



## Barbican Estate Residents Consultation Committee

**Date:** MONDAY, 17 JANUARY 2022

**Time:** 6.30 pm

**Venue:** VIRTUAL MEETING – STREAMED LIVE TO: <https://youtu.be/gC5KiUxSf50>

**Members:**

Christopher Makin - Chair	Adam Hogg - Chair, Barbican Association
Ted Reilly - Deputy Chair	Fiona Lean - Ben Jonson House
Mike Cribb - Deputy Chair	Rodney Jagelman - Thomas More
Gordon Griffiths - Bunyan Court	James Ball - Brandon Mews
Jane Smith - Seddon House	Tim Hollaway - Lambert Jones Mews
John Taysum - Bryer Court	Guy Nisbett - Speed House
John Tomlinson - Cromwell	Helen Hudson - John Trundle House
Mary Bonar - Wallside	Andy Hope - Breton House
Sandy Wilson - Shakespeare	Jim Durcan - Andrewes House
Prof. Michael Swash - Willoughby	Dave Taylor - Gilbert House
David Lawrence - Lauderdale	Sandra Jenner - Defoe House
Mark Bostock - Frobisher	Monique Long - Mountjoy House

**Enquiries:** [Julie.Mayer@cityoflondon.gov.uk](mailto:Julie.Mayer@cityoflondon.gov.uk)

**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 27<sup>th</sup> September 2021.

**For Decision**  
(Pages 5 - 12)

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

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

**For Information**  
(Pages 13 - 14)

5. **TASK AND FINISH GROUP CONCIERGE SERVICE - ORAL UPDATE**

Assistant Director, Barbican and Property Services to be heard.

**For Information**

6. **BLAKE TOWER - ORAL UPDATE**

Assistant Director, Barbican and Property Services to be heard.

**For Information**

7. **FIRE SAFETY UPDATE**

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

**For Information**  
(Pages 15 - 32)

8. **SERVICE CHARGE EXPENDITURE & INCOME ACCOUNT - ORIGINAL BUDGET 2021/22 & ORIGINAL BUDGET 2022/23**

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

**For Information**

9. **REVENUE & CAPITAL BUDGETS - ORIGINAL BUDGET 2021/22 AND ORIGINAL 2022/23 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME & EXPENDITURE**

Report of the Chamberlain.

**For Information**  
(Pages 41 - 52)

10. **BARBICAN AND GOLDEN LANE CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY SUPPLEMENTARY PLANNING DOCUMENTS FOR THE LOCAL PLAN**

Report of the Director of the Built Environment.

Please note that there are a large number of appendices to this report, which can be viewed on the webpage and will be circulated to Barbican RCC/BRC Members in a separate, supplementary document.

**For Information**  
(Pages 53 - 96)

11. **PROGRESS OF SALES AND LETTINGS**

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

**For Information**  
(Pages 97 - 100)

12. **WORKING PARTY UPDATES**

To receive the reports of the various working parties.

**For Information**

- a) Gardens Advisory (Pages 101 - 102)
- b) Asset Maintenance (Pages 103 - 106)
- c) Background Underfloor Heating (Pages 107 - 108)
- d) Leaseholder Service Charge - TO FOLLOW
- e) Electric Vehicle (Pages 109 - 110)
- f) SLA - Oral Update

13. **UPDATE REPORT**

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

**For Information**

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
  
15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

## BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE Monday, 27 September 2021

Minutes of the meeting streamed live to You Tube at 6.30 pm:

<https://youtu.be/L9eXfK-GeiA>

please note that the recording will be available for 1 year from the date of the meeting

### Present

#### Members:

Christopher Makin (Chairman)  
Ted Reilly (Deputy Chairman)  
Mike Cribb (Deputy Chairman)  
James Ball - Brandon Mews  
Mary Bonar - Wallside  
Mark Bostock - Frobisher Crescent  
Jim Durcan - Andrewes House  
Gordon Griffiths - Bunyan Court  
Adam Hogg - Barbican Association Chair  
Tim Hollaway - Lambert Jones Mews  
Andy Hope - Breton House  
Helen Hudson - John Trundle House  
Rodney Jagelman - Thomas More House  
Sandra Jenner - Defoe House  
Monique Long - Mountjoy House  
David Lawrence - Lauderdale Tower  
Fiona Lean - Ben Jonson House  
Guy Nisbett - Speed House  
Jane Smith - Seddon House  
Prof. Michael Swash - Willoughby House  
Dave Taylor - Gilbert House  
John Tomlinson - Cromwell Tower  
Sandy Wilson – Shakespeare Tower

#### In attendance:

Mark Wheatley - Chair of the Barbican Residential Committee  
Helen Fentimen - Ward Member for Aldersgate

#### Officers:

Mark Jarvis	- Chamberlains
	- Assistant Director, Barbican and Property Services
Michael Bennett	- Community and Children's Services
Helen Davinson	- Community and Children's Services
	- Community and Children's Services
Anne Mason	- Community and Children's Services
Graeme Low	- City Surveyors
Julie Mayer	- Town Clerks

1. **APOLOGIES**

There were no apologies.

The Chair welcomed Sandra Jenner (Defoe House) and Monique Long (Mountjoy House) to their first RCC Meeting.

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 14 June 2021 be approved.

4. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services which updated Members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in June 2021. This report also provides updates on other issues on the Estate. Members noted that all figures were up to date when the agenda was published.

RESOLVED, that – the report be noted.

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

The Committee received the Outstanding Actions List

6. **HOUSING NET ZERO CARBON ACTION PLAN**

The Committee received a report of the City Surveyor in respect of the key points and recommendations from the City of London Corporation's Housing Net Zero Carbon Action Plan in relation to the Barbican Estate.

In response to questions the following points were noted:

- a) The plan set out priorities aimed at those estates emitting the most carbon and experiencing the highest levels of fuel poverty. It also sought to create synergies with the existing Capital Works Programme. However, there was scope for opportunities to implement cost effective carbon safety initiatives earlier in the programme; i.e., soffits insulation for flats at podium level and improving the controls of existing heating systems.
- b) Triple glazing would also fall within prioritisation, if found to be cost effective. The officer confirmed that triple glazing can be installed, but consideration is given on a case by case basis, due to the different depths and sizes, and in accordance with the Deed of Variation and Listed Building Consent.

- c) Resident groups had identified a couple of quick fixes in terms of insulating soffits and air handling in the blocks, which is currently poor, and the officer confirmed that they would also be looked at in terms of prioritisation. The officer confirmed that suggestions (a) to (c) above would be raised when the report is presented to the BRC.
- d) Embedded carbon from buildings does not form part of the action plan but falls under design standards in the Climate Action Strategy, which is being taken forward as part of planning policy. In the future, it is likely that there will be a lot more scrutiny on new developments, rather than demolishing and rebuilding.
- e) Whilst grants are available to decarbonise homes, these might fall outside the scope of the Barbican Estate. Officers are looking to utilise other funding options and, whilst they cannot be specific at this time, external funding would be utilised first, supplemented by Climate Action Strategy funding from the City Corporation.

RESOLVED, that – the report be noted.

**7. IMPLICATIONS OF THE FIRE SAFETY ACT 2021**

The Committee received a joint report of the Remembrancer and the Director of Community and Children’s Services in respect of the relevant provisions of the Fire Safety Act 2021, which received Royal Assent on the 29 April 2021. Members noted that the report also provided an update in terms of how far the City Corporation had progressed in terms of Fire Safety since Grenfell Tower.

Members noted an error on the ‘You Said: We Did’ report earlier on the agenda in terms of the ESW1 forms. At the time, the Assistant Director reported that the City Surveyor had accepted responsibility for ESW1 forms on public buildings but not for the City’s housing estates or the Barbican. The Assistant Director would therefore be making a representation to both the Community and Children’s Services and Barbican Residential Committees and the BRC would need to agree to implement them by the end of the year.

Subsequent to the meeting, the Assistant Director confirmed that the Asset Maintenance Working Party had received the Fire Signage Strategy document. Members noted that this document would be shared with the Chairs of the respective House Groups for their comments and observations.

RESOLVED, that – the report be noted.

**8. 2020/21 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT)**

The Committee received a joint report of the Chamberlain and the Director of Community and Children’s Services which compared the revenue outturn for the services overseen by the Barbican Residential Committee in 2020/21 with the final agreed budget for the year.

RESOLVED, that – the report be noted.

9. **SERVICE CHARGE OUTTURN 2020/21**

The Committee received a report of the Director of Community and Children's Services which provided information in respect of the residential service charge expenditure for 2020/21. It also compared the outturn with the 2020/21 estimate and the 2020/21 actual expenditure.

In response to a question, Members noted that 'annually recurring items' represented projects on the supplementary revenue list, rather than from revenue budgets, and the officer would be able to provide a breakdown.  
RESOLVED, that – the report be noted.

10. **PROGRESS OF SALES AND LETTINGS**

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

RESOLVED, That – the report be noted.

11. **SERVICE LEVEL AGREEMENT (SLA) QUARTERLY REVIEW: APRIL - JUNE 2021**

The Committee received a report of the Director of Community and Children's Services which updated Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter April – June 2021. The report also detailed comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

RESOLVED, that – the report be noted.

12. **WORKING PARTY UPDATES**

The Committee received reports from the following working parties

12.1 **Gardens Advisory**

RESOLVED, that – the temporary uplift in the service charge (averaging less than £25 per flat per year) be made permanent to ensure that the service levels the gardens require are maintained. NB. By making the uplift permanent, the RCC will enable City Gardens to make a permanent appointment to the team, thereby reducing the potential for unwanted turnover.

12.2 **Asset Maintenance**

Received.



### 12.3 **Background Underfloor Heating**

Received.

### 12.4 **Electric Vehicle Charging (Oral Update)**

The Chair of the Working Party advised that the supplier had been facing resourcing issues nationally, which might last for the next 3-4 months. However, Members noted that 30 charging points had been installed; with 20 working and another 30 currently being installed. Assuming operation at 60%, it was expected that 40 would be working effectively in the next 3-4 weeks, which is more than the number of electric vehicles on the estate. Members also noted that the new accounting system was much more efficient, but more work was required on the app.

### 12.5 **Leaseholder**

The Chair asked that the following proposals be supported and that the Estate Officers be tasked with accountability for expenditure, whilst seeking efficiency and effectiveness.

- A. Annual budgets which are used for managing costs and decision making and not just the latest estimate.
- B. A single point of accountability in the BEO for efficient and effective management of the Service Charge account.
- C. Costed options so that the RCC and House Groups can have control over certain elements of the package of services they receive.
- D. Resident engagement with the specification of service tenders to ensure that they meet the broad requirement of residents before putting out to tender.
- E. Resident engagement in structural changes to service delivery.
- F. Improved 5 year forecasts of major costs.

