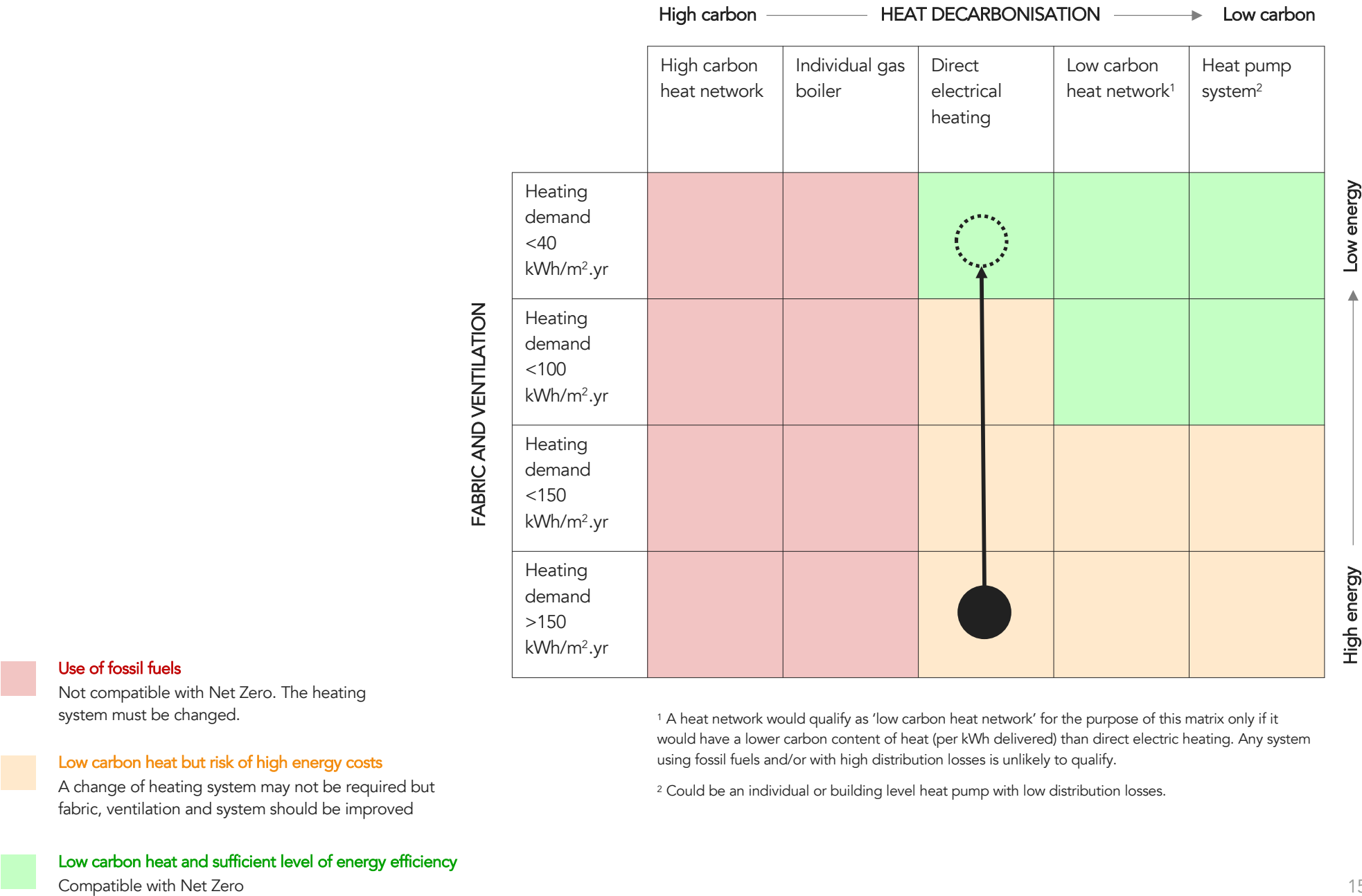
Hydrogen is unlikely to be a solution for heating homes

Hydrogen is not expected to be widely available at the domestic scale, certainly before 2030 and possibly not before 2050. There are remaining uncertainties about how it will be produced and stored, and the impact of these choices on overall energy use, carbon emissions and crucially, what the costs will be for consumers.



Smart meters and smart thermostats

Mapping out each building's journey towards Net Zero



Understanding the City of London Corporation' housing stock

Understanding the housing stock

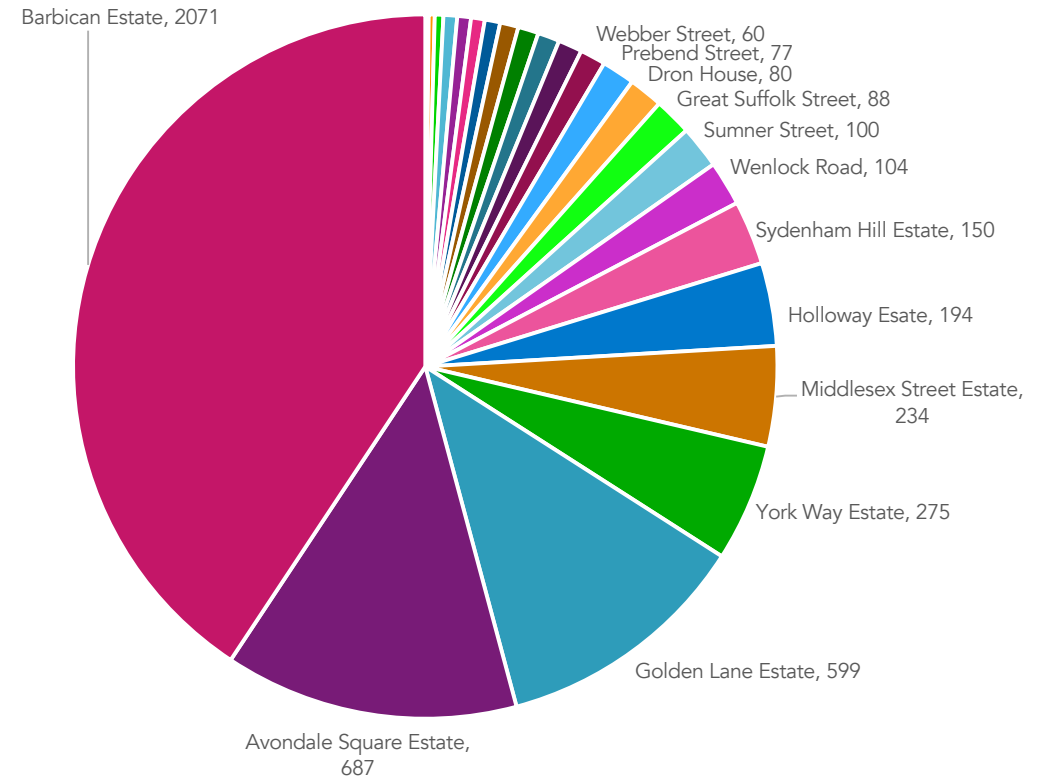
We are seeking to understand the estates and stock portfolio across key areas:

- Which retrofit measures are suitable for each estate?
- What energy and carbon savings can be delivered?
- What are the opportunities and constraints at each site?
- Which sites are a priority?
- How much are measures likely to cost?
- Funding options



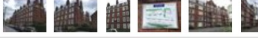
























Page 63

Delivering an action plan

We will deliver a clear, well written, visual report that incorporates an action plan that the City of London can take forward.



Our understanding of the aims and required outputs of the project

Aa Block	≡ Address 1	☑ Visited?	📷 Photo	≡ Stories	# No. Units	# Built In ...	☑ Conservation Area	≡ Current heating system	≡ Windows
Sumner Buildings	Sumner Street	☑		5	100	1930	<input type="checkbox"/>		
Horace Jones House	One Tower Bridge	☑		7	43	2015	<input type="checkbox"/>		
Dron House	Dron House	☑		4	80	1925	<input type="checkbox"/>		
Petticoat Tower	Middlesex Street Estate	☑		23	88	1972	<input type="checkbox"/>		
Petticoat Square	Middlesex Street Estate	☑		7	146	1972	<input type="checkbox"/>		
Commercial Street	Spitalfields	☑		4	11	1884	<input type="checkbox"/>		
Lamb Street	Spitalfields	☑		3-4	13	1884	<input type="checkbox"/>		
Brushfield Street	Spitalfields	☑		4	8	1884	<input type="checkbox"/>		
Basterfield House	Golden Lane Estate	☑		6	54	1957	☑		
Bayer House	Golden Lane Estate	☑		6	50	1956	☑		
Bowater House	Golden Lane Estate	☑		6	46	1956	☑		
Crescent House	Golden Lane Estate	☑		4	151	1962	☑		
Cullum Welch House	Golden Lane Estate	☑		6	72	1961	☑		
Cuthbert Harrowing House	Golden Lane Estate	☑		4	18	1955	☑		
Great Arthur House	Golden Lane Estate	☑		15	120	1957	☑		
Hatfield House	Golden Lane Estate	☑		7	56	1961	☑		
Stanley Cohen House	Golden Lane Estate	☑		4	32	1957	☑		
Andrewes House	Barbican Estate	☑		11	192	1969	☑		
Ben Jonson House	Barbican Estate	☑		11	204	1973	☑		
Brandon Mews	Barbican Estate	☑		2	26	1969	☑		
Breton House	Barbican Estate	☑		11	111	1972	☑		
Bryer Court	Barbican Estate	☑		11	56	1973	☑		
Bunyan Court	Barbican Estate	☑		11	69	1972	☑		
Cromwell Tower	Barbican Estate	☑		42	111	1973	☑		
Defoe House	Barbican Estate	☑		11	178	1973	☑		
Frobisher Crescent	Barbican Estate	☑		9	69	1982	☑		
Gilbert House	Barbican Estate	☑		11	88	1969	☑		

Our plan of work

Phase 1 – Understanding the buildings

Phase 2 – Engaging with you

Phase 3 - Making retrofit clearer

Phase 4 - Establishing key actions and retrofit scenarios

Phase 5 – Recommendations and implementation plan

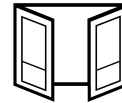
Survey results!

Summary of survey responses - Barbican

Response rate

- 40 responses from Barbican residents
- Representation across most buildings.

Headlines



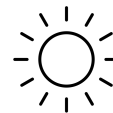
50% of respondents said they open windows in the winter as it gets too warm



1/3 of respondents use additional plug-in electric heaters

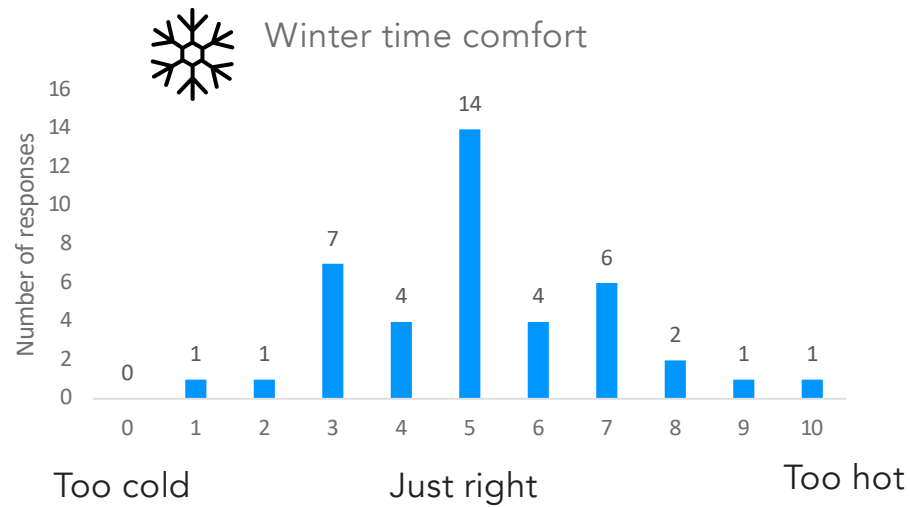


Winter comfort levels – large range, and no pattern between top, middle or lower flats.

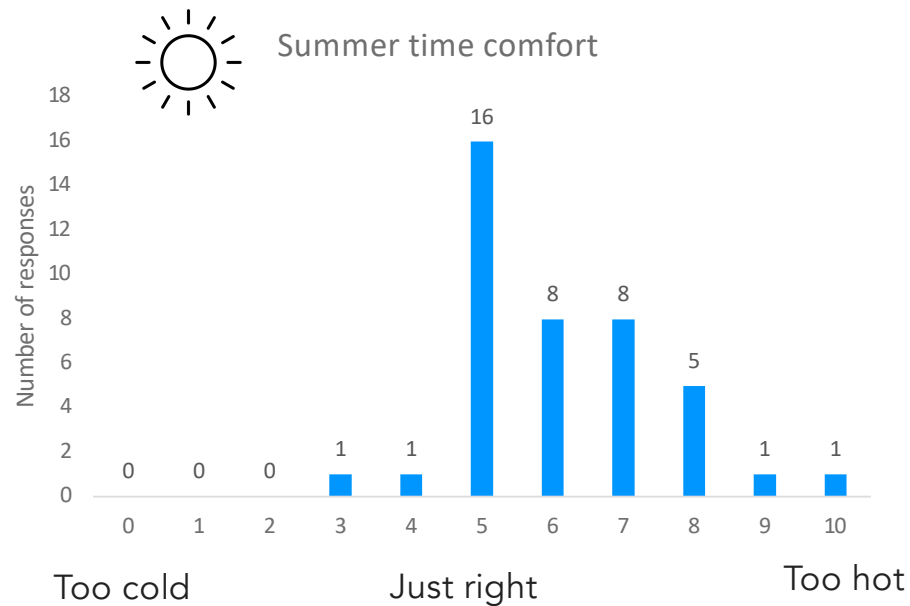


Summer comfort levels on the slightly too warm side.

Summary of survey responses - Barbican



Winter comfort levels – large range, and no pattern between top, middle or lower flats.



Summer comfort levels on the slightly too warm side.