## 13. **RECOGNISED TENANTS' ASSOCIATION REVIEW 2021**

The Committee received a report of the Town Clerk in respect of a Review of the Estate's Recognised Tenant Association. The Town Clerk reported that all of the House Groups, which applied for Recognised Tenant Association (RTA) status, had been successful in meeting the requirements for recognition. The Chair highlighted the benefits of holding RTA status, which were set out in the report.

RESOLVED, that – the report be noted.

**14. BLAKE TOWER ORAL UPDATE**

The Assistant Director was pleased to give a more positive update to this meeting, following improved communications with Redrow. Members noted progress in terms of fire safety compartmentation, based on lessons learnt from the Frobisher Crescent Development. Members also noted that Saville's had undertaken an independent survey in respect of fire safety and their recommendations were being actioned by Redrow. Residents would be notified once there had been significant progress in terms of a date for handover to the Barbican Estate Office.

**15. FIRE SAFETY ORAL UPDATE**

The Assistant Director provided the following updates:

- a) The Fire Strategy Document, which includes fire signage was being finalised and would be forwarded to the House Groups for their input.
- b) The Fire Safety Officer/Member Working Party had been set up 2 years ago to deal with the 'stay put' policy. The Working Party would be convened again, once feedback on fire safety had been received, to consider the strategy and ensure a jointed up approach. The Assistant Director agreed to provide bullet point notes after the next meeting.
- c) The fire door audits were underway and once complete, a design team would be procured, and the project would enter Gateway 3-4 of the decision making process.
- d) The draft report on compartmentation at Brandon Mews was complete and James Ball was thanked for his assistance.
- e) The Barbican Estate fire risk assessments were expected complete in the next 3-4 months and residents would be updated in due course.
- f) The Arup Survey and London Fire Brigade (LFB) Inspections had taken place and Helen Davinson and Sean Moore (Property Services Manager) were thanked for their hard work during difficult circumstances. The towers had been audited at the end of August, with nothing major to report. There was an outstanding item in respect of how the LFB would access Shakespeare Tower, and whether the premises information box was in the correct place, both of which were under consideration.
- g) The Arup Survey was underway; with Andrewes House now complete and a first draft received for Cromwell Tower. The Assistant Director advised that the intention was for the full set to be presented to the BRC, rather than piecemeal, but stressed that anything of substance would be dealt with immediately and reported to the House Groups.
- h) In respect of the design of the fire doors, the Assistant Director advised that this was a complex task, but full consideration would be given to the views of residents, planning colleagues, English Heritage and 20th Century Society.

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

There were no questions

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

The Chairman agreed to admit an item of urgent business in respect of the Car Park Concierge Service and to submit a Resolution to the meeting of the Barbican Residential Committee on 8<sup>th</sup> October 2021.

**The meeting ended at 8.20 pm**

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Chairman

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**Actions from September 2022 Residents Consultation Committee (RCC) & other outstanding issues (*updates appear in italics*)**

Issue	Source	Officer
<b>Barbican Highwalks - Planned Maintenance of the Public Realm</b>		
<i>This relates to additional funding for the Walkways, for the inspection and maintenance for a number of items; i.e. smoke vents, drainage gulleys, railings, planters, benches and signage. There are currently no funds available but Officers will continue to review if there are any savings to progress any of these works.</i>	RCC March 20	Paul Murtagh
<b>Leaseholder Service Charge Working Party</b>		
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.	RCC September 20	Anne Mason Paul Murtagh
<b>External Wall Fire Reviews (EWS1 Forms)</b>		
<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). The EWS process involves an assessment by a suitably qualified professional who completes the EWS1 form. The EWS1 forms have been completed for Andrewes, Breton, Defoe and Gilbert House. Quotations are being sought for the remainder of the Estate which will be detailed in a future report to Committee.</i>	RCC Chair June 2021	Paul Murtagh
<b>Barbican Podium Waterproofing Beech Gardens Phase 1</b>		
<i>In respect of the Gateway 6 (Outcome/Lessons Learnt Report) for Phase 1, as there were issues outstanding with this project, officers have commissioned Sandberg to undertake a review of the project from design to completion. The new Project Team would be taking the lessons learnt into Phase 2.  Meetings between Officers and Sandberg are ongoing and an interim report is expected to be presented to a future Committee.  The white staining on the tiling around the water feature by Bunyan Court had been inspected. There is currently no update on a proposed solution.</i>	RCC June 21	Paul Murtagh Mike Saunders
<b>Contact:</b> Michael Bennett, Head of Barbican Estates E: michael.bennett@cityoflondon.gov.uk		

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<b>Committee(s)</b>	<b>Dated:</b>
Barbican Residents Consultation Committee Barbican Residential Committee	17 January 2022 27 January 2022
<b>Subject:</b> Fire Safety Update	<b>Public</b>
<b>Report of:</b> Director of Community & Children's Services	<b>For Information</b>
<b>Report author:</b> 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 June 2021.

## 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 June 2021. 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 will be carrying out new Type 3 FRA's for all the Barbican residential blocks in the current financial year. Following a Corporate procurement exercise, Turner & Townsend has been appointed to undertake the next round of FRA's for both Housing and Barbican. Turner & Townsend has commenced work on our social housing estates and, it is expected that work on the Barbican Estate will commence in February/March this year.



## **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 showed 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. Following the completion of a compliant procurement exercise, we appointed Guardian Consultancy Services Limited to carry out a full audit and 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. The Fire Door Audit has been progressing well across the Barbican Estate and, nearly half of all blocks have been completed. The audit is expected to be completed by the end of January, with final written reports submitted by the end of February. Once the audit is complete and, all reports have been analysed, we will be able to procure and commission a Design Team for the project.

## **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 June 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 June 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. 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. In August last year, the LFB carried out formal ad-hoc fire safety inspections on all three towers on the Barbican Estate. A few minor recommendations were made at the time of the inspections and, these were acted upon immediately. There have been no formal reports from the LFB as a result of these inspections. We understood that the LFB would carry out further inspections of the three towers every three months however, this has not happened presumably, due to resource issues and other commitments.

### **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 (but non-intrusive) compartmentation survey, we now had a much clearer understanding of the extent of the deficiencies with the existing compartmentation/fire stopping and consequently, the extent of the remedial work that is required.

21. Following a compliant competitive procurement exercise, a Gateway 5 'Authority to Start Work' Report was submitted to the Projects Sub Committee and the Barbican Residential Committee (BRC) in September/October last year and, the following recommendations were agreed:

- That the appointment of Guardian Consultancy Services Limited to deliver the Fire Safety Improvement Works at the Frobisher Crescent Residential Premises is approved.
- That additional budget of £1,175,375 is approved to reach the next Gateway, subject to confirmation of funding. This comprises £1,102,875 for the tendered works contract and, £72,500 for fees and staff costs.

- Note that approval of the Resource Allocation Sub Committee is required, firstly to reallocate additional funding to cover the increased cost of this essential scheme and secondly, to draw down the full funding for its delivery.
  - Note the revised project budget of £1,202,875 (excluding risk).
  - Note the total estimated cost of the project at £1,202,875 (excluding risk).
  - Note that a costed risk allowance is not considered necessary for this project.
22. Since the submission and approval of the Gateway 5 report, approval has subsequently been granted by the Resource Allocation Sub Committee to reallocate additional funding to cover the increased cost of this essential scheme and, to draw down the full funding for its delivery.
23. Following the appointment of Guardian Consultancy Services Limited, an open hybrid 'Meet the Contractor' event was held with Frobisher Crescent residents on 6 December 2021 to discuss the scope and timing of the works and, to give residents the opportunity to meet the contractor and to ask questions about the delivery of the project. The meeting was well attended and, the level of discussion was extremely useful and informative. Residents input has been invaluable in helping identify potential further areas of investigation and, in helping clarify some areas of uncertainty in relation to the layout of services within the individual apartments.
24. With the agreement and co-operation of residents, some intrusive pilot works were carried out just before Christmas last year and, these went some way to confirming some of the assumptions made in the original compartmentation survey, as well as, identifying the need for further detailed surveys in specific locations.
25. The substantive works to the project began on 10 January this year, with further intrusive surveys and investigation works. As part of the Communications Strategy for this project, the contractor and relevant officers meet monthly with nominated representatives of Frobisher Crescent residents and, open resident meetings are being held monthly.
26. The success of this project is heavily reliant on the co-operation of Frobisher Crescent residents, as well as the collaboration and support of the Corporation's Planning and Building Control Teams. In addition, 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**

27. 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.

28. 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.

29. 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.

30. Unfortunately, as reported to this Committee previously, progress with the fire safety audit has been significantly delayed by COVID-19 and associated resource issues on the part of Arup. To date however, Arup has completed its desktop analysis and site survey of Andrewes House and, a draft report has been received. Work has started on Cromwell Tower with, two further blocks, likely to be Ben Jonson and Mountjoy, to follow. Arup is expected to complete this commission by the end of March 2022.

### **Fire Safety Signage**

31. 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.

32. 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 now complete.

33. 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. To address the concerns of residents, the fire signage works on the Barbican Estate were suspended.

34. Following further discussions with the Corporation's Planning Team and, a compliant procurement exercise, we appointed rePurpose Architects to develop and produce a bespoke Fire Strategy Document for the Barbican Residential Estate that would analyse the existing fire safety signage on the Estate and, set out the proposals for, and reasoning behind the new fire safety signage for the various blocks.
35. The Fire Strategy Document has been completed and submitted to colleagues in Planning for consideration. We have subsequently been advised that Listed Building Consent is required for these works due to a lack of clarity around the Estate Management Guidelines. Reform Architects has now been appointed to prepare and submit a detailed application for Listed Building Consent.
36. The Fire Strategy Document has been submitted to the LFB for comment and, the LFB has confirmed that it is "in line with the LFB's expectations". The document has recently been shared with members of the Asset Maintenance Working Group and, we will be taking into consideration any comments and observations received.