Emerging themes

Heating

Controls

Trimmers

Heat where it's needed
and not where it's not

Frobisher crescent

Energy efficiency

Insulation

Windows

Drafts

Ventilation

Inconsistent
ventilation strategy

Renewable energy

Solar photovoltaic
panels

Agenda

1.0

Welcome

9

2.0

Setting the scene – what we are doing and why

3.0

Small group discussions - heating system, energy efficiency and ventilation

4.0

Sharing summaries of small group discussions

5.0

Next steps and goodbyes

Agenda

1.0

Welcome

9

2.0

Setting the scene – what we are doing and why

3.0

Small group discussions - heating system, energy efficiency and ventilation

4.0

Sharing summaries of small group discussions

5.0

Next steps and goodbyes

Agenda

1.0

Welcome

9

2.0

Setting the scene – what we are doing and why

3.0

Small group discussions - heating system, energy efficiency and ventilation

4.0

Sharing summaries of small group discussions

5.0

Next steps and goodbyes

Committees: Barbican Estate Residents Consultation Committee - <i>for information</i> Barbican Residential Committee - <i>for information</i>	Dates: 14 June 2021 28 June 2021
Subject: Barbican Fire Door Replacement Programme Unique Project Identifier: 12262	Gateway 2 Regular Progress Report
Report of: Director of Community & Children's Services Report Author: Jason Hayes, Head of Major Works	For Information
<h1>PUBLIC</h1>	

1. Status update	<p>Project Description: This project proposes a 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 relation to fire safety.</p> <p>RAG Status: Green</p> <p>Risk Status: Low</p> <p>Total Estimated Cost of Project (excluding risk): £20,000,000</p> <p>Spend to Date: £0</p> <p>Costed Risk Provision Utilised: N/A</p>
2. Key points to note	<p>Next Gateway: Gateway 3/4</p> <p>Key Points:</p> <ol style="list-style-type: none"> 1. Since passing Gateway 2, a tender exercise has been completed to complete a full survey of the site. 2. The survey will identify: <ul style="list-style-type: none"> • Which doors require to be fire doors under current Building Regulations

	<ul style="list-style-type: none"> • An exact number of doors within the scope of the work • Identify any common types of door sets and group them into risk categories that will lead the programme for replacement • Explore any additional compartmentation issues that support the fire doors <p>3. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team.</p>
3. Reporting period	March 2021 to present.
4. Progress to date	<p>1. Following the approval of the Gateway 2 report, a brief has been produced to procure a specialist door consultant with the appropriate accreditations such as BM Trada. This tendered exercise completed on 28th May and returns are being evaluated. It is expected that this work will start in July.</p> <p>2. A brief has been produced for a communications consultant and this tender exercise is due to complete in July.</p> <p>3. Although design team costs have been sought, a full survey would allow for a more competitive cost with more comprehensive information available to tender by. The brief is still in preparation whilst the survey results are being completed.</p> <p>6. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team to pursue other opportunities. Recruitment of replacement staff is ongoing, but it can be a lengthy process to identify and appoint suitably qualified candidates who may be contractually required to see out extended notice periods. The appointment of an external interim Project Manager to cover the recruitment period for permanent staff may be considered.</p>
5. Next steps	<ol style="list-style-type: none"> 1. Complete full survey and audit of fire doors and supporting compartmentation. 2. Procure Communications Consultant. 3. Complete design brief and procure Design Team including Heritage Consultant, Planning Consultant and Fire Engineer. 4. Consult with London Fire Brigade Heritage Team and other third-party stakeholders regarding the project and proposals. 5. Gateway 3-4 Report

Appendices

Appendix	None
-----------------	------

Contact

Report Author	Jason Hayes
Email Address	Jason.hayes@cityoflondon.gov.uk
Telephone Number	0207 332 3768

This page is intentionally left blank

Committees: Corporate Projects Board <i>[for information]</i> Barbican Estate Residents Consultation Committee <i>[for information]</i> Barbican Residential Committee <i>[for decision]</i> Projects Sub <i>[for decision]</i>	Dates: 04 May 2021 07 June 2021 28 June 2021 28 July 2021
Subject: Communal Repairs & Redecoration Programme for the Barbican Estate (2015-2020) Unique Project Identifier: 11485	Gateway 6: Outcome Report Regular
Report of: Director of Community & Children's Services Report Author: David Downing, Asset Programme Manager	For Decision
PUBLIC	

Summary

1. Status update	<p>Project Description: A five year programme of works encompassing the cyclical redecoration of internal common parts, external common parts or both (as required) of the identified blocks of the Barbican Estate. Redecoration in this context applies to the cleaning, sanding and repair of previously decorated surfaces, followed by the application of coatings (undercoats, paints and varnishes) as may be required to achieve the desired finish upon those surfaces.</p> <p>RAG Status: Green (Green at last report to committee)</p> <p>Risk Status: Low (Low at last report to committee)</p> <p>Costed Risk Provision Utilised: N/A</p> <p>Final Outturn Cost: £1,735,329.15</p>
-------------------------	--

<p>2. Next steps and requested decisions</p>	<p>Requested Decisions:</p> <p><u>Barbican Estate Residents Consultation Committee</u></p> <p>1. To note the content of this report for information only.</p> <p><u>Projects Sub Committee and Barbican Residential Committee</u></p> <p>1. To note the content of this report,</p> <p>2. To note the lessons learnt,</p> <p>3. To authorise closure of this project.</p>
<p>3. Key conclusions</p>	<p>1. External redecorations to thirteen blocks out of the intended thirteen blocks were completed as planned.</p> <p>2. Internal redecorations to two out of the intended eight blocks were completed. Six blocks were omitted from the contract following the City's public commitment to replace of all internal residential front doors (with associated surrounds) and communal fire doors as a response to the Grenfell tragedy which occurred part way through the delivery of this programme. The redecoration of items identified for short term replacement was not deemed value for money.</p> <p>3. The works that were completed were delivered £184,749.60 under budget once adjustments are included for the omitted works. Of this sum, £99,457.76 being unused provisional sums within the works contract, and a further £85,291.84 being unused allocation for fees and staff costs. The works which were completed were delivered to the timescales envisaged.</p> <p>4. The contractor, K&M McLoughlin Decorating Ltd, performed well throughout and were proactive in working with the City's project management team to deliver the works within the agreed budget and to complete the redecorations to the high standards required to satisfy heritage constraints and the expectations of residents. The direct appointment again of a similar SME redecoration specialist rather than a larger contract management company is recommended for future works of this nature.</p> <p>5. A tendered five year programme of works provided value for money seeing a reduction in management costs and tendered works costs when compared to procuring contracts on either a block by block basis or over a shorter time period. This approach is recommended for future redecorations programmes.</p>

Main Report

Design & Delivery Review

4. Design into delivery	The project design worked well. Developing a project encompassing a five year contract allowed for works to be delivered to a consistently high standard, provided cost surety throughout the programme and allowed for management costs to be minimised. The project design is recommended for future projects of this nature.
5. Options appraisal	<p>The selected option to procure a contractor to deliver a three-five year programme of redecorations via open tender successfully delivered the projects objectives. The rejected option was to procure a series of one year contracts.</p> <p>No changes were required during project delivery.</p>
6. Procurement route	Works were procured via open tender advertised on the Capital Esourcing portal and produced a suitable and manageable number of qualifying bids for the contract.
7. Skills base	The City of London project team had the required skills and experience to manage the delivery of the project. An external Clerk of Works was employed to monitor contractor progress and to provide quality assurance. The utilisation of a Clerk of Works (whether utilising internal or external resource) is recommended for future projects of this nature.
8. Stakeholders	Stakeholders were engaged and managed well throughout the delivery of the project. Liaison between the City's Project Manager and the Barbican Estate's House Groups was critical to the successful delivery of the project.

Variation Review

9. Assessment of project against key milestones	<p>The project progressed as expected throughout the development period. There was a significant delay following procurement however as the value of the successful tender submission was in advance of the approved budget estimates at Gateway 3/4. An Issues Report was required to secure a budget uplift and allow the project to proceed.</p> <p>The main works contractor was appointed in April 2016 as anticipated at Gateway 5. During the delivery phase, the fixed term contract ran as expected for the five year duration without variation</p>
--	---

v.April 2019

	barring the omission of internal works to six blocks as detailed in the following section.
10. Assessment of project against Scope	<p>Following the tragic fire at Grenfell House in June 2017, the City made a public commitment to embark on an enhanced fire door replacement programme to bring all front doors up to a 60 minute fire resistance standard where possible. Following this commitment, all remaining internal redecorations, of which front doors to residences (and their associated surrounds) and communal fire doors formed a major part, were removed from the contract. The redecoration of items subject to short term replacement was not deemed value for money. Equally, other internal areas through which deficient doors would be removed and replacement doors brought in would be at significant risk of damage to surface finishes and would likely need further redecoration at the conclusion of the fire door replacements; again, it was not deemed value for money for internal works to proceed.</p> <p>The internal redecoration of the following six blocks were therefore omitted from the contract: Gilbert House, Willoughby House, Bunyan House, Cromwell Tower, Speed House and Defoe House. They are to be rescheduled within future programmes as soon as appropriate.</p> <p>The rest of the works included within this programme were successfully completed as planned.</p>
11. Risks and issues	<p>With exception of the necessary omission of the internal works to the six blocks as detailed above, the project proceeded as planned with no significant risks realised during the delivery phase. This is largely attributable to the successful application of lessons learnt from previous redecoration projects which were incorporated into the project design and specification which greatly aided the management of the resultant contract.</p> <p>Costed Risk Provision was not applicable to this project.</p>
12. Transition to BAU	The ongoing maintenance of external and internal surfaces will transfer to the general Barbican Estate Repairs & Maintenance contract.

Value Review

13. Budget

*Estimated
Outturn Cost (G2)*

Estimated cost (including risk):
£1,500,000 - £2,000,000

The Gateway 2 projected cost was estimated in 2014 with no provision for cost inflation. The officer managing the project at this time is no longer with the City and the estimating methodology they used is not known.

	<i>At Authority to Start work (G5)</i>	<i>Final Outturn Cost</i>
<i>Fees</i>	£121,000.00	£84,111.25
<i>Staff Costs</i>	£131,438.75	£83,035.66
<i>Works</i>	£2,019,510.00	£1,568,182.24
<i>Total</i>	£2,271,948.75	£1,735,329.15

There is a total underspend on the approved Gateway 5 budget of £536,619.60. Of this sum, £351,870 is accounted for by the omission from the contract of internal works to six blocks as detailed above. A further £85,291.84 is attributable to underspend on the fees and staff cost estimates. The remaining £99,457.76 is attributable to unspent provisional sums for minor repair works to blocks where redecoration works were completed.

To produce a meaningful comparison between Gateway 5 projections and the eventual outturn cost, an adjusted G5 figure (deducting the tendered sums for the omitted works) can be used.

	<i>Adjusted G5 total after omissions</i>	<i>Final Outturn Cost</i>
<i>Fees</i>	£121,000.00	£84,111.25
<i>Staff Costs</i>	£131,438.75	£83,035.66
<i>Works</i>	£1,667,640.00	£1,568,182.24
<i>Total</i>	£1,920,078.75	£1,735,329.15

Using the adjusted Gateway 5 budget, there is therefore a total project underspend of £184,749.60.

Final accounts have been subject to an independent verification check, undertaken by a suitably experienced officer within the relevant implementing department.

14. Investment	N/A
15. Assessment of project against SMART objectives	<p>1. A rolling programme of communal repair and redecoration work to preserve the buildings, comply with legal requirements and ensure resident satisfaction was established.</p> <p>2. A better value contract through procuring for a minimum of 3 years, with an opportunity to extend to 5 years, was achieved.</p>
16. Key benefits realised	<p>1. The buildings of the residential Barbican Estate are being maintained to a very high standard.</p> <p>2. Value for money for Barbican Estate leaseholders is being secured via the procurement of longer term contracts which deliver economies of scale and reduced management costs.</p>

Lessons Learned and Recommendations

17. Positive reflections	<p>1. Works were done to a high standard, satisfying the heritage constraints of the Barbican Estate and the expectations of residents, were delivered well within the approved Gateway 5 budget and to the timescales envisaged.</p> <p>2. The contractor, K&M McLoughlin Decorating Ltd, performed well and were proactive in working with the City's project management team to keep costs under control and to deliver the works within the agreed budget. As a specialist SME, the Barbican Estate works were a key contract for this supplier who demonstrated this via their clear commitment and diligence in delivering the works.</p> <p>3. Procuring works as a five year programme delivered demonstrable value for money. This can be clearly evidenced by comparing the tendered cost of works to blocks within this contract with the historical costs of tendering in far smaller packages. For example, prior to this contract, redecorations to the exterior of Cromwell Tower were completed in the financial year 2015/16 by the same contractor K&M McLoughlin. These were tendered for in a package with redecoration works to Frobisher Crescent only. The tendered cost of works for Cromwell Tower were £276,591.09. Works to the same specification were tendered the following year to Lauderdale Tower & Shakespeare Tower as part of the Year 1 works of the now complete five year contract. The tendered cost of works from the same contractor were £231,151.00 for Lauderdale Tower and £210,951.00 for Shakespeare Tower.</p>
---------------------------------	---

v. April 2019

	The decrease in tendered works costs apparent across broadly similar buildings over a short period of time in an inflating market strongly suggests that significant savings on works costs can be made by procuring in bulk.
18.Improvement reflections	<p>1. Budget estimates at Gateway 3/4 significantly undervalued the project (by £584,450) which led to delays following procurement as additional approvals were required from Committee to proceed. Estimates for future projects should be refined and presented with a more conservative confidence range.</p> <p>2. As recurring cyclical works, some consideration could be given at Corporate level as to whether such repeat pieces of work should be treated as Business as Usual and not required to go through the full project development cycle as each redecoration contract nears expiry. In project management terms a repeat piece of work cannot by definition be a project; perhaps an alternative oversight and approval model would be appropriate for cyclical work governance.</p>
19.Sharing best practice	<p>1. Dissemination of key information through team and project staff briefings.</p> <p>2. Lessons learned have been logged and recorded on departmental SharePoint.</p>
20.AOB	N/A

Appendices

Appendix 1	Project Coversheet
-------------------	--------------------

Contact

Report Author	David Downing
Email Address	david.downing@cityoflondon.gov.uk
Telephone Number	020 7332 1645

This page is intentionally left blank

Project Coversheet

[1] Ownership & Status

UPI: 11485

Core Project Name: Communal Repairs & Redecoration Programme for the Barbican Estate (2015-2020)

Programme Affiliation (if applicable): None

Project Manager: David Downing

Definition of need: A five year programme of works encompassing the redecoration of internal common parts, external common parts or both (as required) of the identified blocks of the Barbican Estate. Redecoration in this context applies to the cleaning, sanding and repair of previously decorated surfaces, followed by the application of coatings (undercoats, paints and varnishes) as may be required to achieve the desired finish upon those surfaces.