## **Appendices**

Appendix 1 – Fire Safety Action Plan

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Estates	Observation/Issues	Consideration and recommendation	Block	Risk Priority & Action completed by Date	Responsible Team	Timescale	Cost	Comments
Barbican Estate	Evidence was not available to confirm relevant electrical equipment such as communal area heating appliances; are subject to PAT.	Ensure relevant equipment is subject to a robust PAT by a competent person.	Only Tower blocks (Except Lambert Jones Mews, Postern & Wallside)	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	Regular testing programme in place. Certificates filed centrally. Will be made available before commencement of future FRA's.
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"> <li>The flat entrance door is consistent with those throughout the block. It does not comply with current standards.</li> <li>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.</li> </ul>	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	31-Mar-22	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey. Survey underway but delayed due to Covid.
Barbican Estate	<ul style="list-style-type: none"> <li>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.</li> <li>Lobby doors are not provided with 'fire door keep shut signs'.</li> <li>'Do not use lift in case of fire' signs are not displayed adjacent to lift enclosures.</li> </ul>	Ensure appropriate signs are displayed.	Andrew House , Ben Johnson, Brandon Mews	Priority-C 28 days Medium	Housing Property Services	31-Mar-22	£120,000	Included in Fire Signage Improvement Programme - work suspended due to further works relating to Listed Building Consent.
Barbican Estate	Fire action notices are inconsistently displayed in communal areas and the guidance is ambiguous in respect of a 'stay put' evacuation strategy.	Consideration should be given to replacing this signage with more definitive instructions; displayed in a consistent manner.	All blocks	Priority-D 3 Months Low	Housing Property Services	31-Mar-22	£120,000	Included in Fire Signage Improvement Programme - work suspended due to further works relating to Listed Building Consent.
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	<p>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;</p> <ul style="list-style-type: none"> <li>• Whilst it is evident that Allied Protection are maintaining fire alarm systems; contractors are not updating documented records.</li> <li>• Records were not available to evidence the recently implemented program of fire door inspections.</li> <li>• Fire stopping registers are not in place; this has specific relevance in respect of PDA's &amp; EDA's.</li> <li>• 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.</li> <li>• 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.</li> </ul>	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	<p>The emergency services box contained;</p> <ol style="list-style-type: none"> <li>1) Estate block plan map.</li> <li>2) Useful telephone</li> </ol>	Consideration should be given to liaising with London Fire Brigade to rationalise/standardise the information	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.

	numbers list. 3) Block plan.	contained within the premises information box.						
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	<p>What appears to be a BS 5839 pt 6 category LD3 grade F fire alarm system is installed.</p> <ul style="list-style-type: none"> <li>• A means of providing detection and warning was not provided. The domestic smoke detector did not function when tested.</li> <li>• Accommodation is largely of open plan design across all levels.</li> <li>• Where provided doors to the internal escape route are unlikely to comply with current standards.</li> <li>• 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.</li> <li>• What appear to be original nonfire rated room dividers are present ( <a href="#">Cromwell Tower</a> )</li> <li>• Domestic smoke detectors x2 were provided. ( <a href="#">John Trundle Court</a> )</li> <li>• A means of providing</li> </ul>	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D.	All blocks	Priority-B 4 days High	Housing Property Services	31-Mar-22	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey. Survey underway but delayed due to Covid.

	<p>detection and warning was not provided. (<a href="#">John Trundle Court</a>)</p> <ul style="list-style-type: none"> <li>• Accommodation is largely of open plan design across all levels. (<a href="#">John Trundle Court</a>)</li> <li>• Where provided doors to the internal escape route are unlikely to comply with current standards. (<a href="#">John Trundle Court</a>)</li> <li>• 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. (<a href="#">John Trundle Court</a>).</li> <li>• Significant structural alterations have created a largely open plan flat; with non-fire rated room dividers. (<a href="#">Lauderdale Tower</a>)</li> </ul>							
Barbican Estate	<p>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.</p>	<p>CoL should undertake a strategic review of management protocols regarding tenants/leaseholders actions which may implications the overall fire safety of the premises.</p>	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"> <li>• 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.</li> <li>• It was not possible to determine the standard of fire resistance provided between the</li> </ul>	<p>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</p>	Andrew House , Ben Johnson, Brandon Mews, Defoe House, Frobisher Crescent, Speed House	Priority-C 28 days Medium	Housing Property Services	31-Mar-22	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey. Survey underway but delayed due to Covid.

	<p>flat and communal stair afforded by glazed partitions.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	cleaning for communal kitchen extraction installations.						
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	<p>Where provided doors to the internal escape route do not appear to comply with current standards.</p> <ul style="list-style-type: none"> <li>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.</li> <li>A means of providing detection and warning was not provided.</li> </ul>	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"> <li>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.</li> </ul>	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	Completed	£5,000	Further specialist detailed Fire Management Survey has been carried out. Several of the improvements identified in the FRA's confirmed as unnecessary and are mitigated by the design of the building. Some minor improvements required.

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"> <li>The internal original configuration appears to have been of; entrance hall, kitchen, bedrooms, lounge and bathrooms.</li> <li>Where provided doors to the internal escape route appear to comply with current standards.</li> <li>Alternative means of escape are provided via external stairs to the communal flat roofs and a place of ultimate safety.</li> <li>Domestic smoke detectors are provided.</li> </ul>	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"> <li>Visual inspection of compartmentation between neighbouring dwellings (via walls and ceilings) did not identify any obvious areas of concern.</li> <li>Vertical service risers which serve 2 dwellings may be present; residents/contractors potentially access these enclosures for the purposes of alterations/maintenance to services.</li> </ul>	Consideration should be given to the targeted inspection of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern.	Lambert Jones Mews & Postern	Priority-D 3Months Low	Housing Property Services	31-Mar-22	£5,000	Low risk - compartmentation survey to be undertaken before the end of March 2022.
Barbican Estate	<ul style="list-style-type: none"> <li>Alternative means of escape are provided via communal balconies</li> </ul>	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	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.

		escape routes; to current						
Barbican Estate	Whilst emergency action notices were provided, it not considered that sufficient signs are displayed in prominent positions throughout the car park.	Ensure appropriate signs are displayed.	All car parks	Priority-C 28 days Medium	Housing Property Services	31-Mar-22	£120,000	Included in Fire Signage Improvement Programme - work suspended due to further works relating to Listed Building Consent.
Barbican Estate	It was noted; That fire doors to protected escape routes do not consistently display 'fire door keep shut' signage'. •Doors to plant rooms, service cupboards and similar do not consistently display 'fire door keep locked' signage.	Ensure appropriate signs are displayed.	All car parks	Priority-D 3 Months Medium	Housing Property Services	31-Mar-22	£120,000	Included in Fire Signage Improvement Programme - work suspended due to further works relating to Listed Building Consent.
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.

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# Agenda Item 8

<b>Committee(s):</b> Residents Consultation  Barbican Residential	<b>Dated:</b> 17 January 2022  27 January 2022
<b>Subject:</b> Service Charge Expenditure and Income Account - Latest Approved Budget 2021/22 and Original Budget 2022/23	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	4,12.
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>If so, how much?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	Y
<b>Report of:</b> The Chamberlain Director of Community & Children's Services	<b>For information (RCC) For Decision (BRC)</b>
<b>Report author:</b> Goshe Munir, Senior Accountant, Chamberlain's Department	

## Summary

This report sets out the original budget for 2021/22 and 2022/23 for revenue expenditure included within the service charge in respect of dwellings. This does not include any expenditure or income pertaining to car parking or stores. The amount charged to individual lessees will depend on the percentages set out in their lease.

The original budget for 2022/23 total expenditure including net recharges is £11,347,000 compared to the 2021/22 original approved budget of £10,019,000 an increase of £1,328,000, mainly related to higher expected redecoration and repair costs and forecast higher energy bills.

This is only the budget for the years in question and the actual amount charged to lessees will depend on the actual amount spent and the percentage set out in the individual leases.

<b>Summary Of Table 1</b>	<b>Original Budget 2021/22 £'000</b>	<b>Original Budget 2022/23 £'000</b>	<b>Movement £'000</b>
Expenditure	(8,688)	(10,016)	(1,328)
Recharges	(1,331)	(1,331)	0
Income	10,019	11,347	1,328
<b>Total Net Expenditure</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Recommendations

The Committee is requested to:

- Review the provisional 2022/23 net £Nil revenue budget to ensure that it reflects the Committee's objectives and, if so, approve the budget for submission to the Finance Committee.
- Authorise the Chamberlain to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, and corporate projects.

## Main Report

### Introduction

1. This report sets out the proposed revenue budget for 2022/23. The revenue budget management arrangements are to:
  - Place responsibility for budgetary control on departmental Chief Officers
  - Apply a cash limit policy to Chief Officers' budgets
2. The budget has been analysed by service expenditure and compared with the latest approved budget for the current year.

### Proposed Revenue Budget for 2022/23

The proposed Revenue Budget for 2022/23 is shown in table 1 overleaf.

- Local Risk budgets – these are budgets deemed to be largely within the Chief Officer's control.
- Central Risk budgets – these are budgets comprising specific items where a Chief Officer manages the underlying service, but where the eventual financial outturn can be strongly influenced by external factors outside of his/her control or are budgets of a corporate nature (e.g. interest on balances and rent incomes from investment properties).
- Support Services and Capital Charges – these cover budgets for services provided by one activity to another. The control of these costs is exercised at the point where the expenditure or income first arises as local or central risk.

<b>Table 1 - Analysis of Service Expenditure</b>	Local, Central Risk or Recharges	Actual 2020-21 £'000	Original Budget 2021-22 £'000	Latest Approved Budget 2021-22 £'000	Original Budget 2022-23 £'000	Movement 2020-21 to 2021-22 £'000	Paragraph Reference
Expenditure							
Employees	L	(2,674)	(2,608)	(2,663)	(2,851)	(243)	3
Premises Related Expenses							
Repairs and Maintenance	L	(2,219)	(2,234)	(2,744)	(2,474)	(240)	4
Supplementary Revenue Projects	C	(91)	(610)	(418)	(1,108)	(498)	5
Energy Costs	L	(2,656)	(2,580)	(2,839)	(2,867)	(287)	6
Rents	L	(140)	(143)	(135)	(138)	5	
Rates	L	(17)	(19)	(20)	(20)	(1)	
Water Services	L	0	(3)	(3)	(3)	0	
Cleaning and Domestic Supplies	L	(207)	(246)	(264)	(267)	(21)	7
Grounds Maintenance	L	(172)	(130)	(180)	(180)	(50)	8
Supplies and Services							
Equipment, Furniture and Materials	L	(31)	(74)	(67)	(67)	7	
Catering	L	0	(1)	(1)	(1)	0	
Uniforms	L	(8)	(13)	(13)	(13)	0	
Printing, Stationery and Office Exp.	L	(1)	(6)	(5)	(6)	0	
Fees and Services	L	(37)	(1)	(1)	(1)	0	
Contributions to Provisions	L	(1)	0	0	0	0	
Communication and Computing	L	(12)	(20)	(20)	(20)	0	
<b>Total Expenditure</b>		<b>(8,266)</b>	<b>(8,688)</b>	<b>(9,373)</b>	<b>(10,016)</b>	<b>(1,328)</b>	
<b>Income</b>							
Total Income	L/C	9,675	10,019	10,704	11,347	1,328	
<b>Net Income</b>		1,409	1,331	1,331	1,331	0	
<b>Recharges</b>							
Expenditure	R	(1,553)	(1,457)	(1,457)	(1,457)	0	
Income	R	144	126	126	126	0	
<b>Total Recharges</b>		<b>(1,409)</b>	<b>(1,331)</b>	<b>(1,331)</b>	<b>(1,331)</b>	0	
<b>Total Service Charge Account</b>		0	0	0	0	0	

3. Employees costs have increased by £243,000 as shown in Table 2 below. All posts level A-C are subject to pay increases as well as the 1.25% Employers national insurance increase in 2022/23. Furthermore the estimates includes the full complement of Car Park Staff.

<b>Table 2 - Manpower statement</b>	<b>Original Budget 2021/22</b>		<b>Original Budget 2022/23</b>	
	<b>Manpower Full-time equivalent</b>	<b>Estimated cost £'000</b>	<b>Manpower Full-time equivalent</b>	<b>Estimated cost £'000</b>
Service Charge Account	57	(2,608)	60	(2,851)

4. Repairs and maintenance costs have increased by £240,000 compared to the original budget this is mainly due to increased expected costs for drainage repairs, remedial works, window replacements. A full breakdown is provided in Appendix 1.
5. The cost of supplementary revenue projects is expected to be £1,108,000 and relates mainly to the redecoration programme as set in paragraph 11 below.
6. Forecast energy costs have increased by £287,000 to reflect price rises and the actual and expected level of consumption.
7. Cleaning & domestic supplies have increased by £21,000 as the costs for hygiene services and pest control have increased.
8. As agreed with the Residents Consultation Committee the grounds maintenance has been increased by £50,000.

### **Draft Capital and Supplementary Revenue Budgets**

9. The latest estimated costs of the Committee's current approved capital and supplementary revenue projects are summarised in the Table below.

Service	Project	Exp. Pre 01/04/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	Later Years £'000	Total £'000
	<b><u>Pre-Implementation</u></b>						
Service Charge	Renew Door Entry System	20	3	-	-	-	23
	<b><u>Authority to start work</u></b>						
Service Charge	Water System	553	273	-	-	-	826
Service Charge	Redecoration 2020-25	27	142	1,108	762	1,378	3,417
<b>TOTAL BARBICAN RESIDENTIAL (Service Charge)</b>		<b>600</b>	<b>418</b>	<b>1,108</b>	<b>762</b>	<b>1,378</b>	<b>4,266</b>

10. Pre-implementation costs comprise only feasibility and options appraisal expenditure which has been approved in accordance with the project procedure, prior to authority to start work.
11. A significant proportion of the costs for these schemes will be recoverable from residents via service charges.
12. The latest Capital and Supplementary Revenue Project forecast expenditure on approved schemes will be presented to the Court of Common Council for formal approval in March 2022.

## **Appendices**

Appendix 1 = Analysis of Repairs, Maintenance and Minor Improvements

Appendix 2 = Support Services and Capital Charges

Appendix 3 = Actual service charge 2020/21 billed to residents and the estimated service charge billed to residents for 2021/22.

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**Caroline Al-Beyerty**  
**Chamberlain**

**Andrew Carter**  
**Director of Community and Children's Services**

## Analysis of Repairs, Maintenance and Minor Improvements

Costs to be charged to Long Lessees and Landlord. (The latter responsible for short term tenancies and voids)	Original Budget 2021/22 £000	Latest Budget 2021/22 £000	Original Budget 2022/23 £000
Responsive and Contract Servicing including Building			
Miscellaneous Works	(1,305)	(1,405)	(1,305)
IRS maintenance	(40)	(40)	(40)
Responsive and Contract Servicing - Lifts	(401)	(386)	(401)
Drainage Repairs / Remedial Work	(112)	(172)	(172)
Water Penetration	(75)	(105)	(75)
Sub Total Responsive and Contract Servicing	(1,933)	(2,108)	(1,993)
Asbestos Removal	(70)	(180)	(70)
Water Supply Works	(100)	(100)	(100)
Electrical Testing	(44)	(24)	(44)
Upgrade Safety/Security Installations	(40)	(40)	(40)
Consultants Fees	(30)	(15)	(30)
Emergency lighting to stairs, corridors and plant rooms	(17)	(17)	(17)
Asset Management	0	(60)	0
Window Replacements	0	(200)	(180)
<b>TOTAL</b>	<b>(2,234)</b>	<b>(2,744)</b>	<b>(2,474)</b>

## Appendix 2

Support Service and Capital Charges from/to  Barbican Service Charges	Actual  2020/21 000	Original Budget 2021/22 000	Latest Approved Budget 2021/22 000	Original Budget 2022/23 000
<b>Support Service and Capital Charges</b>				
Insurance	(52)	(43)	(43)	(43)
IS Staff Recharge	(45)	(32)	(36)	(27)
<b>Total Support Services</b>	<b>(97)</b>	<b>(75)</b>	<b>(79)</b>	<b>(70)</b>
<b>Recharges within Committee</b>				
Cleaning and Lighting	119	126	126	126
Barbican Supervision and Management	(994)	(902)	(940)	(940)
<b>Recharges Within Funds</b>				
DCCS	(437)	(480)	(438)	(447)
Contributions to Funds and Provisions				
<b>TOTAL SUPPORT SERVICE AND CAPITAL CHARGES</b>	<b>(1,409)</b>	<b>(1,331)</b>	<b>(1,331)</b>	<b>(1,331)</b>

## Appendix 3

This appendix shows the actual service charge 2020/21 as billed to residents and the estimated service charge billed to residents for 2021/22. The total figures are as reported in the Relationship of Barbican Residential Committee Outturn Report to Service Charge Schedules Annex 1. The format is as the service charge schedule provided to residents.

	<b>ACTUAL 2020/21</b>	<b>As Billed ESTIMATE 2021/22</b>	<b>REVISED ESTIMATE 2021/22</b>	<b>ESTIMATE 2022/23</b>
	£	£	£	£
<b>Customer Care</b>				
Costs of Management and Supervision	694,660	715,000	678,000	700,000
<b>Estate Management</b>				
Resident Staff	374,469	387,117	388,000	405,000
Furniture & Fittings	7,303	26,000	30,000	30,000
Window Cleaning	144,152	177,800	186,000	187,000
Cleaners/Porters	1,219,411	1,234,220	1,240,000	1,250,000
Car Park Attendants-	708,355	680,000	710,000	717,000
Lobby Porters	827,857	778,000	773,000	761,000
House Officer	142,597	145,000	145,000	149,000
Sub Total	3,424,144	3,428,137	3,472,000	3,499,000
<b>Property Management</b>				
Garchey Maintenance	306,285	273,000	269,000	287,000
General Repairs	1,533,202	1,500,730	1,466,000	1,580,000
Technical Services -	200,364	234,213	230,000	236,000
Lift Maintenance	361,670	367,870	407,000	422,000
Electricity (Common Parts and Lifts)	481,982	518,714	546,000	552,000
Heating	2,052,287	2,094,743	2,293,000	2,302,000
Sub Total	4,935,790	4,989,270	5,211,000	5,379,000
<b>Open Spaces</b>				
Garden Maintenance	172,002	175,000	180,000	180,000
<b>Total Annually Recurring Items</b>	<b>9,226,595</b>	<b>9,307,407</b>	<b>9,541,000</b>	<b>9,758,000</b>
<b>Non-Annually Recurring Items - Major Works</b>				
Asbestos Removal	83,971	0	180,000	70,000
Water Supply Works	139,427	0	100,000	100,000
Electrical Testing	8,200	0	24,000	44,000
Upgrade Safety/Security Installations	37,547	40,000	40,000	40,000
Consultants Fees	0	0	15,000	30,000
Emergency lighting to stairs, corridors and plant rooms	0	0	17,000	17,000
Asset Management	0	75,000	60,000	0
Roof Repairs	-7,308	0	0	0
Window Replacements	29,976	183,500	200,000	180,000
Drainage Repairs	0	108,822	108,822	0
<b>SRP Projects</b>				
Redecorations and Communal Repairs	3,655	0	0	0
Redecorations 2020-2025	10,951	0	142,000	1,108,000
Concrete Repairs	9,282	0	0	0
Door Entry System			3,000	
Water Tank Repairs/Replacement	108,982	45,125	273,000	0
<b>Total Non-Annually Recurring Items</b>	<b>424,683</b>	<b>452,447</b>	<b>1,162,822</b>	<b>1,589,000</b>
<b>TOTAL</b>	<b>9,651,278</b>	<b>9,759,854</b>	<b>10,703,822</b>	<b>11,347,000</b>



# Agenda Item 9

<b>Committee(s):</b> Residents Consultation  Barbican Residential	<b>Dated:</b> 17 January 2022  27 January 2022
<b>Subject:</b> Revenue and Capital Budgets - Latest Approved Budget 2021/22 and Original 2022/23 Excluding dwellings service charge income and expenditure	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	4,12.
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>If so, how much?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	Y
<b>Report of:</b> The Chamberlain Director of Community & Children's Services	<b>For Decision</b>
<b>Report author:</b> Goshe Munir, Senior Accountant, Chamberlain's Department	

## Summary

This report is the annual submission of the revenue and capital budgets overseen by your committee. In particular it seeks approval to the provisional revenue budget for 2022/23, for subsequent submission to the Finance Committee. Details of the Committee's draft capital budget are also provided.

The proposed budget for 2022/23 has been prepared within the resource envelope allocated to the Director by Resource Allocation Sub Committee, including a 2% allowance for inflation offset by a 2% efficiency saving.

These accounts do not include income and expenditure in relation to dwellings service charges, which is the subject to a separate report before you today, but does include the following: -

- Landlord Services

This includes income and expenditure relating to short term lessee flats, void flats and commercial properties as well as grounds maintenance for public areas.

- Car Parking

The running expenses, capital charges, rent income and service charges relating to 1,273 car spaces of which some 904 are currently occupied.

- Baggage Stores

The running expenses, capital charges, rent income and service charges relating to 1,625 baggage stores. 1434 baggage stores are currently occupied.

- Trade Centre

This is a commercial area of some 117,000 square feet bounded broadly by Beech Street, Aldersgate Street, Fann Street and Bridgewater Square. Capital charges are the main item of expense, although some premises and supervision and management costs are incurred. Income comprises rent and charges for services including Nuffield Health, GSMD Practice room, Laundrette, Parking Services and Creche.

The provisional nature of the revenue budgets particularly recognises that further revisions may arise from the necessary realignment of funds resulting from corporate projects.