Key measures of success:

1. Deliver a rolling programme of communal repair and redecoration work to preserve the buildings, comply with legal requirements and ensure resident satisfaction.
2. Achieve a better value contract through procuring for a minimum of 3 years, with an opportunity to extend to 5 years.

Expected timeframe for the project delivery: April 2015 – March 2020

Key Milestones: Project Complete

Are we on track for completing the project against the expected timeframe for project delivery? Yes

Has this project generated public or media impact and response which the City of London has needed to manage or is managing? No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

‘Project Briefing’ G1 report (as approved by Chief Officer 02/10/2014):

- Total Estimated Cost (excluding risk): £1,500,000 - £2,000,000
- Costed Risk Against the Project: N/A
- Estimated Programme Dates: April 2015 – March 2020

Scope/Design Change and Impact: None

‘Project Proposal’ G2 report (as approved by PSC 08/10/2014):

- Total Estimated Cost (excluding risk): £1,500,000 - £2,000,000
- Resources to reach next Gateway (excluding risk): £14,000
- Spend to date: £0
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: April 2015 – March 2020

Scope/Design Change and Impact: None

‘Options Appraisal and Design’ G3-4 report (as approved by PSC 21/01/2015):

- Total Estimated Cost (excluding risk): £1,350,000 - £1,687,500
- Resources to reach next Gateway (excluding risk): £8,000

- Spend to date: £0
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: April 2015 – March 2020

Scope/Design Change and Impact: None

Issues Report (as approved by PSC 11/05/2016)

- Total Estimated Cost (excluding risk): £2,271,950.00
- Resources to reach next Gateway (excluding risk): £2,249,960
- Spend to date: £7,782
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: May 2016 – Summer 2020

Scope/Design Change and Impact: Successful tender exceeded approved budget at Gateway 4. An Issues Report was required to approve the award of the tender with an associated budget uplift.

‘Authority to start Work’ G5 report (as approved by Chief Officer 18/05/2016):

- Total Estimated Cost (excluding risk): £2,271,948.75
- Resources to reach next Gateway (excluding risk): £2,249,948.75
- Spend to date: £7,782
- Costed Risk Against the Project: N/A
- CRP Requested: N/A
- CRP Drawn Down: N/A
- Estimated Programme Dates: May 2016 – Summer 2020

Scope/Design Change and Impact: None

Total anticipated on-going commitment post-delivery [£]: £0
Programme Affiliation [£]: N/A

Committees: Barbican Estate Residents Consultation Committee - <i>for information</i> Barbican Residential Committee - <i>for information</i>	Dates: 14 June 2021 28 June 2021
Subject: Barbican Estate Redecoration Programme 2020-25 Unique Project Identifier: Unique Project Identifier: 12035	Gateway 5 Regular Progress Report
Report of: Director of Community & Children's Services Report Author: David Downing, Asset Programme Manager	For Information
<h1>PUBLIC</h1>	

1. Status update	Project Description: This project addresses the cyclical redecoration of internal and external areas of the residential blocks of the Barbican Estate as identified for the next five financial years of the redecorations programme. RAG Status: Amber Risk Status: Low Total Estimated Cost of Project (excluding risk): £3,884,630 Spend to Date: £26,694 Costed Risk Provision Utilised: N/A
2. Key points to note	Next Gateway: Gateway 6 – Outcome Report Key Points: <ol style="list-style-type: none"> 1. Since passing Gateway 5 in Summer 2020 the project has been on hold due to the Covid 19 public health crisis. 2. Although Gateway 5 was passed contracts were not exchanged with the contractor as a second wave of the virus was strongly (and correctly) predicted that would have disrupted any mobilisation and would likely have exposed the City and leaseholders to increased costs.

	<p>3. The Construction Industry in general has been subject to significant price inflation following Brexit and the public health crisis.</p> <p>4. Despite this, the successful contractor, K&M McLoughlin Decorating Ltd have continued to hold their prices and have accepted that residential front doors (and associated surrounds) are to be omitted from the contract, with an associated reduction in price, as these items are scheduled for short term replacement.</p> <p>5. On consultation, resident members of the Asset Maintenance Working Party support the award of this contract at this time. Requests from House Groups to omit less-travelled areas from internal redecorations to realise further cost reduction will be happily considered.</p> <p>6. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team. Recruitment of replacement staff is ongoing but may require the appointment of an external interim Project Manager to minimise the delay in re-commencing the project. Delivery of the project will not start until sufficient experienced project management and oversight is in place.</p>
3. Reporting period	July 2020 to present.
4. Progress to date	<p>1. Following the approval of an Issues Report, first presented to the Barbican Residential Committee on 16 March 2020 and subsequently approved on 26 May 2020, and with the national restrictions enforced during the first wave of the ongoing Covid 19 public health crisis significantly relaxed, this project was approved at Gateway 5 – Authority to Start Work in August 2020 in anticipation of the potential opportunity to commence work.</p> <p>2. However, the widely forecast prospect of a significant second wave of Covid infection during the Autumn and Winter months of 2020 resulted in the contract award for the Redecorations Programme being placed on hold. Although the works are deemed essential in maintaining the fabric of the buildings and the high aesthetic standard demanded for the Estate, it was determined, on clear direction from the Barbican Estate Office that only works with a clear health and safety element should proceed to minimise risk to residents, staff and contractors.</p> <p>3. As the second national lockdown began to be eased in Spring 2021, Officers, due to the length of time passed from the initial procurement (which took place in October/November 2019) began to consider whether the contract, as procured, still represented value for money, especially as plans to replace</p>

Barbican Estate fire doors had advanced significantly in the interim. The Fire Door Replacement Programme would necessarily see the redecoration of residents' front doors (and associated surrounds) omitted from the redecoration contract as there is little value or utility in expending resource decorating that which is scheduled for short-term replacement. An analysis of market conditions revealed that re-tendering at this time was far from favourable as the twin impacts of Brexit and the ongoing pandemic were causing significant inflationary pressures on both materials and labour costs. In particular, contractors previously reliant on EU nationals for a substantial proportion of their workforce were forecast to be particularly exposed.

4. Following negotiation, the successful contractor from the late 2019 procurement, K&M McLoughlin Decorating Ltd agreed to continue to hold their prices and have accepted that once in contract, the omission of residential front doors scheduled for replacement will be instructed with an appropriate reduction in price resulting. K&M McLoughlin have advised that they are less exposed to rising labour costs as some because of their predominantly British sourced work force, however they are facing inflationary pressures on materials as per the rest of the industry. In light of this, and the further expense and time required to re-procure and re-consult with Barbican Estate leaseholders, the benefit of proceeding with the deferred contract with K&M are compelling.

5. On consultation, resident members of the Asset Maintenance Working Party have indicated support for the award of this contract to K&M McLoughlin at this time. The Working Party has suggested that prior to works starting on a given block, consultation with House Groups should be undertaken to ascertain residents' priorities and identify cost savings where appropriate. Whereas works to external areas will continue to be re-decorated as per manufacturers recommended product lifecycles, the potential to defer less-travelled areas from internal redecoration to realise cost reduction will be happily considered.

6. The DCCS Major Works Team is currently under-resourced having recently had two Project Managers leave the team to pursue other opportunities. Recruitment of replacement staff is ongoing, but it can be a lengthy process to identify and appoint suitably qualified candidates who may be contractually required to see out extended notice periods. The appointment of an external interim Project Manager to cover the recruitment period for permanent staff may be considered to minimise the delay in re-commencing the project. The delivery of the project will not start until sufficient experienced project management and oversight is in place.

5. Next steps	<ol style="list-style-type: none"> 1. Exchange contracts with K&M McLoughlin Decorating Ltd and confirm year one programme. 2. Resolve staffing resource issue and appoint a replacement Project Manager (or either a permanent or interim basis). 3. Commence Project Delivery.

Appendices

Appendix	None
-----------------	------

Contact

Report Author	David Downing
Email Address	david.downing@cityoflondon.gov.uk
Telephone Number	0207 332 1645

Agenda Item 11

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

Committees: Residents' Consultation Committee- <i>for information</i> Barbican Residential Committee - <i>for information</i>	Dates: 14 June 2021 28 June 2021
Subject: Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2 – 1st Priority Zone Unique Project Identifier: 11820	Complex Progress Report
Report of: Director of Community & Children's Services Report Author: Michael Gwyther-Jones Head of New Developments & Special Projects, Housing Property Services	For Information

1. Status update	<p>Project Description: <i>Surface refurbishment, replacement of defective waterproofing membrane, drainage improvements and landscaping works to Barbican Podium Phase 2, 1st Priority Zone</i></p> <p>RAG Status: Red (Red at last Gateway 3 / 4 Report)</p> <p>There are indications that construction costs may increase, and ongoing surveys may require more complex technical solutions to the defects identified.</p> <p>Risk Status: Red (Medium at last Gateway 3 / 4 Report)</p> <p>Total Estimated Cost of Project (excluding risk): <i>Estimated total outturn cost at Gateway 3 / 4</i> [REDACTED]</p> <p>Change in Total Estimated Cost of Project (excluding risk): There is no change to the total estimated cost (excluding risk)</p> <p>Spend to Date: [REDACTED]</p> <p>Costed Risk Provision Utilised: [REDACTED]</p>
-------------------------	--

<p>2. Key points to note</p>	<p>Next Gateway: Gateway 4C</p> <p>Key Points:</p> <ol style="list-style-type: none"> 1. Following approval of the Gateway 3 / 4 Report in 2020, a budget was authorised to take forward the preferred Option 2 based on a total project cost of [REDACTED]. This has enabled the appointment of a lead designer and multidisciplinary team to progress the detailed technical design up to RIBA stage 3 & 4 based on an estimated fee of [REDACTED] subject to tender. The scope of this commission includes the preparation and submission of a full planning application, application for Listed Building Consent, and undertaking extensive surveys and site investigations. 2. The scope of work approved for the second phase (Option 2) is to implement waterproofing works to the Ben Johnson, Breton and Cromwell Highwalk area including the ramps to street level and the removal of the 'yellow link building'. This has been identified as the Phase 2 - 1st Priority Zone. 3. The second phase of the waterproofing works has been confirmed as essential to resolve serious defects which have become apparent over many years and halt the continuing deterioration to the public realm and building fabric. The implementation of urgent remedial work is vital to rectify the public walkways including paving and landscaping across the Ben Jonson, Breton and Cromwell Highwalk including ramps down to street level on the Barbican Estates public walkways. 4. It was highlighted that a funding eligibility assessment would be undertaken to inform a funding strategy for subsequent approval at Gateway 4(a) by the Resource Allocation Sub and Policy and Resources Committees. 5. It was reported that the cost estimate of the overall programme of waterproofing works, including Phase 2, had increased from [REDACTED] as highlighted at Gateway 1 / 2 in 2017, to [REDACTED] as of October 2019 (excluding risk).
<p>3. Reporting period</p>	<p><i>This report covers the period between Q2 2021 and Q2 2022 during which time extensive surveys will be undertaken, design proposals finalised, applications submitted for Planning & Listed Building Consent, and a contractor procured to undertake the works</i></p>

<p>4. Progress to date</p>	<ol style="list-style-type: none"> 1. Following a procurement exercise, Faithful & Gould has been appointed as the multidisciplinary design team to produce the detailed design proposals and submit a planning application for Phase 2, Priority Zone 1 of the Barbican Podium Waterproofing project. This will cover all design requirements up to Gateway 5. 2. Faithful & Gould has appointed Professor Nigel Dunnett as a consultant for soft landscaping and planting design. This will ensure continuity with the highly acclaimed planting design established in Phase 1 when Nigel was previously involved. 3. In addition to Faithful & Gould, Stace has been appointed as the Quantity Surveyor; Comm Comm UK has been appointed as Communications Consultant; and Lord Associates has been appointed as the Access Consultant. 4. The design team has been engaged in an ongoing and comprehensive fact finding and lessons learnt exercise with the contractor responsible for previous Barbican Podium Phase 1 undertaken between 2013 and 2015. 5. A Pre-Planning Application Agreement has been finalised with City Planning and a series of consultation meetings are taking place between April and July 2021. 6. An extensive range of site investigations are being undertaken including CCTV survey of surface water drainage infrastructure; Asbestos Survey; Structural Concrete Assessments; Chemical Analysis; Review of Fire Strategy; Survey of Electrical Services and Lighting.
<p>5. Next steps</p>	<ol style="list-style-type: none"> 1. Develop and finalise the design proposals in sufficient detail to support an application for Planning Consent and Listed Building Consent. 2. Complete all site investigations and surveys. 3. Prepare and finalise the Gateway 4C Report which will include a funding eligibility assessment. 4. Following a bid for the allocation of central resources via the annual bid process, approval in principle for central funding has been received and was subject to further approval of the Finance Committee and Court of Common Council as part of the annual budget setting process during 2020.

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

	<ol style="list-style-type: none"> 5. Some of the expenditure will qualify for funding from the On-Street Parking Reserve with the balance to be met from other central sources. A funding eligibility assessment is being undertaken to inform a funding strategy for subsequent approval by the Resource Allocation Sub and Policy and Resources Committees. 6. Finalise tender documentation to enable the procurement of the contract works. 7. The City of London's Climate Action Strategy 2020-27 has set challenging targets for developments within the Square Mile, and there is an opportunity to establish precedent to demonstrate what can be achieved. The design team will embrace the targets and principles contained in the Climate Action Strategy. 8. There is a need to future proof the Barbican Estate from further damage and deterioration impacted by climate change with the consideration for additional and intensified areas of planting. This will improve the microclimate, thermal movement, water management and carbon footprint of the Barbican Estate. The design team will also comply with the City's Draft Biodiversity Action Plan.
--	---

Appendices

Appendix 1	Project Coversheet
Appendix 2	Faithful & Gould Progress Report
Appendix 3	Site Location Plan
Appendix 4	Master Plan
Appendix 5	Phasing Plan for Priority Zone 1
Appendix 6	Programme

Contact

Report Author	Michael Gwyther-Jones, Head of New Developments and Special Projects, Housing Property Services
----------------------	---

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

Email Address	Michael.Gwyther-Jones@cityoflondon.gov.uk
Telephone Number	020 7332 1695

This page is intentionally left blank

Project Coversheet

[1] Ownership & Status

UPI: 11820

Core Project Name: Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2 – 1st Priority Zone

Programme Affiliation:

The full programme of Barbican Podium Phase 2 works identified in the Gateway 1 / 2 report was as follows:

- Ben Jonson/Breton/Cromwell Highwalk – 1st priority zone
- Thomas More/Mountjoy/Seddon & John Wesley Highwalk 2nd priority zone
- Speed Highwalk – 3rd priority zone
- St Giles Terrace – 4th priority zone
- Willoughby Highwalk -5th priority zone
- Andrewes Highwalk - 6th priority zone
- Defoe Place – 7th priority zone
- The Postern/Wallside – 8th priority zone
- Lauderdale Place – 9th priority zone
- Cromwell Place – 10th priority zone

Project Manager: Dean Elsworth

Definition of need:

To undertake waterproofing and landscaping works to the 2nd Phase, priority zone 1 of the Barbican Podium Beech Gardens. Works are part of a wider future priority programme to permanently address and upgrade the condition of the Barbican Podium and Highwalk.