Summary of Table 1	Original Budget 2021/22	Original Budget 2022/23	Movement
	£'000	£'000	£'000
Expenditure	(3,464)	(3,792)	(328)
Income	5,048	5,079	31
<b>Net Income (Local and Central Risk)</b>	<b>1,584</b>	<b>1,287</b>	<b>(297)</b>
Capital Charges and Support services	(3,956)	(3,667)	289
Total Net Income/Expenditure	<b>(2,372)</b>	<b>(2,380)</b>	<b>(8)</b>

Overall, the 2022/23 provisional net revenue expenditure budget totals £2,380,000 an increase of £8,000 compared with the Original Budget for 2021/22 of 2,372,000.

### Recommendations

The Committee is requested to:

- Review the provisional 2022/23 revenue budget to ensure that it reflects the Committee's objectives and, if so, approve the budget for submission to the Finance Committee;
- Review and approve the draft capital budget;
- Authorise the Chamberlain to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews including corporate projects.

## **Main Report**

### **Introduction**

1. This report sets out the proposed revenue budget and capital budgets for 2022/23. The revenue budget management arrangements are to:
  - Provide a clear distinction between local risk, central risk and recharge budgets
  - Place responsibility for budgetary control on departmental Chief Officers
  - Apply a cash limit policy to Chief Officers' budgets
2. The budget has been analysed by service expenditure and compared with the original approved budget for the current year.

The report also compares the current year's budget with the forecast outturn.

### **Proposed Revenue Budget for 2022/23**

3. The proposed Revenue Budget for 2022/23 is shown in Table 1 overleaf analysed between:
  - Local Risk budgets – these are budgets deemed to be largely within the Chief Officer's control.
  - Central Risk budgets – these are budgets comprising specific items where a Chief Officer manages the underlying service, but where the eventual financial outturn can be strongly influenced by external factors outside of his/her control or are budgets of a corporate nature (e.g. interest on balances and rent incomes from investment properties).
  - Support Services and Capital Charges – these cover budgets for services provided by one activity to another. The control of these costs is exercised at the point where the expenditure or income first arises as local or central risk.
4. The provisional 2022/23 budgets, under the control of the Director of Community & Children's Services being presented to your Committee, have been prepared in accordance with guidelines agreed by the Policy and Resources and Finance Committees. This includes a 2% efficiency saving offset by a 2% inflation allowance. The budget has been prepared within the resources allocated to the Chief Officer.

Analysis of Service Expenditure	Local or Central Risk	Actual 2020-21 £'000	Original Budget 2021-22 £'000	Latest Approved Budget 2021-22 £'000	Original Budget 2022-23 £'000	Movement OB 2021-22 to OB 2022-23 £'000	Paragraph Reference
<b>EXPENDITURE</b>							
Employees	L	(2,058)	(2,030)	(2,023)	(2,073)	(43)	6
Premises Related Expenses							
Repairs and Maintenance	L	(1,004)	(1,354)	(1,102)	(1,246)	108	Point 7 - Appendix 3
Other Premises Related Expenditure	L	(296)	(299)	(305)	(306)	(7)	
Supplies & Services	L	(1,021)	(155)	(189)	(189)	(34)	
Transport	L	(0)	(1)	(1)	(1)	0	
TOM efficiency savings of 12%.	L	0	391	0	232	(159)	8
Pension Strain	C	(84)	0	0	0	0	
Supplementary Revenue Projects	C	(6)	(16)	(190)	(209)	(193)	11
<b>Total Expenditure</b>		<b>(4,468)</b>	<b>(3,464)</b>	<b>(3,810)</b>	<b>(3,792)</b>	<b>(328)</b>	
<b>INCOME</b>							
Customer, Client Receipts (mainly rents and non-dwelling service charges)	L	5,316	4,823	4,845	4,854	31	
Charge for insurance	C	275	225	225	225	0	
Transfer from Reserves	C	0	0	0	0	0	
<b>Total Income</b>		<b>5,591</b>	<b>5,048</b>	<b>5,070</b>	<b>5,079</b>	<b>31</b>	
NET INCOME BEFORE SUPPORT SERVICES AND CAPITAL CHARGES		1,122	1,584	1,260	1,287	(297)	
<b>SUPPORT SERVICES AND CAPITAL CHARGES</b>							
Central Support Services and Capital charges		(4,798)	(4,591)	(4,467)	(4,381)	210	Point 9 - Appendix 2
Recharges within Fund & Committee		(114)	(141)	(131)	(100)	41	
Recharges to Service Charge Account		875	776	814	814	38	
<b>Total Support Services and Capital Charges</b>		<b>(4,037)</b>	<b>(3,956)</b>	<b>(3,784)</b>	<b>(3,667)</b>	<b>289</b>	
<b>TOTAL NET EXPENDITURE</b>		<b>(2,915)</b>	<b>(2,372)</b>	<b>(2,524)</b>	<b>(2,380)</b>	<b>(8)</b>	

Notes - Examples of types of service expenditure: -

- (i) Other Premises Related Expenses – includes energy costs, rates, water services, cleaning, and domestic supplies

5. Expenditure and adverse variances are presented in brackets. An analysis of this Revenue Expenditure by Service Managed is provided in Appendix 1. Only significant variances (generally those greater than £100,000) have been commented on in the following paragraphs.
6. Employee costs have increased by £43k in cost as a result of the increase in the employers national insurance charge, the pay award for staff on Grades A-C and increases in increments for existing staff.

Table 2 - Manpower statement	Original Budget		Original Budget	
	2021/22		2022/23	
Non-Service Charge Staffing	Manpower Full-time equivalent	Estimated cost £000	Manpower Full-time equivalent	Estimated cost £000
<b>Total</b>	33	(2,030)	33	(2,073)

7. Repairs and maintenance costs are expected to be £108,000 lower due to less provisions for breakdown maintenance in 2022/23 as set in the detailed analysis of Repairs and Maintenance costs provided in Appendix 3.
8. The £232k Target Operating Model (TOM) savings related to proposed reductions in costs to the Car Park Account included in the budget for 2022-23 which are yet to be finalised and agreed.
9. A detailed breakdown of the movement on Central Support Services and Capital Charges is presented in Appendix 2.

### **Potential Further Budget Developments**

10. The provisional nature of the 2022/23 revenue budget recognises that further revisions may be required.

### **Draft Capital and Supplementary Revenue Budgets**

11. The latest estimated costs of the Committee's current approved capital and supplementary revenue projects are summarised in the Table below.

## Draft Supplementary Revenue Budgets

Service	Project	Exp. Pre 01/04/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	Later Years £'000	Total £'000
	<b><u>Pre-Implementation</u></b>						
Landlord	Fire Door Replacement Programme		90	185	-	-	275
	<b><u>Authority to start work</u></b>						
Landlord	Beech Garden Podium Waterproofing	4,448	86	-	-	-	4,534
	<b><u>Disposal Costs</u></b>						
Landlord	Barbican Turret	147	14	24	-	-	185
<b>TOTAL BARBICAN RESIDENTIAL (Landlord)</b>		<b>4,595</b>	<b>190</b>	<b>209</b>	<b>-</b>	<b>-</b>	<b>4,994</b>

## Draft Capital Budgets

Service	Project	Exp. Pre 01/04/21 £'000	2021/22 £'000	2022/23 £'000	2023/24 £'000	Later Years £'000	Total £'000
	<b><u>Authority to start work</u></b>						
Landlord	Frobisher Crescent Fire Safety Improvement Works	-	479	696	-	-	1,175
Landlord	Contractor Office Conversion Andrewes House	298	4	-	-	-	302
<b>TOTAL BARBICAN RESIDENTIAL (Landlord)</b>		<b>298</b>	<b>483</b>	<b>696</b>	<b>-</b>	<b>-</b>	<b>1,477</b>

12. Pre-implementation costs comprise feasibility and options appraisal expenditure which has been approved in accordance with the project procedure, prior to authority to start work.

13. The latest Capital and Supplementary Revenue Project forecast expenditure on approved schemes will be presented to the Court of Common Council for formal approval in March 2022.

## **Appendices**

Appendix 1: Revenue Expenditure by Service Managed

Appendix 2: Support Service and Capital Charges from/to Barbican Residential Committee

Appendix 3: Analysis of Repairs, Maintenance and Minor Improvements

Appendix 4: Original Budget 2021/22 to Latest Approved Budget

**Caroline Al-Beyerty**  
**Chamberlain**

**Andrew Carter**  
**Director of Community & Children's Services**

Contact: Goshe Munir [Goshe.Munir@cityoflondon.gov.uk](mailto:Goshe.Munir@cityoflondon.gov.uk) or  
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## APPENDIX 1

Analysis by Service Managed	Actual 2020-21 £'000	Original Budget 2021-22 £'000	Latest Approved 2021-22 Budget £'000	Original Budget 2022-23 £'000	Movement 2021-2022 to 2022-23 £'000
<b>CITY FUND</b>					
Supervision & Management (fully recharged)	0	0	0	0	0
Landlord Services	(2,492)	(2,728)	(2,936)	(2,842)	(273)
Car Parking	(339)	(155)	(206)	(388)	(233)
Baggage Stores	75	0	107	107	107
Trade Centre	(152)	512	512	512	0
Other Non-Housing	(7)	(1)	(1)	(1)	0
TOM efficiency savings of 12%.	0	0	0	232	391
<b>TOTAL</b>	<b>(2,915)</b>	<b>(2,372)</b>	<b>(2,524)</b>	<b>(2,380)</b>	<b>(8)</b>

\*Note that the Baggage Stores within the car parks are included in the Car Park Account.

### Supervision and Management – General

This section relates to the requirements of the Barbican Estate Office including staffing, premises, information technology and support from Guildhall. The Estate Office is responsible for the management of the flats, commercial units, car parks and baggage stores. Management includes repairs and maintenance, security, cleanliness of common parts, calculation of service charges and the initial stages of arrears recovery. Total expenditure on this section is fully recharged to other sections of these accounts plus a relevant proportion to the Service Charge account, which is the subject to a separate report before you today. The IT costs are recharged on number of transactions while the other costs are allocated broadly on time sheet information.

### Landlord Services

Expenditure includes repairs to the interior of short-term lessees' flats and void flats. Grounds maintenance of public areas, insurance (other than that included in the Service Charge Account for lifts and the garchey system), capital charges relating to properties not sold on a long lease, and supervision and management. Income includes rent income from short term tenancies (apart from the service charge element), rent from ten commercial properties, licence fees for various aerial sites, and reimbursements for insurance, dilapidations and other services. Long lessees have the option to arrange alternative insurance to that provided through the City and, consequently, insurance is accounted for in the Landlord Account rather than as part of the Service Charge Account.

### Car Parking

The running expenses, capital charges, rent income and service charges relating to 1,273 car spaces of which some 904 are occupied including 267 bays held on long licences. Long Licensees pay a service charge in respect of the services provided to all car parks. The income and expenses for the stores located within the car parks are also included in the car park account.



**Baggage Stores**

The running expenses, capital charges, rent income and service charges relating to 1,050 baggage stores located in the residential blocks.

**Trade Centre**

This is a commercial area of some 117,000 square feet bounded broadly by Beech Street, Aldersgate Street, Finn Street and Bridgewater Square. Capital charges are the main item of expense, although some premises and supervision and management costs are incurred. Income comprises rent and charges for services including Nuffield Health, GSMD Practice room, Laundrette, Parking Services and Creche.

**APPENDIX 2**

<b>Support Service and Capital Charges from/to Barbican Residential Committee</b>	<b>Actual 2020/21 £'000</b>	<b>Original Budget 2021/22 £'000</b>	<b>Latest Approved Budget 2021/22 £'000</b>	<b>Original Budget 2022/23 £'000</b>
<b>Support Service and Capital Charges</b>				
Insurance	(313)	(301)	(301)	(301)
IS Recharges	(237)	(162)	(187)	(143)
Capital Charges	(3,675)	(3,647)	(3,459)	(3,459)
Chamberlain	(398)	(335)	(353)	(319)
Comptroller and City Solicitor	(25)	(16)	(18)	(17)
Town Clerk	(137)	(119)	(137)	(129)
City Surveyor	(1)	(1)	0	(0)
Other Services	(11)	(12)	(12)	(11)
<b>Total Support Services and Capital Charges</b>	<b>(4,797)</b>	<b>(4,591)</b>	<b>(4,467)</b>	<b>(4,381)</b>
<b>Recharges Within Funds</b>				
Corporate and Democratic Core - Finance Committee	50	50	50	50
HRA	8	4	4	4
Community and Children's Services Committee	(172)	(195)	(185)	(154)
<b>Service Charge Account</b>	<b>875</b>	<b>776</b>	<b>814</b>	<b>814</b>
<b>TOTAL SUPPORT SERVICE AND CAPITAL Charges</b>	<b>(4,037)</b>	<b>(3,956)</b>	<b>(3,784)</b>	<b>(3,667)</b>

\* Various services including central training, corporate printing, occupational health, union costs and environmental and sustainability section.

**ANALYSIS OF REPAIRS, MAINTENANCE AND MINOR IMPROVEMENTS  
ALL LOCAL RISK**

	Original Budget 2021/22	Latest Approved Budget 2021/22	Original Budget 2022/23	
	£'000	£'000	£'000	
<b><u>Supervision &amp; Management Holding Account</u></b>				
Estate Office - Breakdown Maintenance	(11)	(11)	(11)	E
<b>Total Supervision &amp; Management Holding Account</b>	<b>(11)</b>	<b>(11)</b>	<b>(11)</b>	
<b><u>Services and Repairs - Landlords</u></b>				
Breakdown Maintenance	(740)	(480)	(690)	E
Drains	(97)	(110)	(110)	
Insurance Works	(35)	(35)	(35)	
Dilapidations	(15)	(15)	(15)	
Lift contract servicing	(7)	(7)	(7)	
Asbestos data	(6)	(6)	(6)	
Redecorations Works	(35)	(5)	(35)	A
<b>Total Services and Repairs - Landlords</b>	<b>(935)</b>	<b>(658)</b>	<b>(898)</b>	
<b><u>Car Parking</u></b>				
Breakdown Maintenance - Building	(365)	(390)	(294)	E
Safety Security	(2)	(2)	(2)	
<b>Total Car Parking</b>	<b>(367)</b>	<b>(392)</b>	<b>(296)</b>	
<b><u>Stores</u></b>				
Breakdown Maintenance	(9)	(9)	(9)	E
<b>Total Stores</b>	<b>(9)</b>	<b>(9)</b>	<b>(9)</b>	
<b><u>Trade Centre</u></b>				
Breakdown Maintenance	(32)	(32)	(32)	E
<b>Total Trade Centre</b>	<b>(32)</b>	<b>(32)</b>	<b>(32)</b>	
<b><u>Other Non-Housing</u></b>				
Breakdown Maintenance	0	0	0	E
<b>Total Other Non-Housing</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL</b>	<b>(1,354)</b>	<b>(1,102)</b>	<b>(1,246)</b>	

E = ESSENTIAL

A = ADVISABLE

D = DESIRABLE

**Appendix 4**

<b>Original Budget 2021/22 to Latest Approved Budget</b>	<b>£'000</b>
Original Budget Net Income	(2,372)
Pay Award (Grades A-C)	(19)
Carry Forwards agreed	(129)
Other movements	(4)
<b>Latest Approved Budget</b>	<b>(2,524)</b>

<b>Committee(s)</b>	<b>Dated:</b>
Barbican Estate Residents Consultation Committee	17 January 2022
Barbican Centre Board	19 January 2022
Barbican Residential Committee	27 January 2022
Planning and Transportation Committee	1 February 2022
<b>Subject:</b> Barbican and Golden Lane Conservation Area Character Summary and Management Strategy Supplementary Planning Document – for adoption	<b>Public</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	<b>9, 10, 12</b>
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>n/a</b>
<b>If so, how much?</b>	<b>n/a</b>
<b>What is the source of Funding?</b>	<b>n/a</b>
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	<b>n/a</b>
<b>Report of:</b> Juliemma McLoughlin, Executive Director Environment	For Decision (BRC) For Information (RCC)
<b>Report author:</b> Tom Nancollas, Environment Department	

## Summary

A draft Supplementary Planning Document (SPD) for the Barbican and Golden Lane Conservation Area was issued for public consultation during May, June and July 2021. In response to comments received, several amendments are proposed to the SPD, as set out in appendices B and C to this report.

## Recommendation(s)

Members of the **Barbican Residential Committee** are asked to:

- Agree the amendments to the Barbican and Golden Lane Conservation Area SPD as set out in appendices B and C
- Recommend that the amended Barbican and Golden Lane Conservation Area SPD (appendix D) be formally adopted by Planning and Transportation Committee.

Members of the **Planning and Transportation Committee** are asked to:

- Agree the amendments to the Barbican and Golden Lane Conservation Area SPD as set out in appendices B and C.
- Resolve to adopt the amended Barbican and Golden Lane Conservation Area SPD (appendix D).

## Main Report

### Background

1. The draft SPD sets out policies and guidance for the management of the Barbican and Golden Lane Conservation Area.
2. Section 71 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to "*formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.*"
3. The National Planning Policy Framework 2021 (NPPF) requires local planning authorities to set out "*a positive strategy for the conservation and enjoyment of the historic environment*" (para 190).
4. The London Plan, adopted March 2021, states that boroughs "*should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment.*" It further states that "*Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas.*"
5. The City Corporation has prepared a number of character summaries for the City's conservation areas. Character Summary and Management Strategy SPDs have been adopted for 19 conservation areas and will be prepared for the remainder.
6. The Local Development Scheme (LDS) sets out the planning policy documents to be prepared and the timetable for preparing them. The most recent update of the LDS was approved by Planning and Transportation Committee in December 2020 and includes a programme to complete Conservation Area SPDs for the remaining conservation areas which have no document and to revise and update the existing ones. These are being prepared in line with current Historic England guidance on the appraisal and management of conservation areas.
7. The City Corporation's Local Plan was adopted by Court of Common Council in January 2015. Policy CS12: 'Historic Environment' seeks to preserve and enhance the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them. The policy seeks to safeguard the City's listed buildings and their settings, while allowing appropriate adaptation and new uses. The draft SPD is consistent with the approach outlined in the Local Plan. The City Corporation is preparing a new Local Plan, the City Plan, which will replace the 2015 Plan. The timetable for preparing and adopting the City Plan was considered at the Planning & Transportation Committee meeting on 14 December 2021. As currently drafted, the draft City Plan carries forward the approach to development within conservation areas set out in the adopted City of London Local Plan.

## **Current Position**

8. Prior to the public consultation, the draft SPD was reviewed by the Golden Lane Estate Residents Association (3 December 2020) and the following committees:
  - Barbican Residential Consultation Committee (30 November 2020)
  - Barbican Residential Committee (14 December 2020)
  - Barbican Centre Board (24 March 2021)
  - Planning and Transportation Committee (30 March 2021)
9. These committees agreed the draft text for the SPD for formal public consultation. The public consultation ran for eleven weeks, the longest consultation period yet undertaken on a conservation area SPD, from 12 May until 30 July 2021.

## **Results of the SPD consultation**

10. Comments were received from statutory consultees, residents' associations, residents and other interested parties. These were extremely helpful in enhancing the draft SPD and the majority of the proposed changes have been incorporated into the text.
11. The consultation was held for the draft Conservation Area SPD and the draft Barbican Arts Centre Listed Building Management Guidelines (LBMG). Some of the responses relate to both documents, but most concerned only the Conservation Area SPD.
12. Only the Conservation Area SPD is currently proposed for adoption. Work on the draft Arts Centre LBMG has been temporarily paused to allow for changes to the text and alignment with the forthcoming Barbican Renewal Project.
13. Before adopting an SPD, the local planning authority must prepare a consultation statement. This sets out the persons consulted during the preparation of the SPD, summarises the main issues raised and explains how these were addressed in finalising the SPD. The Consultation Statement is attached as appendix A.
14. It is recommended that amendments are made to the SPD in response to the comments, as set out in the 'Schedule of Proposed Changes' (appendix B) and the copy of the SPD with edits shown in 'track changes' in appendix C to this report.
15. Additionally, minor corrections and clarifications were made throughout the draft SPD for editorial reasons.

## **Corporate & Strategic Implications**

16. The Barbican and Golden Lane Conservation Area SPD supports the strategic aims of the Departmental Business Plan relating to the sustainable design of streets and spaces and the protection and enhancement of the City's historic

built environment. These aims are met by promoting the protection and enhancement of the Barbican and Golden Lane Conservation Area.

17. Equality Impact Assessments have been carried out for the draft SPD and no equality issues were identified (appendix E).
18. Sustainability Appraisal Screening Reports have been carried out for the draft SPD which have concluded a full Sustainability Appraisal/Strategic Environmental Assessment is not required. This has been confirmed by statutory consultees (appendix F).

### **Implications**

19. There are no financial, risk, legal, property or HR implications arising from the proposed SPD consultation and adoption process.

### **Conclusion**

20. Subject to the proposed amendments in appendices B and C, it is recommended that the amended SPD (appendix D) is adopted by resolution in accordance with statutory requirements. Under its terms of reference your committee is authorised to adopt SPDs without reference to Common Council.
21. After adoption, the SPD and an Adoption Statement will be made available in accordance with statutory requirements.