Key measures of success:

- | |
|---|
| 1) Improving and maintaining the appearance of the public amenity |
| 2) Reduction of environmental pollution |
| 3) Improve open land and areas to which the public have access |

Expected timeframe for the project delivery:

Key Milestones:

Key Milestone	Target at GW 3 / 4	Revised Timeline GW4C
Appoint Design Team	2Q 2020	4Q 2020
Submit Planning	4Q 2020	4Q 2021
Appoint Contractor	3Q 2021	3Q 2022
Complete	3Q 2023	3Q 2024

Are we on track for completing the project against the expected timeframe for project delivery? No

The project has been delayed due to the time required to obtain committee authorisation during 2020 and the subsequent processes to procure and appoint the multidisciplinary design team. In order to mitigate delays the project brief and tender documentation was finalised in anticipation of the authorisation being granted and tenders for the design team were obtained and evaluated during Autumn 2020.

Has this project generated public or media impact and response which the City of London has needed to manage or is managing?

No

[2] Finance and Costed Risk

Headline Financial, Scope and Design Changes:

In Principle, approval to central funding for this project was granted through the annual bid process, however the exact source of the funding is going through an eligibility assessment and will be confirmed by RASC in October 2021 following the Gateway 4C report. The project was on hold during 2019 pending the outcome of the fundamental review. However, initial agreement in principle to central funding via the annual bid process was confirmed on the 12th December 2019, subject to confirmation in March 2020 as part of the 2020/21 City Fund Budget approval. Funding was not available until April 2020, so the project was on hold until this time.

The Gateway 3 / 4 report requested authorisation of budget to progress the preferred option 2 at a total estimated cost of [REDACTED] and appoint a multidisciplinary team to progress the detailed technical design of the works up to RIBA stage 3 & 4 at an estimated cost of [REDACTED] subject to tender. This commission includes extensive site surveys and investigations, the submission of a full planning application, and the application for Listed Building Consent.

'Project Proposal' G1 & G2 report (as approved by PSC 17/02/17):

- Total Estimated Cost (excluding risk): [REDACTED]
[REDACTED] for the future phases
- [REDACTED] Resources to reach next Gateway (excluding risk) [REDACTED]
- Spend to date: [REDACTED]
- [REDACTED] Costed Risk Against the Project: [REDACTED]
- [REDACTED] CRP Requested: [REDACTED]
- CRP Drawn Down: [REDACTED]
- Estimated Programme Dates: Q2 2018 – Q3 2022

Scope/Design Change and Impact:

The overall scope of the project remains as scheduled in the programme affiliation summary

'Issues Report' (as approved by PSC 14/02/18):

- Total Estimated Cost (excluding risk): £ [REDACTED]
- Resources to reach next Gateway (excluding risk): [REDACTED]
- Spend to date: [REDACTED]
- Costed Risk Against the Project: [REDACTED]
- CRP Requested: [REDACTED]
- CRP Drawn Down: [REDACTED]
- Estimated Programme Dates: Not confirmed

Scope/Design Change and Impact:

The overall scope of the project remains as scheduled in the programme affiliation summary.

'Options Appraisal and Design' G3-G4 report (as approved by PSC 24/02/20):

- Total Estimated Cost (excluding risk): [REDACTED]
- Note the cost estimate of the overall programme of waterproofing works, including phase 2, has increased from [REDACTED] at Gateway 1 /2 in 2017, to [REDACTED] as of October 2019 (excluding risk).
- Resources to reach next Gateway (excluding risk): [REDACTED]
- Spend to date: [REDACTED]
- Costed Risk Against the Project: [REDACTED]
- CRP Requested: [REDACTED]
- CRP Drawn Down: [REDACTED]
- Estimated Programme Dates: Q2 2020 – Q3 2023

Scope/Design Change and Impact:

'Detailed Design – Funding Eligibility Assessment' G4C report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk): TBC
- Resources to reach next Gateway (excluding risk): TBC
- Spend to date: TBC
- Costed Risk Against the Project: TBC
- CRP Requested: TBC
- CRP Drawn Down: TBC
- Estimated Programme Dates: TBC

Scope/Design Change and Impact:

This document can only be considered valid when viewed via the CoL Intranet website. If this is printed into hard copy or saved to another location, you must check that the effective date on your copy matches that of the one on-line.

'Authority to start Work' G5 report (as approved by PSC xx/yy/zz):

- Total Estimated Cost (excluding risk): TBC
- Resources to reach next Gateway (excluding risk): TBC
- Spend to date: TBC
- Costed Risk Against the Project: TBC
- CRP Requested: TBC
- CRP Drawn Down: TBC
- Estimated Programme Dates: TBC

Scope/Design Change and Impact:

Total anticipated on-going commitment post-delivery [£]: To be confirmed
Programme Affiliation [£]: To be confirmed

Progress Report

Project:	Barbican Podium Waterproofing and Landscaping Project Phase 2		
Subject:	Progress Report		
Author:	Neil Manthorpe		
Date:	23/04/2021	Project No.:	5200501
Distribution:	Michael Gwyther-Jones, Dean Elsworth	cc:	David Clampin, Andrew Clarke

1.1 Project Overview

The existing podium deck is leaking into the buildings below including the Exhibition Halls. The feasibility study demonstrated several reasons for this – the drainage system, damage to the waterproofing, crossfalls and detailing of the expansion joints. The podium deck will be taken up and replaced with the same finish to fit with Historic England requirements. The drainage system will need to be part repaired and part replaced following a full drainage survey.

The City of London have appointed Atkins to carry out the design and project management services for the Barbican Podium Phase 2 Waterproofing project. The site location plan and extent of the site area is illustrated on the aerial plan shown below. Atkins/F&G have been appointed to undertake RIBA stages 3-4.



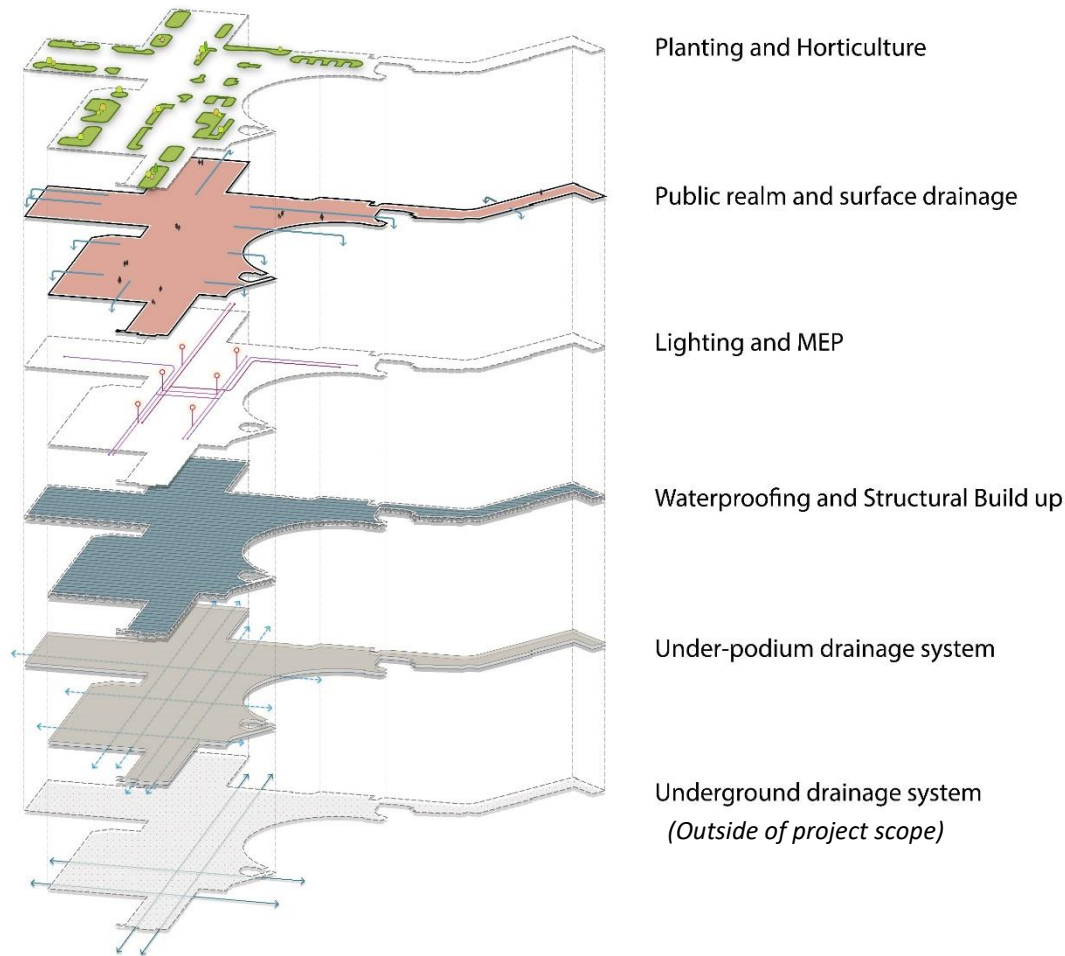
1.2 Site Photographs

The photographs below show some of the areas affected across phase 2 of the podium. The leaks through the podium have caused damage at surface level of the podium, within the drainage system and within the buildings below including the photographed Exhibition Halls. Interim mitigations have been adopted to collect the water to try to minimise further damage but have in turn created their own management issues and not an effective or sustainable solution.



1.3 Scope of Services

A full design brief has been provided for the project. The below diagram summarises the different key components for the delivery of the project. An outline of the scope is included below for reference.



1.2.1 RIBA 3 Planning Application

- To include drainage survey, concrete survey and irrigation survey.
- Planning application, Listed building Consent, Design and Access Statement, Outline design drawings and survey analysis.
- Fortnightly design team meetings and weekly client project management meetings.
- Consultation with key stakeholders including City of London, Barbican Estate, Historic England and the Barbican Residents Association.
- Provide Principal Designer services.
- QS services and risk assessment to be delivered by Stace. Consultation and communication services to be delivered by Comm Comm.

1.2.2 RIBA 4 Detail Design

Detail design construction package. To include all detail design components of the podium, planting, drainage, MEP and structures. Demolition drawings for the link building. Written specification to accompany all detail packages. The drawings will be prepared ready to be send out to tender to appoint a contractor. General arrangement drawings with developed details to include:

- Planters
- Planting
- Hard landscape
- Expansion joints
- Entry and access
- Crossfalls
- Structural build up
- Interfaces
- MEP
- Drainage
- Gullys
- Link Building

1.3 Project Progress

1.3.1 Surveys

- Consultant site visits, desk top studies and scoping undertaken.
- Briefs for all surveys prepared.
- Detail building surveying assessment undertaken.
- Drainage survey out to tender – to also include phase 1 and Lauderdale areas.
- Electric survey out to tender.
- Structural and concrete testing survey contractor appointed.
- Chemical analysis survey contractor appointed.
- Fire assessment survey undertaken.
- CEEQUAL assessment undertaken

1.3.2 Planning

- PPA Process agreed and established.
- Confirmation that planning permission and listed building consent required.
- Initial planning meeting held.
- Initial PPA meeting held.
- Met with 20th Century Society and supporting feedback received.
- Meeting with Historic England 26th April.

1.3.3 Design

- The consultant design team has been appointed and briefed.
- Site work, analysis and design research has been undertaken.
- The principal designer has been appointed and notified. They are liaising with the CDMA.
- There have been two landscape strategy meetings.
- There have been 9 minuted project design team meetings.
- Risk workshops for consultation and design undertaken.
- Meetings held with potential suppliers of waterproofing membrane and brick supplier.

1.3.4 Construction

- Early contractor meetings held with prospective contractor.
- Initial phasing plan established.

2. Project and Design Team Structure Chart

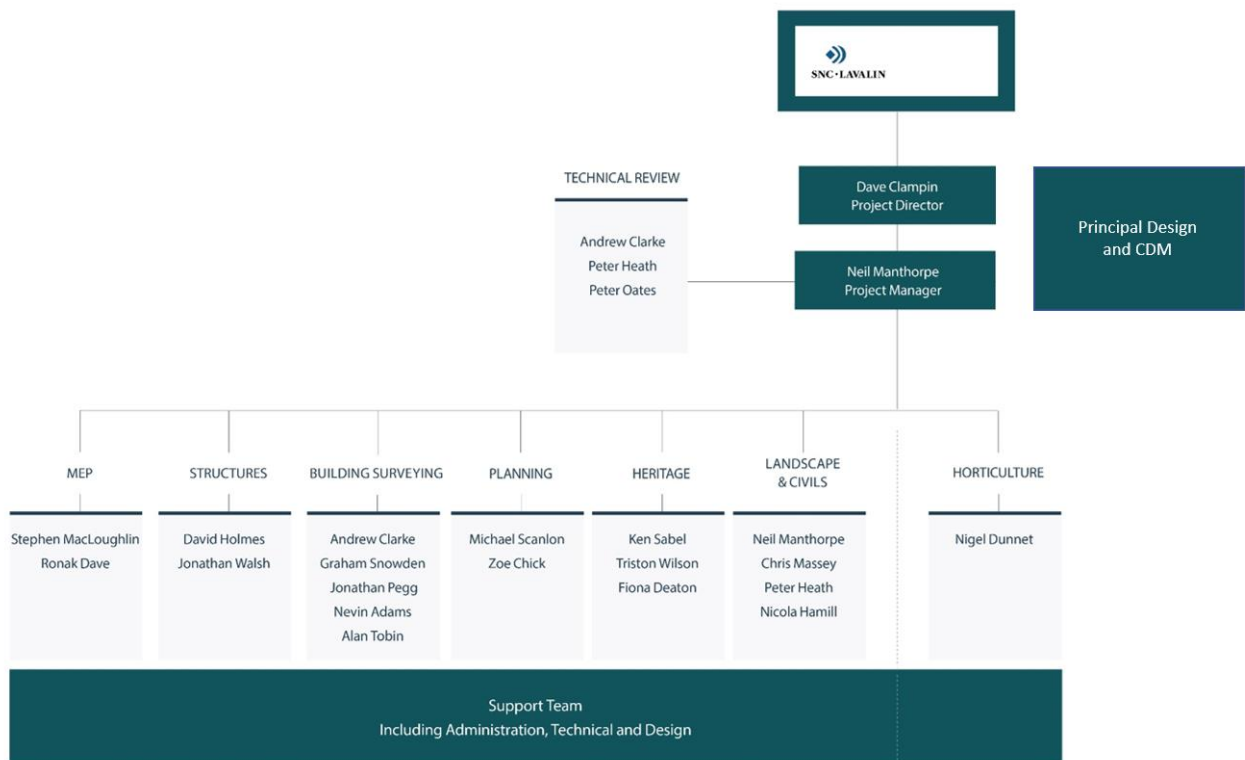
2.1 Project Team

The city of London have appointed Atkins/F&G for project management and design services. Comm Comm will oversee communication. Stace will undertake quantity surveying and project administration. Andrew Lord has been appointed as an access consultant and Colin Talbot for CDMA.



2.2 Project Management and Design Team

The Atkins project team is outlined below. As part of our team we have one sub contractor in Nigel Dunnet, a horticulturist who carried out the Phase 1 planting and a requirement to form part of our project team. He is an approved supplier that has worked for Atkins before.



3. Sequence of Implementation for Phase 2

The plan below identifies the high level sequential zoning for the Phase 2 podium works. Zones 1 and 2 sit above the Exhibition Halls which are focal areas for the City of London to enable the upgrade works to commence. Zone 3 is above the cinemas and Cote Brasserie. Zone 4 is above Beech Street Tunnel. Zone 5 is above the Music and Drama School and the Silk Street entrance to the Barbican Centre. A more detailed breakdown of the zoning will be provided once the detail design have been developed and the contractor appointed.



4. Masterplan Illustrating Priority Zones Beyond Phase 2 of the Podium

The plan below highlights the priority zones for the estate wide masterplan for the Barbican Estate. Ten priority zones have been identified including the designs currently being developed for Phase 2.



Masterplan Key

Complete Phase 1 Beech Gardens

Phase 2

- 1 Priority zone 1 – planning application being developed
- 2 Thomas More/Mountjoy/Seddon & John Wesley Highwalk 2nd priority zone
- 3 Speed Highwalk – 3rd priority zone
- 4 St Giles Terrace – 4th priority zone
- 5 Willoughby Highwalk -5th priority zone
- 6 Andrewes Highwalk - 6th priority zone
- 7 Defoe Place – 7th priority zone
- 8 The Postern/Wallside – 8th priority zone
- 9 Lauderdale Place – 9th priority zone
- 10 Cromwell Place – 10th priority zone

5. High Level Programme

The headline programme dates are outlined below. This mainly splits down into 2021 for the design services and the contractor being appointed in 2022 to start work on site in the 2nd quarter of 2022.



This page is intentionally left blank



INFORMATION

On this drawing, note the following:

LEANING

NG/DEMOLITION

appropriate, to an approved method



Area

For information	CJM	NM	NM
For information	CJM	NM	NM
Description	By	Chkd	Appd

FORMA 110

FORMA 110

286 Euston Road
London
NW1 3AT

ad (2018) www.

Tel: +44 (0) 20 7121 2000
 Fax: +44 (0) 20 7121 2333
www.atkinsglobal.com

CITY
OF
LONDON

AFRICAN POD

SLIDE LOCALITY

18	Date 19.10.18	Date 19.10.18	Date 19.10.18
----	------------------	------------------	------------------

K-XX-22-DR-L-

This page is intentionally left blank



DO NOT SCALE

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Key:

Complete

Phase 1: Beech Gardens

1 Phase 2: Priority Zone 1
Beech Gardens

2 Phase 2: Priority Zone 2
Thomas More/Mountjoy/Seddon & John Wesley Highwalk

3 Phase 2: Priority Zone 3
Speed Highwalk

4 Phase 2: Priority Zone 4
St. Giles Terrace

5 Phase 2: Priority Zone 5
Willoughby Highwalk

6 Phase 2: Priority Zone 6
Andrewes Highwalk

7 Phase 2: Priority Zone 7
Defoe Place

8 Phase 2: Priority Zone 8
The Postern/Wallside

9 Phase 2: Priority Zone 9
Lauderdale Place

10 Phase 2: Priority Zone 10
Cromwell Place

P01	21/04/21	SHARED FOR INFORMATION	CJM	NM	NM
Rev.	Date	Description	By	Chk'd	App'd
Drawing Status				Suitability	
FOR INFORMATION				SO	
ATKINS		Nova North 11 Bressenden Place London SW1E 5BY			
Member of the SNC-Lavalin Group		Tel: +44 (0)20 7121 2000 Fax: +44 (0)20 7121 2333 www.atkinsglobal.com © Atkins Ltd. (2021)			
Client					
Project Title		Barbican Podium			
Drawing Title		Podium Refurbishment Priority Zoning Plan			
Scale	1:2000	Drawn	CJM	Checked	CJM
Original Size	A3	Date	21/04/2021	Date	21/04/2021
Drawing Number	BP2-ATK-XX-XX-DR-XX-0006				Revision
					P01

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Committee(s): Barbican Residential Committee – for decision Residents’ Consultation Committee (redacted report) for information	Dated: 28 June 2021 14 June 2021
Subject: Barbican Estate, Shakespeare Tower commercial letting to XXXX XXXXXXXXXX	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	All
Does this proposal require extra revenue and/or capital spending?	N
Report of: Director of Community & Children's Services	BRC For Decision RCC For Information (redacted report)
Report author: Rebecca Bello House Officer Barbican Estate Department of Community and Children's Services	

Summary

This report, which is for decision, seeks approval for a letting to XXXX XXXXXX for the Shakespeare Tower podium level commercial unit at an exclusive annual rental of £XXXXXX per annum equating to £XX per sq. ft. with a six month’s rental deposit being held by the City. The lease will be for ten years with a mutual break option after five years subject to six months written notice.

The commercial unit at podium level Shakespeare Tower has remained vacant since the previous tenant, The City of London Police vacated. The lease will be contracted out of sections 24 to 28 of the Landlord and Tenant Act 1954 thus denying the tenant security of tenure. Each party will bear its own legal costs. There will be an initial seven month rent free period and the term is to commence upon completion of the lease with a rent review at five years.

Recommendation

Members are asked to:

- Note the report.

Main Report

Background

1. The premises at podium level of Shakespeare Tower comprise office accommodation of approximately 803 sq. ft. for the ground floor and 186 sq. ft. for the small mezzanine floor. The office was vacated by The City of London Police in December 2020 after a 12 month notice period, for much of which the office was unoccupied.

2. The market rental was assessed by property advisors BGL Partners at £XXXXXX per annum with the valuation taking into account the effect of the Covid-19 pandemic on property rents and transactions. Upon the advice of the City Surveyor, the Barbican Estate Office (BEO) marketed the property at offers in the region of £XXXXXX per annum (pa), passing rent from The City of London Police was £XXXXXX pa.
3. The BEO sent out the property details and an invitation to submit a proposal for the long term lease to over 50 contacts who had previously expressed an interest in letting commercial space on the Barbican Estate. Two formal offers were received to use the unit as office accommodation, subsequently one of these offers was withdrawn.

Current Position

4. Offers for the lease were received from XXXX XXXXXX and XXXXXX XXXXX.
5. XXXX XXXXXXXX are a small, high profile, design led practice based in London and XXXXXXXX with a specialism in cultural and public projects, primarily in the performing arts sector. Lease terms as set out in the summary paragraph of this report.
6. The second offer was from XXXXXXXXXXXX XXXXXXXXXXXX who offered £XXXXXX per annum inclusive of VAT and insurance for a five or ten year lease with the office being for the sole use of their office staff. XXXXXXXXXXXX XXXXXXXXXXXX subsequently wrote to the BEO and withdrew their offer for the premises advising that their current landlord had made them an offer that they couldn't refuse.
7. I am recommending acceptance of the offer from XXXX XXXXXXXX which is a company owned by long standing Corporation of London residents of the Barbican Estate. XXXX XXXXXXXX intends to run its architecture practice from the accommodation, downsizing from larger accommodation in Central London. They propose opening up the space as a single volume, removing the small mezzanine level and sensitively remodelling the double height space. As a practice XXXX XXXXXXXX have undertaken a number of renovation and restoration projects within the Barbican Estate and understand the particularities and constraints of working with listed buildings. One of the Directors and the Senior Associate of XXXX XXXXXXXX have both been Barbican Estate residents and long lease holders for the last 12 years.
8. The agreed exclusive annual rental is £XXXXXX for a ten year lease with a seven month rent free period and a six month's deposit being paid to the City as collateral security.
9. Rental at £XXXXXX per annum from the recommended bidder, XXXX XXXXXXXX equates to £XX per sq. ft. (psf.). and is in excess of the suggested rental of £XXXXXX by the property advisor and represents a good return considering the impact of the pandemic on property rentals and transactions.

10. The rental represents good value for the City and is in excess of rentals achieved for other small commercial units on the Barbican such as Glas Architects John Trundle Court (£XXXX psf.), St Pancras Clinical Research 3 White Lyon Court (£XXXX psf.) Geranium Lauderdale Tower (£XXXX psf.) and the Cromwell music shop (£XXXX psf.).
11. It also compares favourably with the previous letting in July 2020 to Mueller Kneer, also architects and tenants on the other side of Shakespeare Tower for £XXXXX per annum exclusive which equates to £XXXX psf.

Options

12. The offer from XXXX XXXXXXXX will provide a good return for the City and compares favourably with previous commercial lettings on the Barbican Estate.
13. A financial appraisal has been undertaken on XXXX XXXXXXXX by the Chamberlain and confirms that the company appears satisfactory to meet the financial obligations of the proposed lease.

Legal implications

14. The Comptroller & City Solicitor, City Surveyor and Chamberlain were consulted in the preparation of this report and their comments incorporated.

Conclusion

15. The acceptance of the offer from XXXX XXXXXXXX will enhance the estate and provide a welcome income to the City. The unit will be handed over in the current condition and the proposed tenant will be carrying out significant improvements and investing in developing the premises in a sympathetic manner.
16. In the BEO approaching parties who had expressed an interest in vacant property on the estate, the necessity and fees associated with engaging a property advisor to market and negotiate the terms of the new lease were avoided. With an uncertain property rental market due to the continued effects of COVID-19 and the potential risk of sourcing a new tenant for a vacant premises, it is preferable to accept the offer from XXXX XXXXXXXX.

Appendices

- None

Rebecca Bello

Community & Children's Services

T: 020 7029 3964

E: Rebecca.Bello@cityoflondon.gov.uk

This page is intentionally left blank

Committee(s): Residents Consultation Committee – For Information Barbican Residential Committee – For Information	Dated: 14/06/2021 28/06/2021
Subject: Service Level Agreement Working Party Quarterly Review - January - March 2021	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

This report, which is for noting, updates Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter January – March 2021. This report details comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

Recommendation

Members are asked to:

- Note the report.

Main Report

Background

1. This report covers the review of the quarter for January – March 2021 following the estate-wide implementation of the SLAs and KPIs with comments from the House Officers and the resident Working Party as well as an ongoing action plan for each of the service areas.

Current Position

2. During the COVID-19 lockdown the six weekly block inspections were not completed for the quarter January – March 2021. They re-commenced in April 2021.

3. House Officers, Resident Services Manager and the Head of Barbican Estates attended the recent virtual SLA Working Party review meeting in April to review the SLAs and KPIs.
4. New comments from the residents Working Party (Randall Anderson, Jane Smith, David Graves, Graham Wallace, Fred Rodgers, John Tomlinson, Christopher Makin), House Officers, surveys, House Group meetings, RCC and resident general comments/complaints are incorporated into the January – March 2021 comments.
5. Actions identified following each quarterly review have been implemented where appropriate and comments are included in the action plans in Appendices 1 to 5.
6. The action plans monitor and show the progress made from each of the quarterly reviews together with all of the comments and responses/actions from the House Officers and resident working party.
7. All of the unresolved issues from the previous quarterly reviews have been carried forward to this current quarterly review. The House Officers as residents' champions determine whether the issue has been dealt with and completed.
8. All of the resolved issues have been filed as completed by the House Officers in conjunction with the resident working party. Once comments are completed, they will be removed and filed.

Proposals

9. The Barbican Estate Office will continue to action and review the comments from the House Officers and Resident Working Parties related to the Customer Care, Supervision and Management, Estate Management, Property Maintenance, Major Works and Open Spaces SLAs.
10. The review of the SLAs and KPIs for the quarter April to June will take place in July and details of this review will be presented at the September committees.

Conclusion

11. The reviews will continue on a quarterly basis with the Resident SLA working party and actions will be identified and implemented where appropriate, to improve services.

Appendices

- Appendices 1- 5 SLA Action plans.