### **Appendices**

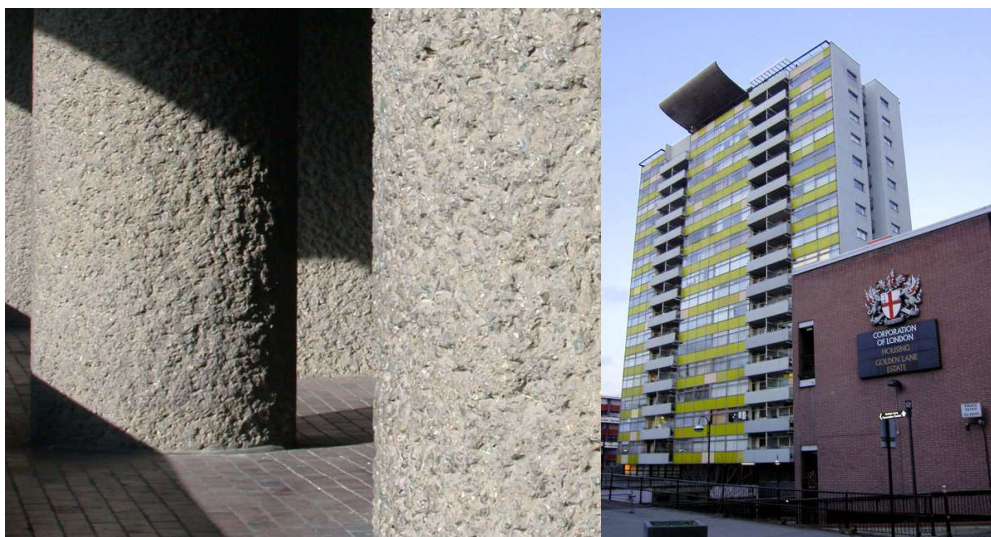
- Appendix A: Consultation Statement
- Appendix B: Schedule of Proposed Changes
- Appendix C: Barbican and Golden Lane Conservation Area SPD (track changes)
- Appendix D: Barbican and Golden Lane Conservation Area SPD (clean copy for adoption)
- Appendix E: EQIA Statement
- Appendix F: SEA Screening Statement
- Appendix G: Additional Consultation Responses

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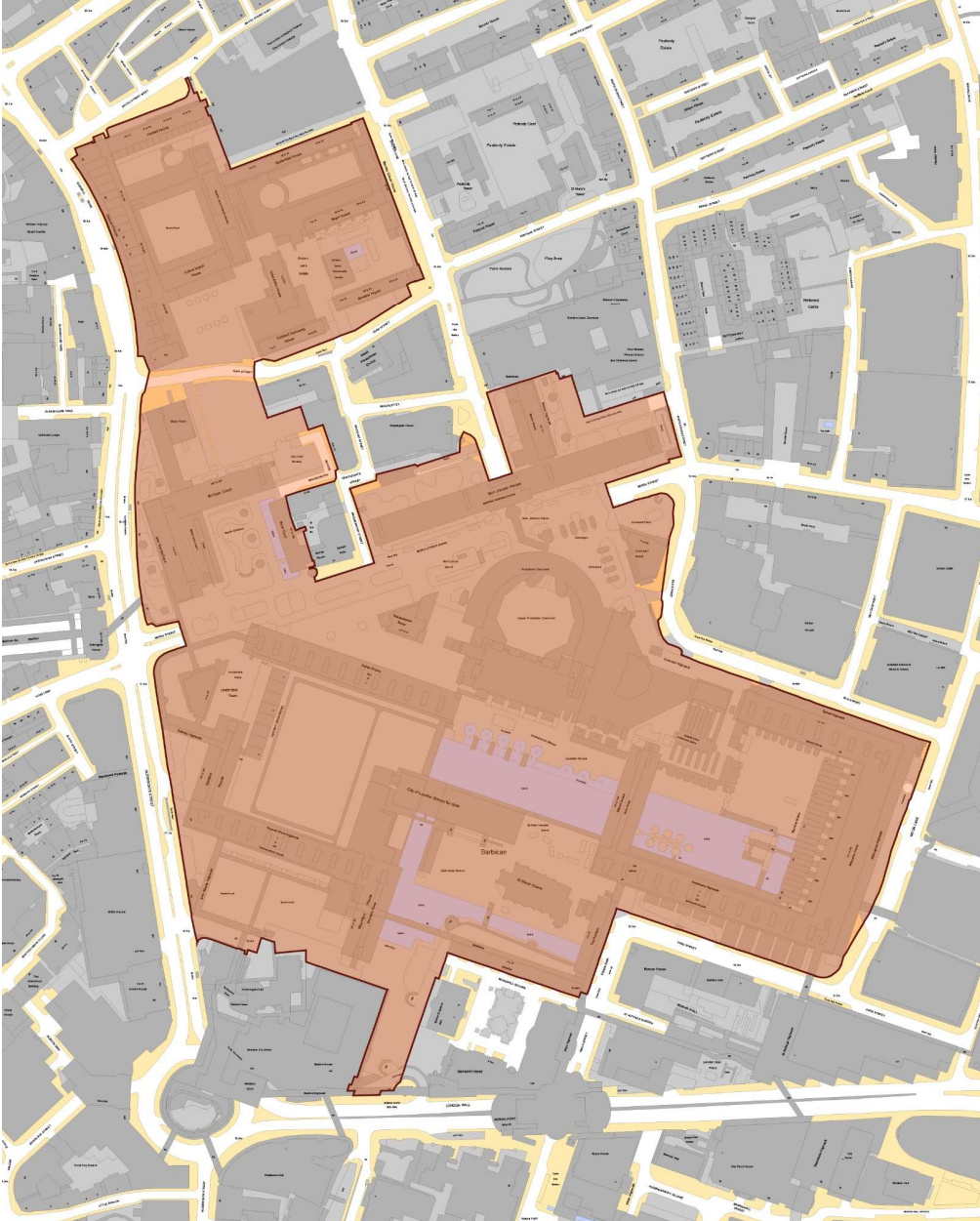
# Barbican and Golden Lane Conservation Area



Supplementary Planning Document  
1 February 2022



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Map of the Barbican & Golden Lane conservation area (boundary designated October 2018)

## 1. Summary of character, appearance and significance

This supplementary planning document articulates the special character and appearance of the Barbican and Golden Lane Conservation Area and the policy framework for its management.

The area is characterised by two distinct developments: Golden Lane Estate to the North and Barbican Estate to the south. ~~The Blake Tower, formerly the Barbican YMCA but now a separate, private residential development, is situated between the two.~~ The characteristics which contribute to the special interest of the Barbican & Golden Lane conservation area can be summarised as follows:

- Two Estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlain, Powell & Bon
- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles Cripplegate in a strikingly modern context
- In scope and extent, the Estates are important visual evidence of the scale of devastation wrought by the WW2 'Blitz' Luftwaffe bombing campaign of 1940-41 known as the 'Blitz'
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of both Modernism and Brutalism
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the Estates today
- New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

## 2. History

The conservation area ~~is in lies to~~ the north of the City of London, beyond the Roman and medieval City walls, however from the map above, ~~it can be seen you will see~~ that this area also incorporates the corner of the Fort wall. This location meant the conservation area was not as densely developed as the rest of the City until the 17<sup>th</sup> and 18<sup>th</sup> centuries when the City grew beyond its walls.

In the Roman period, there was an extramural cemetery at Smithfield just to the west of the City boundary – as ~~it~~ was the Roman custom to bury the dead outside the City walls. In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today ~~in from~~ the ~~south of the~~ conservation area. During this period, the character of this area was that of a sparsely populated suburb, immediately outside a military complex and near an area used for burials.

There are ~~few little~~ traces of occupation known from the Saxon period, during which time the City appears to have been left unoccupied in favour of another settlement: Lundenwic, further along the Strand. However, in the 9<sup>th</sup> century, the old walled city was reoccupied by Alfred the Great. The Cripplegate, as it came to be known, is mentioned in the laws of Ethelred (978 – 1016 AD). It was then rebuilt in 1244 and again in 1492.

The word 'Barbican' derives from ~~Old~~ French and refers to a fortified outpost or castle outwork (~~'barbican'~~). Something similar once stood here which was known to the Normans as Base Court (or 'Bailey') and most probably founded upon the old Roman defensive architecture. This facility was defensive under Edward I but soon passed into the property of the Earls and Dukes of Suffolk.

St Giles' church was established by c.1115 with the present building dating ~~back~~ from c.1550. The churchyard was completed by 1181 (Lobel), and in 1270 appeared as a rectangular space immediately south of the church. In the west was a Jewish Cemetery, the only such in England, and was later converted into a garden after the expulsion of the Jews in 1290. By 1520 the churchyard occupied the land to the south and west of the church, following the distinctive right-angle of the City wall.

By 1676 ~~the churchyard~~ had been extended by some distance to the south, following the course of the City wall just past the bastion. On Rocque's map this section is labelled the 'Green Ch.Y', as opposed to the 'Cripple gate Church Yard' nearer the church. With minor encroachments here and there, this is the way it stayed until the devastation of WW2, ~~when this locality was flattened~~.

The Blitz ~~of 1940-41~~ devastated many English cities and London was no exception. Hit particularly badly was the ancient City of London, the Roman core which sprawled over two millennia ~~through~~ the inner and then outer suburbs to form what ~~is we~~ now ~~call~~ Greater London.

The City has survived many crises in its long history; abandonment, conquest, plague and ~~war, however war~~. ~~However~~ it was not until the Great Fire of London in 1666 that ~~the City London~~ became seriously disfigured with many buildings razed to the ground. However, from the smoking ruins it grew back, spurred by the barely containable commercial activity for which the City is known. These noble new buildings of brick and stone were the result of new building codes which were introduced to ensure that the Great Fire never happened ~~s~~ again. Subsequently, in the four centuries between ~~that time and our current moment then and the Blitz~~, the City ~~had been menaced by the threat of invasion but~~ had passed the years largely unscathed other than by the natural procession of architectural trends.