Background Papers Quarterly reports to committee from 2005

Michael Bennett

Head of Barbican Estates

Department of Community and Children's Services

E: michael.bennett@cityoflondon.gov.uk

APPENDIX 1

SERVICE LEVEL AGREEMENT REVIEW- CUSTOMER CARE, SUPERVISION AND MANAGEMENT 2020-21

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
1	Jul - Sept 18	HO	Review of SLA booklet.	On hold due to other priorities & current resources. This has been on hold for a long time, is there likely to be any movement this year (2021)? Awaiting lifting of moratorium on permanent recruitment in the COL but we anticipate being able to begin to look at this piece of work this year.	
5	Oct - Dec 20	HO	Officers continue to Work from Home.	The House Officer team were on site to complete inspections during quarter 3. With the new lockdown in quarter 4, this has again been paused. Details are regularly posted in the bulletin. House Officers are back on site from mid-April to carry out inspections.	Completed
8	Oct - Dec 20	SLA	Officers names and contact details had been removed from the website. City policy and decision.	This has being reviewed by officers with the City Solicitor and the BEO has been successful in names and numbers being re-introduced.	Completed
9	Oct - Dec 20	SLA	"To resolve written formal complaints satisfactorily within 14 days" KPI. Who decides if the complaint has been dealt with satisfactorily?	Agreed by the Working Party that the wording of the KPI be reviewed by Officers. Draft text: "to respond to complaints no later than ten full working days from the date of acknowledgement". As part of the formal complaint's procedure, if residents are not satisfied with their response, they can escalate their complaint to the next stage of the 3 staged Complaints procedure. The KPIs should reflect this if they are escalated.	Completed
10	Jan - Mar 21	HO	KPIs have not been produced for this current quarter due to Lockdown. Will re-commence from April 2021.	For comment only.	Completed
12	Jan - Mar 21	HO	Survey conducted on "new format" bulletin. Feedback and suggestions will be reported back throughout May 21.	For comment only.	Completed
13	Jan - Mar 21	HO	The next estatewide Resident Satisfaction Survey will be in September 21.	For comment only.	Completed
14	Jan - Mar 21	SLA	Will there be a BEO announcement about non lockdown measures?	Frontline provision of services were unaffected except window cleaning of the lower levels of the towers in this last lockdown. Reception will remain at 11-2 hours for the time being. Office arrangements are being reviewed for capacity.	

APPENDIX 1

SERVICE LEVEL AGREEMENT REVIEW- CUSTOMER CARE, SUPERVISION AND MANAGEMENT 2020-21

			Completed Actions - House Officers as residents' champions determine whether the issue has been dealt with and completed satisfactorily.		
			GAG Gardens Advisory Group	PS Property Services	
			CPA Car Park Attendant	LL/SC Landlord/Service Charge cost	
			LP Lobby Porter	DCCS Department of Children & Community Services	
			BAC Barbican Centre	BOG Barbican Operational Group - senior officers from BEO and Property Services	
			Source of comments:		
			HO House Officers	COM Complaint	
			RCC Residents Consultation Committee	SURV Survey	
			AGM House Group Annual General Meeting	HGM House Group Meeting	
			ESS Estate Services Supervisor		

APPENDIX 2

SERVICE LEVEL AGREEMENT REVIEW - ESTATE MANAGEMENT 2020-21

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
	1 Oct- Dec 19	AGM	Concierge to notify House Officers when a new resident moves onto the Estate and clarify if a leaseholder or sub-tenant.	SLA WP agrees. Welcome cards have been printed. Agreed to include Barbican Association information on next re-print. New move information is being provided. The ESS are also providing information about moves in and out of	
	4 Oct - Dec 20	HO	Shielded staff.	2 Car Park Concierge and 1 Estate Cleaner fall into the Clinically Extremely Vulnerable category and have not been at work during the recent lockdown. As of April 2021 shielding has ended and 2 staff members have returned.	Completed
Page 127	5 Oct - Dec 20	HO	Pink card delivery system for residents parcels. Halted during pandemic.	At October meeting agreed for Sub-Working group of the SLA WP to be set up (to 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). Currently on hold due to other priorities. Agreed that resident members meet to review options.	
	6 Oct - Dec 20	HO/COM PLAIN	Window cleaning service continuing as normal except the key permission flats (lower tower flats). Issues should be reported in a timely fashion so the contractors can remedy.	This has been advertised via our bulletin. As of 19.04.21, the service is completely back to normal. This has been advertised in the bulletin.	Completed
	7 Jan - Mar 21	HO	Some issues experienced with delivery drivers of food deliveries.	A reminder has been provided in the bulletin.	
	8 Jan - Mar 21	HO	Some complaints about quality of window cleaning received.	Raised at the weekly contractor review meetings.	
	9 Jan - Mar 21	RCC	Clarification of when rubbish can be left in corridors. Also contractors items.	Reminders to be included in the bulletin.	
	10 Jan - Mar 21	SLA	Window cleaning was noted by some residents at Breton House AGM to be of a poor standard.	This will be passed back to the contractor via the regular meetings held with them.	

APPENDIX 3

SERVICE LEVEL AGREEMENT REVIEW - PROPERTY MAINTENANCE 2020-21

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
1	Oct - Dec 19	COM	Recommendation from formal complaints that the residents should be better informed of any delays to Repairs.	BOG meeting to review procedures with additional "update" communications to residents from Repairs Service Desk now in place.	
3	Apr - Jun 19	Res	Repairs feedback forms with cost of works to be included.	This was due to "Go Live" on a new Housing Management System but this has been delayed until Autumn 2021. It is expected that this system will enable a survey to be sent to residents at the end of the work with an accurate cost attached. SLA WP will monitor further.	
6	Oct - Dec 20	HO	Delays encountered with some repairs during lockdown due to issues with deliveries and staffing levels.	Staffing levels back to normal. Deliveries returned to near normal. Glazing – still experiencing some delays due to backlog with suppliers catching up with orders from others.	
7	Jan - Mar 21	COM	The majority of work orders involve water penetration, be it balcony/roof repairs or joinery. Has this been looked at as part of the condition survey?	Yes.	
8	Jan - Mar 21	COM	Additional communications to residents when jobs are extended.	For comment only.	
9	Jan - Mar 21	HO	In-house contractors Metwin have secured additional team members to get through the roof works backlog.	For comment only.	
10	Jan - Mar 21	HO	Plumbing stack pipes corroding. House Officers have noted there are an increasing number of these jobs. Has this been looked at as part of the condition survey?	Yes - this has been partly covered by the condition survey.	

APPENDIX 4

SLA AGREEMENT REVIEW - MAJOR WORKS 2020-21

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
1	Oct - Dec 20	HO/complaintAGM	Water Tank project. Issues with now much noisier tanks. Resident involvement during contract letting, may have stopped issues.	A satisfaction survey is scheduled to be distributed to all affected properties.	
2	Oct - Dec 20	HO	Fire signage project currently on hold pending Planning Advice.	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 would need to approve a Fire Strategy, in order for the project to proceed. Residents' comments in respect of the signage would be taken into account but the signage must be legally compliant. Site visits would form part of the development of the Fire Strategy in order to check the readability at different times of the day.	
4	Oct - Dec 20	HO	5 year redecorations programme 2020-2025.	There will be a report to June 2021 committees.	
5	Oct - Dec 20	SLA	Front entrance door set replacements. Could information about this be publicised so that all residents are aware? Timings of project, what it will look like, how it will be delivered.	Following the March Gateway 1-2 report to committee the next stages include site surveys and the appointment of a design team during Spring/Summer 2021 and a Gateway 3-4 options appraisal report to committee in the Autumn.	
6	Jan - Mar 21	HO	Joinery on top floors. HO's have noted there are a number of complete window replacement works on the top floors of various blocks. Has an assessment been carried out in terms of trends & will this feed into the Asset Maintenance Working Party & or a project? Has this been taken into account with regards to the redecorations programme?		

APPENDIX 5

SERVICE LEVEL AGREEMENT REVIEW - OPEN SPACES 2020-21

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
2	Oct - Dec 20	Complaint	Issue with window cleaning due to overgrown shrubs.	Pruning has now been undertaken and the problem has been resolved.	Completed.
4	Oct - Dec 20	SLA	Has the cutting back and work in the private gardens (Thomas More) been too severe in terms of Biodiversity?	It is accepted that some of the works in Thomas More garden may look harsh, but after careful consideration it was felt that a number of the established plants needed pruning back beyond where they have been previously pruned to, as they had become overgrown. And in the case of the jasmine in the north western corner, it had been allowed to get far too large, to the detriment of other plants that it had engulfed. It was decided to do this heavy pruning works early in the year as to avoid impacting on nesting birds. City Gardens would welcome discussions with any residents who have any suggestions about improving biodiversity in the garden.	Completed.
5	Oct - Dec 20	SLA	Condition of lakes? Has this got worse in recent years?	The works to refurbish the original lake pumps in summer 2019 have dramatically improved water circulation. Additionally the Centre removed a large amount of silt from the top channel. The waterfall by Brandon Mews is currently out of action. The Centre are aware and will attend to it when able but this does not greatly add to the lake circulation. Residents and visitors do continue to feed the birds.	Completed.
6	Jan - Mar 21	HO	Beth the Gardener writing in the Friday bulletin.	New gardener post regularly in the weekly bulletin. This has been positively received and explains what improvements are being undertaken and the reasons behind certain decisions.	Completed.
7	Jan - Mar 21	AGM	"Desire lines" in the new planting in Thomas More have led to areas of grass being worn away.	This has been passed to the gardeners who will re-seed where needed. In the most part, grass is very resilient and will grow back.	
8	Jan - Mar 21	SLA	"No Mow May" that is, not lawn mowing an area of the lawn. Will an area of Thomas More follow this?		

APPENDIX 5
SERVICE LEVEL AGREEMENT REVIEW - OPEN SPACES 2020-21

9	Jan - Mar 21	SLA	Are staff numbers the same or have they dropped down?	No . A member of the team has been moved (part of the week) to another site but is being covered by another member of the team.	Completed.
---	--------------	-----	---	---	------------

This page is intentionally left blank

Committee(s): Residents' Consultation Committee - For Information Barbican Residential Committee – For Information	Dated: 14062021 28062021
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?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
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. There are no new surrenders to report.

RIGHT TO BUY SALES

3.

	12 May 2021	16 February 2021
Sales Completed	1079	1079
Total Market Value	£95,873,837.21	£94,546,908.01
Total Discount	£29,718,523.62	£29,539,064.26
NET PRICE	£66,155,313.59	£65,007,843.75

OPEN MARKET SALES

4.

	1 June 2021	16 February 2021
Sales Completed	864	863
Market Value	£162,379,271.97	£160,504,271.97

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 12/05/2021
1	Andrewes House	2	21	£815,000	Proceeding
2	Andrewes House	02	A	£580,000	Proceeding

COMPLETED SALES

9. Since the last report the sale of 291 Shakespeare Tower has completed. Also, the purchase of the final shares of two properties which were originally purchased on Right to Buy Rent to Mortgage terms have been 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	109	13,589,848.50	95.61
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)	1684 (1684)	147,772,273.33 (147,450,573.33)	97.45 (97.45)
CROMWELL TOWER	112	103	27,005,801.00	91.96
LAUDERDALE TOWER	117	114	24,553,779.63	97.44
SHAKESPEARE TOWER	116	111	30,001,185.60	95.69
TOWER BLOCK TOTAL	345 (345)	328 (327)	81,560,766.23 (78,859,996.39)	95.07 (94.78)
ESTATE TOTAL	2073 (2073)	2012 (2011)	229,333,039.56 (226,310,569.72)	97.06 (97.01)

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

Anne Mason

Revenues Manager

T: 020 7029 3912

E: anne.mason@cityoflondon.gov.uk

This page is intentionally left blank

Report to RCC from GAG

May 2021

The gradual easing of lock down is very welcome – especially for GAG members undertaking the second quarter round of inspections. The current rules on social distancing enable GAG volunteers to meet in pairs to inspect each of the four quadrants of the Barbican Gardens including the Thomas More and Speed gardens. The inspections were conducted in the latter part of May and reviewed at a GAG meeting on May 27th.

Dealing first with the private gardens, the improvement highlighted in our last report has continued. Despite a very dry April and a cold wet May the improvements are increasingly visible. The shrubs and bushes that had been heavily pruned are displaying lots of new and vigorous growth e.g. the hydrangeas near the entrance to Speed Garden. Existing plants have been split and moved to fill in empty spaces. Plants have been recycled from other ornamental beds in the City and planted in both gardens. The colour contrast between the existing and the recycled plants benefits both. New plants, especially shade lovers, have been located to fill in empty spaces. Filling in empty spaces not only looks better but also provides less opportunity for weeds to flourish.

Moving plants to more suitable locations not only promotes better growth but also can be used to deter the creation of unauthorised paths. Residents have been complimentary about the clear designation of some paths through the beds to better protect plants – old and new – and the shrubs. Consideration is being given to covering these paths with wood chip to make them more visible and user friendly. The lawns have suffered in places from extreme weather and very intensive usage. They are recovering. The lawn verges have been left unmown in May to encourage the narcissi, croci and any wild flowers that may be present. It is planned to keep the grass a little longer this summer to help protect it against possible drought and consideration is being given to making a bigger acknowledgement of 'No Mow May' next year to encourage any wild flowers that may be lurking.

Not all planting is successful. Some experimentation is needed to see what works best where. Beth and the gardening team are trying lots of new things. The results are showing to real advantage in most cases but there is more to do. GAG is fully supportive of their efforts and, like many of our residents, very appreciative of the results of the additional investment in gardening time.

Detailed inspections of the different areas revealed many areas that can be admired and appreciated. The additional attention paid to the Dunnett designed beds on the highwalk has seen real improvements. The change in approach to the beds beside Breton House has resulted in a welcome increase in bird life. Some specific areas for improvement e.g. the little garden beside White Lyon Court on Aldersgate were identified and shared with the BEO and the City Gardens team.

Concern was expressed about the state of some of the allotment planters. GAG's understanding is that the BEO has given up responsibility for organising the allotment planters – consequently there is no check on whether the planters are being looked after and no mechanism to allocate vacant planters to those who want to take them on. GAG decided it would offer to take responsibility for organising the allotment planters itself. The BEO has been informed of this offer. Concern was expressed that some of the wooden planters used by the allotmenters were approaching the end of their lives and would need replacement.

Some other concerns were raised which do not seem to fall under GAG's remit but do need attention. These include the flooding which regularly occurs across the southern end of Thomas More Gardens and at the entrance to that garden from the Lakeside Terrace after heavy rain. Clearly some work is needed on the drainage in both areas. Other issues concerned the podium area near Cromwell Tower where the netting on the vents, taped up light fittings etc reflect neglect. It was hoped that these latter matters might be dealt in the refurbishment of the highwalk in that area.

Overall GAG is pleased to report that the additional spend on gardeners is having a very marked and positive impact on the gardens. Beth's knowledge, hard work and enthusiasm has been very well received by residents.

Report to the Barbican Residents' consultation Committee from its Asset Management Working Party - May 2021

Lead Officers:

Jason Hayes, Mike Saunders

Working Party Members:

Randall Anderson, Margarita Chiclana, Tim Cox, Matt Dendy, Henry Irwig, Fiona Lean, Christopher Makin, Tam Pollard, Ted Reilly

Agenda items for the Asset Management Working Party (AMWP) in the last quarter included:

1: Savills Stock Condition Survey

- A summary of the outputs of this survey of communal areas and facilities (including lifts) in the residential estate is awaited.
- It will be reviewed by the AMWP before sharing with the RCC at its next meeting.
- The survey will result in a high-level 30-year plan of maintenance for the residential Estate.

2: AMWP Action Plan

- Once the stock condition survey had been integrated into the Keystone system used by the City an action plan will be formulated.

3: Garchey Review

- The review is ongoing. Officers will meet with Savills to review the cost of decommissioning the Garchey system.
- To date, 1,192 Garchey units have been removed, leaving a potential 810 remaining, although some will have been removed without permission.
- In 2012, 932 Garcheys had been removed, so around 30 units are removed officially each year <https://democracy.cityoflondon.gov.uk/documents/s10693/11%20GARCHEY%20REVIEW.pdf>
- The Garchey currently costs residents some £250,000 per annum in running costs and it is impossible to recycle the waste from the Garchey.

4: Fire Signage

- Officers have met with the LFB Fire Safety Team and one of their Heritage Specialists
- They are seeking input from a Fire Engineer who specialise in heritage solutions.
- Officers will engage the firm that worked on the Great Arthur House Fire Door Project before providing feedback to the AMWP and consulting with wider audiences.

5: Fire Door Replacement

- The £20m programme to replace fire doors around the Estate will likely need a working party.

6: Redecorations

- Continues to be on hold post-Covid.
- There will be consultations with House Groups on the extent of internal redecorations. Potential to omit items or negotiate where is unnecessary or can be greatly reduced.
- Keep external work as it is, due to this being the most exposed.

7: Tower Block Lifts

- Officers are in conversation with the chairs of the three Tower House Groups who have agreed to move forward to the next stage which is the start of the project Gateway process.

8: Roof Working Party

- The outcome of the Savills survey will determine the need for, and constitution of this WP.

AMWP Membership:

The membership of this working party has been refreshed and the current members are listed at the top of this page. Sincere thanks are extended to prior members of this working party for their contributions, and to all residents who volunteered to join the AMWP.

Underfloor Heating Working Party RCC June 2021

Recruitment

The resident members of the WP met on 13 April to welcome new members. A full meeting of the WP including officers will be held on 9/10 June. Sadly, one of the new members of the WP has withdrawn.

Seasonal Load Shift Experiment

The season load shift experiment was completed on 30 April. It was a technical success; in that we achieved the load shift objectives we set ourselves. A brief note of the outcome is attached to this report. Managing this experiment involved a significant amount of work by the Barbican's Chief Engineer.

The next step is to canvass residents to determine the success of the experiment from the viewpoint of residents, and to determine if it should be extended to next year. Now the unofficial extension to the heating season is over we can start this.

Intra-Day Load Shift

The heating load profiles that determine the times of day when the heating is turned on were based on the hourly profile of energy costs in the 1960's. The working party has set out to evaluate the potential for redistributing these load profiles optimally. We've produced a model of how flats respond to changes in heating load. All we need now is a cost by hour-of-day profile to enable us to move this investigation on.

Individual Controls

We now have a specification and ballpark price to for individual flat based controls. This is likely to a divisive topic, and as these investigations proceed, we need to handle the issue sensitively. (See Hearts and Minds below.)

Hearts and Minds

The modest seasonal Load Shift experiment generated significant discussion around the estate. Most of this discussion was based on incorrect information. We have three major projects afoot, all of which need careful handling, better information, and more feedback from residents. We plan to launch a campaign to inform residents exactly how our heating works and to determine residents' views on these initiatives.

The City's Climate Action Strategy

Following a massive information gathering exercise, the City's Climate Action Strategy Group will be coming back towards the end of June with proposals for interventions that we hope might include suggestions/financial support to reduce our carbon footprint.

Seasonal Load Shift Experiment

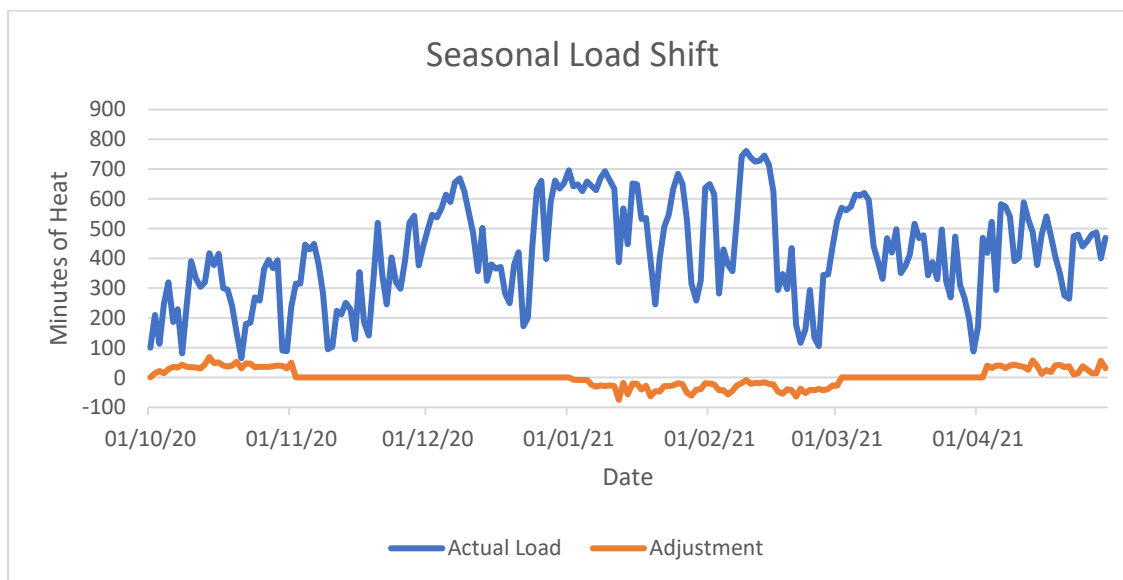
Following a vote in 2020 it was decided to carry out a shift in the distribution of heating load from the months of January and February to October and April, for the 20/21 heating season.

Over the seven months of the heating season, 88,239 minutes of heating were delivered to each flat. During this period October was “gifted” 1180 minutes, April was “gifted” 883 minutes; 941 and 992 minutes were “stolen” from January and February, respectively. There were no changes to the heating loads in November or January. This is all shown in the table below

Seasonal load shift; additional and reduced minutes of heating by month							
	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21
Additional minutes	1180	0	0	0	0	0	883
Reduced minutes	0	0	0	941	992	0	0

The objective was to balance out the transfers so that the net change was zero. As it turned out a total of 130 minutes extra were delivered over the seven months. For context this compares with the 438 minutes of additional heat delivered on the single day of 6 May this year.

The total minutes of heating load together with the amount of adjustment, is shown by day in the chart below. It is interesting to note the enormous variation in the heating load from day to day, and the extremely high level of heat delivered during April,



LSCWP progress report 14 May 2021

Since November 2020 the LSCWP has been working with officers on a more detailed review of the costs making up the Service Charges paid by leaseholders. The group now includes Paul Murtagh, Assistant Director, Barbican Estate and Property Services.

Paul Murtagh described the “journey we are on” as one to seek to understand the reasons behind the year-on-year increases in the service charge, and collectively look to find palatable ways to achieve reductions, working with residents, and maintaining service levels as agreed in the Service Levels Working Party.

To achieve this objective the group has embarked on a detailed line-by-line examination of the Service Charges. This work has started on “Supervision and Management” and will proceed to other areas.

Highlights: Supervision and Management

The first detailed review covered charges to the Barbican Estate for the periods 2017/18 to 2019/20.

- Supervision and Management charges total £1.8m in 2019/20 of which £1.0m was charged to leaseholders. The other £0.8m were charges associated with non-service charge areas: trade centre, car parks etc.
- 57% of this cost (about £570K on the service charge) is for people in the BEO. There are 17 staff in the BEO, many of whom work on both service charge and non-service charge matters.
- The other 43% of these charges are from the Corporation (Guildhall) for services such as Chamberlains dept., Town Clerk and IT.

Residents noted that, excluding the heating bill, Supervision and Management represented 17% of the total annually recurring service charge.

Issues under discussion include

- Level and basis of allocating Corporation overheads to leaseholders
- Allocation of costs to the service charge for activity linked to sales or compliance issues of individual leaseholders.
- Approval processes for growth of 36% in staffing, equating to 2.6 staff members in this period
- In the two year review period a Full Time Equivalent (FTE) of 2.6 was added to the number of FTE paid for by the service charge. This is an increase in FTE of 36%. All of these FTE attract corporate overhead pro-rata.

Actions under way

- Corporation reviewing all internal charging
- BEO awaiting legal response on charging of individual leaseholders on compliance issues
- PM has tasked his team with finding a 5% reduction in annual Supervision and Management expenditure by the BEO. The effect this will have on the service charge is being evaluated.

Implications for the RCC

With the current uncertainty around the future governance of the Barbican Residential Estate particularly, the recommendation that the BRC should be abolished, we need to see what the implications are for the future role of the RCC. PM made it clear however, that there needs to be some mechanism for approving requests from leaseholders that would result in higher costs and, as a result, an increase in the service charge.

Direct Staff Costs

- This area is currently under review and comprises cleaners, lobby porters and car park attendants.

Conclusion

The discussion on service charges is being undertaken in an open and frank manner. It is touching on key issues on the methodology for charging leaseholders and the issue of cost increases.

It is very positive to see savings targets being introduced which will affect leaseholder costs.

An emerging principle from these discussions is that the RCC will increasingly need to take responsibility for authorising decisions which affect the level of the Service Charge.

Committee(s)	Dated:
Residents Consultation Committee – For comment Barbican Residential Committee – For decision	14 June 2021 28 June 2021
Subject: Electric Vehicle Charging Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 4 and 11
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	Y/N
Report of: Andrew Carter, Director of Community and Children's Services	For Decision
Report author: Michael Bennett, Head of Barbican Estates	

Summary

This report provides an update on the provision of EV charging points across the Barbican Estate Car Parks following the introduction of Phase 1 in 2018 and the implementation of Phase 2 to the remaining car parks during Summer 2021. It includes the re-introduction of a Residents Working Party via the Residents Consultation Committee (RCC) and the ensuing meetings, actions and proposals.

Recommendation(s)

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

It is proposed that as part of the implementation of Phase 2 of the new EV charging points across the remaining Barbican Estate Car Parks:

- Subject to ongoing discussions with BP Chargemaster EV users are charged directly with no intermediation or add-ons by the Barbican Estate Office. EV users would be charged for electricity at the domestic rate that they use and any associated charges including fees for each EV user transaction and standing charges for electricity per car park location directly by BP Chargemaster
- maintenance contract charges to be recharged to the Car Park Account subject to further comments from the RCC and BRC.

Main Report

Background

1. In December 2016, a Working Party was established by the Barbican Residential Committee to look to pilot the introduction of Electric Vehicle (EV) charging points across the Barbican Estate.
2. In 2018, a pilot of charging points for 30 EV charging bays (Phase 1) which had been installed in five car parks on the Barbican Estate (Breton, Bunyan, Cromwell Tower, Thomas More and Willoughby), funded by the Low Emission Neighbourhood was carried out (funding was for the electrical infrastructure, charge points and pilot study which included free electric charging for users).
3. This funding ceased in April 2019 and a charging policy was agreed for current users but further work was required on the long-term proposals for an extension of EV charging on the Barbican Estate.
4. In Summer 2020 the BEO contacted a number of different grant schemes including the Office for Low Emission Vehicles to ascertain the viability of securing additional funding via the On-Street Residential Chargepoint Scheme for the provision of additional EV charging points on the Barbican Estate (Phase 2). It was confirmed that applications would be accepted for off-street underground car parks.
5. Due to the pandemic and short timescales to put forward applications; Phase 2 was based on Phase 1 and the original EV Charging Working Party was not reconvened. In Autumn 2020, following a number of on-site inspections by the potential provider of the scheme; an application to secure funding for the remaining Barbican Car Parks (Andrewes, Defoe, Lauderdale and Speed as part of Phase 2) for the provision of a further 32 EV charge points was put forward. This application included funding for the electrical infrastructure and charge points and was fully specified and costed.
6. In Winter 2020, the Phase 2 application based on the fully specified and costed proposals was approved and the City received the funding to enable the above works. The RCC and BRC were subsequently provided a briefing of the above position at their meetings in January and February and the RCC set up a Working Party to work with Officers to review the current provision and to establish future demand and potential.

Current Position

7. The RCC EV Working Party has met on two occasions in March and May 2021 and the minutes of those meetings are included at Appendices 1 and 2.
8. A summary of the main areas of discussion and actions at the Working Party meetings include:

- Reliability and connectivity for EV users during Phase 1 including the implementation of a maintenance contract in conjunction with Phase 2 (see options below)
- Pricing and billing including direct billing between the EV user and the service provider (see options below)
- Implementation of an EV user guide and Frequently Asked Questions to be agreed with the Working Party
- Physical use of EV charging points including overstaying and random parking by users to be managed and monitored by the Estate Concierge/Car Park Attendants
- Availability of EV charging points including website and smartphone app. This is a communal facility and not based on the assignment of a dedicated EV bay to users
- Work on Phase 2 has commenced and the scheme for 32 new EV chargepoints in Andrewes, Defoe, Lauderdale, and Speed car parks is expected to be completed by the end of July
- It is also anticipated that the above actions will be progressed in conjunction with the completion of Phase 2 by the end of July
- Communications of the above to residents to be agreed with the Working Party before the completion of Phase 2 at the end of July
- Residents questionnaire on the current and future provision of EV charging facilities by the Working Party

Options

9. The current charges for EV users was approved in 2019 following the pilot on the Estate:
 - From October 2019 (or sooner if funding and resources allow) EV users to be charged for the electricity they use
 - From October 2019 EV users are directly billed per kWh of electricity at 25p/kWh (14p/kWh domestic rate + 11p management levy/kWh)
10. Following ongoing discussions with the service provider EV users could be charged directly by BP Chargemaster with no intermediation or add-ons by the Barbican Estate Office. EV users could be charged for electricity at the domestic rate that they use and any associated charges including fees for each EV user transaction and standing charges for electricity per car park location. This change in Charging Policy would require the approval of the BRC.
11. A new maintenance contract has been agreed with BP Chargemaster for both Phases 1 and 2, which will cost circa £15.5k for the first year with no call out charges. Following current trials of a new maintenance contract by BP Chargemaster in the UK there is the potential for this to be rolled out across the country next year with the estimated costs to reduce to circa £6k per annum.
12. The main issues would be how these costs could be recovered by the Estate Office from EV users. The Working Party considered three options:

- a. Make this a general service charge item, to be recovered from all leaseholders
 - b. Add these costs as a general charge to the Car Park Account
 - c. Recover the charges from EV users
13. The advice from the City Solicitor with regards to the option of recharging leaseholders for the maintenance contract charges is that there is no express provision in the lease allowing recovery through the service charge. In the absence of an express provision, the Corporation would have to fall back on the sweeping up clause and it is uncertain whether a Court would allow recovery under that clause and other recovery methods should be preferred in the circumstances. Using the sweeper clause would almost certainly be challenged.
14. Resident members of the Working Party felt that it would seem unlikely that we could amortise the circa £15.6k first year's maintenance charge across the 60 plus plug in electric vehicles owned by residents. This will result in a charge of £250 for each owner. 40% of these users have the opportunity of charging at other private locations and may well use them rather than incur such a charge. The remaining 60% may be inclined to opt to refuse a licence and find other external charging locations. This risks a spiral where fewer and fewer users will share a larger and larger proportion of the cost or in which the charge is not recovered. This would also likely have the unfortunate effect of disincentivising other residents from switching to electric vehicles, thereby undermining the City's efforts in tackling air pollution and the interventions resulting from its Climate Action Strategy.

Proposals

15. It is proposed that, subject to ongoing discussions with BP Chargemaster, as part of the implementation of Phase 2 of the new EV charging points that EV users are charged directly by BP Chargemaster with no intermediation or additions by the Barbican Estate Office. EV users would be charged for electricity at the domestic rate that they use and any associated charges including fees for each EV user transaction and standing charges for electricity per car park location. This change in Charging Policy would require the approval of the BRC.
16. It is also proposed that maintenance contract charges are recharged to the Car Park Account subject to further comments from the RCC and BRC.

Financial implications

17. The Car Parking account has a budgeted deficit and this deficit will increase as a result of this additional recharge of circa £15.5k for the EV maintenance contract.

Conclusion

18. Although Officers have successfully sought funding for the further roll-out of an EV charging programme across the Barbican Estate (Phase 2) there have been a number of outstanding issues with the original EV provision (Phase 1). The re-introduction of a Residents Working Party via the RCC has been working with Officers to review the current provision and to establish future demand and potential.

- Appendix 1 – Residents EV Charging Working Party minutes March 2021
- Appendix 2 – Residents EV Charging Working Party minutes May 2021

Report Author:

Michael Bennett, Head of Barbican Estates
Department of Community and Children's Services
E: michael.bennett@cityoflondon.gov.uk
T: 020 70293923

This page is intentionally left blank

Appendix 1

Notes of meeting of Residents EV Charging Working Party with BEO and Consultants WSP

BEO

Michael Bennett
Barry Ashton
Muhammed Muhid

WSP (You can find their website [here](#))

Matt Croucher
Steve Longman

Residents

Paul Clifford
John Tomlinson
Ted Reilly

Introductions

Matt Croucher and Steve Longman of WSP were responsible for the original report which is on our BaseCamp pages

Introduction

The residents outlined the origin of the new Residents EV working party (REVWP), which arose from dissatisfaction with the current EV offer and alarm that we were going to get more of the same from the Phase 2 scheme. We learned that the Phase 2 scheme includes 32 new chargepoints in Andrewes, Defoe, Lauderdale, and Speed carparks, with each phase 2 carpark having 4 dual outlet chargers. Implementation of Phase 2 could be very quick, but a key uncertainty was a long-awaited firm date from UKPN.

Chargemaster made a 25% contribution to the cost of the new installation. We'll be advised later of the contractual relationship between Chargemaster and the City in relation to this new installation.

The BEO were asked to share the bid document with the REVWP. The BEO will take advice on the possibility of this.

Not discussed in the meeting but researched later.

The ORCS scheme allows for a maximum of 75% of the scheme cost, up to a maximum grant of £6,500 per chargepoint. It's probably safe to assume our project reached this maximum. So together with the chargemaster contribution of 25%, we're looking at a total cost of around £280,000 for our 32 points.

Discussion

A key point which arose towards the end of the meeting but is better put up-front. This phase two project was funded by the **Onstreet Residential Chargepoint Scheme. (ORCS) [Link](#)** This cannot be used to fund individual "private" charge points, so could not have been diverted for our hoped-for at bay charging.

We then went through the REVWP's report, which was submitted to the RCC.

Reliability

It seems that most of the reliability issues, which have concerned users arise from the Chargemaster's use of old technology on the existing 30 chargepoints. The new Chargemaster points will be linked back to Chargemaster's operating base via the internet and almost all problems will be observed, diagnosed, and potentially fixed remotely. There's lots of "turning it off and turning it on again".

The issues of connectivity will be resolved by the BEO installing new routers, near to the chargepoints. The existing 30 chargepoints will have this upgrade, together with the connectivity fix retrofitted. This will also result in uniform 7KW across the estate and the existing key operated chargepoints will be replaced with the RFID.

The new installation, will include a three year maintenance contract (TBC as discussions are ongoing).

Availability

- **Physical availability:** The improved reliability outlined above will enhance availability, but there remains the problem of overstaying and random parking. There are mechanisms for time-based charging in addition to kWh charging, but these are defeated by random parking and unhooking chargers after use. The BEO will rely on our CPAs to manage this.
- **Real time availability information:** Our consultants ISP were surprised that Chargemaster did not currently offer this service. They're going to follow this up.

Useability (Access).

The constraints of the geometry of our car parks limits potential solutions to this problem. The BEO will be mindful of the problem in the choice of location of new installations.

Pricing and billing

This is a special area of tension and frustration for residents. It appears that the simple solution of establishing a direct relationship between Chargemaster and users is ready to be initiated, completely removing any intermediary role for the BEO. It seems that this an all-round win for everyone.

The Questionnaire

The resident's EV working party have set up a questionnaire which is live. Right now (27 March 2021) there have been over 360 responses. The resident group has agreed to share the results of the questionnaire in raw data form both now at and at its closure.

The future

The upgraded management system would in principle enable numbers of chargers to be extended at relatively low incremental cost. However, each car park had its own physical characteristics which would affect feasibility.

Many residents have the long-term ambition of at-individual-bay charging. Combining the results of the questionnaire with future demand for parking spaces provides a

likely demand for this option at around 200 users.
This is a challenge for the BEO and our consultants.

This page is intentionally left blank

Appendix 2

EV Charging Working Party
Meeting Notes 18 May 2021

BEO

Michael Bennett
Barry Ashton
Muhammed Muhid

Residents

Paul Clifford
Martin Luff
Ted Reilly

Agenda

Existing Facilities

- Update on Improvements in reliability
- Update on improvements in availability
- Update on changes to charging structure
 - Pricing
 - Billing system

Phase 2

- Programme of work
- Communications with residents/house groups

The questionnaire

The future

AOB

Meeting

Phase 2 and Improvements to Phase 1 operations

- **Programme** Work on Phase 2 has commenced and the scheme for 32 new chargepoints in Andrewes, Defoe, Lauderdale, and Speed car parks will be completed by end July.
- **Improvements in reliability** In parallel with the implementation of phase 2 improvements will be made to the reliability and availability to the chargepoints. A new maintenance contract has been agreed with Chargemaster, which will enable many repairs to be made on-line. This new system will be implemented along with Phase 2
- **User interface.** It appears that some problems of reliability and availability have arisen from inadequate documentation resulting in user error. Officers agreed, with assistance from resident members, to produce a user guide to

reduce user error. Martin Luff (resident member of the WP) has provided a draft FAQ for the User Guide. It's attached to this note.

- **Communications.** It was agreed that communications with all residents on the implications of the implementation of Phase2 need to be handled sensitively and that any significant communications would be passed through the WP with a promised half-day turnaround by resident members of the WP

Costs, pricing and billing systems

- **Maintenance** A new maintenance contract has been agreed with Chargemaster, which will cost, for the whole estate around £15,500 for the first year and around £6,000 pa thereafter, with no call out charge. It remains to be seen how this cost will be recovered. Three options could be considered.
 - Make this a general service charge item, to be recovered from all leaseholders,
 - Add these costs as a general charge to the carpark account,
 - Recover the charges from EV users only.

These options will be put to the June RCC/BRC meeting cycle.

- **Billing System and cost to users.** Users will be charged 14p/kWh directly by Chargemaster with no intermediation or add-ons by the BEO. Despite this being a win/win all round for Chargemaster, residents and the BEO, this change in pricing structure will need to be approved by the June RCC/BRC meeting cycle.
- **Real-time availability information.** The provision of availability information to users has not yet been resolved. Chargemaster are attempting to include our sites in their London wide system with a notice that these sites are private. If this fails, we will need to consider establishing our own web porta

The questionnaire. The questionnaire was now closed with 450 responses. The results of the questionnaire will be analysed to help formulate the report to the RCC/BRC.

The Future

- **Phase 3** When Phase 2 is complete we will now have 62 chargepoints and around 75 EVs based in our carparks. This may seem a generous provision, but there still an opportunity to apply for a further grant which will take our total provision of chargepoints up to around 100. This opportunity will be monitored. Given the low take up of carparking spaces around the estate, the loss of general parking spaces was not thought to be a problem.
- **Individual at-bay charging.** It was acknowledged that this was an aim for a significant number of car users. Once the implementation of Phase 2 was complete, the infrastructure implications of individual chargepoints would be investigated.

Next meeting TBA Early July

Suggested FAQ's for users

- Will I still use my existing swipe card or do I need a new one? If I need a new one, would it cost anything?
- What if I lose my card? Who would I report this to in order to cancel it, and what would a replacement cost?
- Is there a subscription or do I just pay as I use the system?
- Do I pay in advance and top up as needed, or am I billed after use?
- How often will bills be sent and by what process (email, post, app, web-based account)?
- What information would be on the bill? Will it show me the dates of usage, times I plugged in and unplugged, power drawn per charge?
- Can I track my usage as I go - e.g., is there an app or online account that will show me the time of charge and power used immediately after using the system and allow me to see my usage history?
- Who reviews and sets the kWh rate? How will we be informed about any changes to that rate?
- If I think my charges are inaccurate or there is a problem, who would I contact?

This page is intentionally left blank

Committee:	Date(s):	Item no.
Residents' Consultation Committee	14 June 2021	
Barbican Residential Committee	28 June 2021	
Subject: Update Report		
Report of: Director of Community and Children's Services		Public
<p style="text-align: center;">Summary</p> <p>Barbican Estate Office</p> <ol style="list-style-type: none"> 1. Security - Anti-Social Behaviour 2. Agenda Plan <p>Property Services – see appendix 1</p> <ol style="list-style-type: none"> 3. Public lift availability 4. Asbestos inspections <p>Recommendations that the contents of this report are noted.</p>		

Background

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in March 2021. This report also provides updates on other issues on the Estate.

1. Security - Anti-Social Behaviour

As previously reported, the Barbican Estate Security Committee ('BESC') and its Chairman, Deputy David Bradshaw C.C. have been working on the development of an easy-to-use computer programme whereby residents will be able to record anti-social behaviour ('asb') occurring across the estate.

The BESC Chairman is delighted to announce that through the good offices of Jim Davies - Membership Secretary of the Barbican Association and a professional computer programmer - a system, which we believe will provide the ideal solution, has been developed by Jim Davies. It has been branded "ASB Reporter".

It is important to note that the main objective of this programme is to determine the

level and type of asb activity; the success of which will depend on the willingness of residents to use it. Indeed, some residents do not believe that there really is a serious level of anti-social behaviour and it is certainly true to say that such activity tends to take place mainly in certain 'pockets' of the estate. That being so, our experiment in gathering data on asb will be to provide evidence to inform future decisions and policy changes both for residents and local enforcement agencies.

The ASB Reporter has been tested by all House Group Chairs across the estate and the consensus view is that it is an easy system to use and it was well received.

The BESC has now had the opportunity to analyse feedback from House Group Chairs and consider their comments/suggestions etc...Clearly the importance of protecting personal privacy and ensuring compliance with General Data Protection Regulations is paramount and Jim Davies, on behalf of the BESC, is undertaking final 'tweeks' to the programme. When complete, agreement with BAGC members will be sought, following which the programme will be launched to all Barbican residents.

The objectives and privacy policy details of the programme will be featured on the revised BA website and it is intended to deliver, in tandem, a brief explanatory leaflet to all letterboxes in the Barbican with comparable information to support the ASB Reporter's launch.

Non computer-savvy residents or those without the necessary equipment will be able to report incidents verbally to their CPA and/or Lobby Porter, all of whom have access to a PC and who will complete the ASB Reporter for said residents. Alternatively, a paper version of the ASB Reporter is being considered by Barbican Estate Management who would supply copies to CPA's and Lobby Porters.

A monthly summary report providing details of the type and amount of asb activity that has taken place across the estate without personal details such as names, addresses, emails and/or contact details will be available for all residents to view on the BA website.

Initially, the ASB Reporter will merely be used to record asb incidents so residents will need to also use the current method of phoning 101; BEO; City Noise Team as appropriate for any asb activity requiring immediate action.

2. 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	13 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	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 	Working Parties		
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	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		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> • Gardens Advisory • Asset Maintenance • Background Underfloor Heating • Leaseholder Service Charge 	Working Parties		
Update Report: <ul style="list-style-type: none"> • Main update - Agenda Plan 2022 • Property Services Update (Appendix 1) 	Michael Bennett		

Contact: Michael Bennett, Head of Barbican Estates
Tel: 020 7029 3923
E:mail: barbican.estate@cityoflondon.gov.uk

3. 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 March 2021
Turret (Thomas More)	99.85%	99.92%
Gilbert House	99.82%	99.67%

4. Asbestos Re-inspections

Asbestos re-inspections continue and at the time of this report they are approx. 50% complete. Completion is expected to be late July 2021. Further details of the programme can be found in the weekly Barbican broadcast.

This page is intentionally left blank