~~It was during the First World War that it was realised that destruction could come from the air as well as the ground; in the early 1940s, when Britain was again at war with Germany, it was quickly realised how devastating aerial bombardment could be. Port and industrial cities like Plymouth and Coventry were targeted and later destroyed by German bombers. London as both the nation's capital and as a prominent dock city was an obvious target of the Blitz and beyond, too. During 1940 and 1941, thousands of tonnes of high-explosive and combustible bombs fell rained down on the City. Some quarters escaped with only superficial damage – and St Paul's Cathedral, miraculously, with hardly any – but some others were almost wholly destroyed. One such area was the tract of City to the north of the ancient Guildhall (its roof stove in by bombs, but the rest survived mercifully spared), to the east of Smithfield Market and to the west of the Moorgate, extending running up to the City's border with what is now Islington. This area of Cripplegate and Aldersgate Wards had been largely occupied by garment warehouses and their wholesale destruction left deep basements, vast piles of rubble and a mere 48 residents but, fortunately, its small pre-war population meant that tragic loss of life and injury was minimal.~~



The scale of the wartime destruction © Collage 2021

In the mid-19<sup>th</sup> century over 130,000 people [lived](#) [were residents](#) within the [City of London](#). However, by 1952 the number of [residents](#) [people living within the square mile](#) had dropped to just 5,000. Many residents who had lost their homes during the WWII bombing were re-housed in areas outside the [City centre](#). Business and commerce quickly became the main [land uses](#) [within the City](#). However, the [City Corporation of London](#) was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City [in a post-war era in the future](#).

[Following the end of WWII](#), [Post-war](#), there was a national expectation that living standards should improve, and provisions of new housing should be the latest in architectural design. Bomb damage combined with concerns about urban sprawl and loss of countryside led planners and architects to re-examine the potential of living in urban areas. Plans and reports at this time were concerned with land use zones, such as the grouping together of shopping and community facilities. Mixed developments of houses and flats with public open spaces and private gardens were becoming increasingly popular with planners and were based on the community principle of the 'neighbourhood unit' developed in the USA during the 1920s. During this time, there was also a shift away from the idea of a 'garden suburb', which had been popular in the early 20<sup>th</sup> century. The innovation of 'highwalks' as a means of separating road traffic from pedestrian movement and facilities was also an increasingly popular planning solution in developing self-contained communities.

Architectural competitions were launched by several local authorities across the country to design and construct high-density, low-cost modern housing. In 1951, the [City Corporation](#) purchased land [between](#) [around](#) Goswell Road and Golden Lane and announced a competition to design a housing estate primarily for single people and couples who had key jobs in the city, such as caretakers, nurses and policemen. [The](#) [is](#) competition was won by Geoffrey Powell, a lecturer of architecture at the Kingston School of Art in 1952. He invited his colleagues Christoph Bon and [Peter Joseph](#) Chamberlin to collaborate on a detailed design for the Golden Lane Estate. This was finalised in 1952 and later revised for an enlarged site area from 1954 after building [had begun](#) [the](#) [previous](#) year [previously](#). The Golden Lane Estate was completed in 1962 as a landmark [early modernist](#) housing scheme, [including a public house, shops, a community centre, a leisure centre and a tenants' hall](#).

In 1955 the [City Corporation of London](#) commissioned Chamberlin, Powell and Bon to prepare a scheme for redevelopment which was to be integrated with the proposed commercial development along London

Wall as part of the Martin-Mealand Plan [of both the City Corporation and London County Council](#). This scheme was submitted to the [City Corporation](#) in 1956.

Simultaneously, a voluntary group called the New Barbican Committee prepared a scheme for the redevelopment of the area. The scheme was refused by the [City Corporation](#) and dismissed on appeal as it was considered that the vast commercial premises it proposed would greatly increase congestion in central London. The [then](#) Minister of Housing indicated in his decision that there would be advantage in creating a genuine residential neighbourhood in the [City](#), which incorporated schools, shops, open spaces and other amenities even if this meant foregoing profitable returns on the land.

The Corporation resolved to accept the Minister's recommendations and invited Chamberlin, Powell and Bon to prepare a revised scheme which was presented in November 1959. This scheme included flats and maisonettes, new buildings for the City of London School for Girls and the Guildhall School of Music and Drama, a theatre, concert hall, art gallery, lending library, hostel for students and young people, shops, restaurants, public houses, car parking space, as well as reserving sites for a swimming pool and a gym. The scheme was accepted in principle and the [City Corporation](#) undertook to construct the scheme itself. The elevated walkway system on top of the podium, designed to separate pedestrians from vehicles, was carried forward in the Martin-Mealand scheme of the mid-1950s and was an important consideration.

Chamberlain, Powell and Bon produced their first detailed plans for the Barbican [Estate](#) in 1956, which were revised in early 1959 and approved in December that year. In 1960, Ove Arup and Partners were appointed as structural engineers. Work on [the Barbican Estate](#) began in 1963 and would be dogged by industrial disputes. Gradually, however, the mammoth [estate](#) began to take shape. The first building to be completed was Milton Court in 1966, a ~~now-demolished~~ civic building [since demolished and replaced by the Heron](#). Next was the City of London Girls School in 1969, followed by a spate of residential blocks [and Barbican YMCA](#). The last buildings to be completed were the Barbican Centre and Frobisher Crescent, in 1982, ~~the former officially opened in that year by the Queen. That year, the Queen officially opened the Barbican Centre, describing it as 'one of the wonders of the modern world'.~~

~~Outwardly, the buildings of both Estates have hardly changed. Development has largely been subtle.~~ In 2010, Frobisher Crescent was converted from office to residential use. [In 2013-17, Blake Tower, the former YMCA, was converted into residential use.](#) In 2013-15, areas of the podium were resurfaced with bespoke clay pavers to match the originals. In 2018, Great Arthur House was re-clad to the original design. More obvious alterations are relatively minor in scope: a new canopy roof above Brandon Mews (1987) and the refurbishment of the lakes (2004) [, as well as the link building \('Yellow Shed'\) and the conversion of part of Exhibition Hall 1 to Cinemas 2 and 3 and Cote restaurant; Bridgewater Square, having been laid out as an amenity lawn with Barbican Wildlife Garden around 1974, was resurfaced in 1989 for use as a children's play area for the adjoining nursery below Bunyan Court. As a result, the original access steps from the podium were no longer accessible but remain under the steep spiral ramp and stairs now used to access the nursery.](#) In 1988, a footbridge was installed to link the Barbican Underground Station with the Barbican [Estate](#).

Long praised as outstanding examples of their kind, at the turn of the century the [estates](#) were recognised through listing. In 1997, buildings on the Golden Lane Estate were individually listed [\(other than the garages to the north of Basterfield House, the estate's workshop having been incorporated into the now-demolished City of London Adult Learning Centre some time ago\)](#) and in 2001 the entire Barbican [Estate](#) was designated a single listed building (all at grade II, except for Crescent House at grade II\*). In 2003, the Barbican [Estate's](#) landscaping and spatial planning received additional recognition through its listing as a grade II\* Registered Park & Garden; in 2020, the Golden Lane Estate received the same accolade at grade II.

*Parts of this text derive from the Barbican Listed Building Management Guidelines*

### 3. Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Barbican & Golden Lane conservation area. Development affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

**Development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.**

#### Legislation

The Civic Amenities Act 1967 gave local authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as an area: "of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 71 (1) of the Act requires the local planning authority to "...formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (see [www.legislation.gov.uk](http://www.legislation.gov.uk)).

#### National policy

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and which was last updated on ~~19 June 2019~~ [July 2021](#). Historic environment policies are detailed in chapter 16 which sets out the requirements for local authorities and applicants in relation to the conservation of heritage assets, including conservation areas. See [www.communities.gov.uk](http://www.communities.gov.uk). The Department for Communities and Local Government have published Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See:

[Gov.uk](#)

[Historic England](#)

#### London-wide policy

The London Plan (adopted 2021) forms part of the statutory development plan for the City of London and needs to be considered when considering development within the Conservation Area. The key policy is HC1 'Heritage conservation and growth' in Chapter 7 'Heritage and Culture'.

[The London Plan](#)

#### City of London policy

Planning policy for the City of London is contained both within the current adopted Local Plan (2015) and in forthcoming [Draft City Plan 2036, which is due to be published for pre-submission consultation in January or February 2021, following which it will be submitted to the Secretary of State](#). See [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk) for more information. Development proposals within the Barbican [and](#) Golden Lane conservation area must be considered in the context of the policies of the Local Plan 2015 (so long as it remains in effect) and the [Draft City Plan 2036](#). Within this framework, particular account will need to be taken of the following policies:

#### Local Plan 2015

CS10 Design

CS12 Historic Environment

DM12.1: Managing change affecting all heritage assets and spaces

DM12.2: Development in conservation areas

DM12.3: Listed buildings

DM12.4: Ancient monuments and archaeology

DM12.5: Historic parks and gardens

CS13: Protected views

#### Draft City Plan 2036

S8: Design

DE1: Sustainability Standards

DE2: New Development

DE3: Public Realm

DE4: Pedestrian Permeability

DE5: Terraces and Viewing Galleries

DE6: Shopfronts



DE7: Advertisements  
DE9: Lighting  
S11: Historic Environment  
HE1: Managing Change to Heritage Assets  
HE2: Ancient Monuments and Archaeology  
S13: Protected Views

S14: Open Spaces and Green Infrastructure

### [S23 Smithfield and Barbican](#)

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#### Designated heritage assets

Many parts of the [eEstates](#) are already designated as heritage assets, as follows:

##### Listed Buildings

###### Grade I

Church of St Giles

###### Grade II\*

Crescent House

###### Grade II

Barbican Estate

Dorothy Annan Murals, [CromwellSpeed](#)

[WalkHighwalk](#)

Great Arthur House

Cuthbert Harrowing House

Cullum Welch House

Bowater House  
Golden Lane Community Centre  
Bayer House  
Stanley Cohen House  
Basterfield House  
Golden Lane Leisure Centre  
Hatfield House  
[Sir Ralph Perrin Centre](#)

##### Designated Landscapes

Barbican Estate (grade II\*)

Golden Lane Estate (grade II)

##### Scheduled Ancient Monuments

London Wall: [section of Roman and medieval wall and bastions](#), West and North of Monkwell Square

The buildings and spaces on the [eEstates](#) are thus already protected in that, in the exercise of planning functions, special regard must be had to the desirability of preserving listed buildings [and/or](#) their settings. Conservation area status, following designation in 2018, requires that in the exercise of planning functions, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area.

Shortly after the buildings were listed, Listed Building Management Guidelines were developed for the Estates. These form the City Corporation's Management Strategy for the listed buildings and inform this document. The Listed Building Management Guidelines have been adopted by the City Corporation as Supplementary Planning Documents.

#### Non-designated heritage assets

These are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate.

#### Archaeology

The City of London is the historic centre of London, with a rich history of monuments and archaeological remains surviving from all periods. It is an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement, with some evidence suggesting earlier occupation. The development of the City is contained within the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential, unless it can be demonstrated that archaeological remains have been lost due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals, will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to the Archaeology and Development Guidance SPD (2017) for further information.

The Barbican & Golden Lane Conservation Area includes significant stretches of the Roman Fort and Roman and medieval London Wall, a Scheduled [Ancient Monument](#), [all of](#) which were incorporated into the landscaping of the Barbican Estate. The surviving walls and medieval bastions are striking examples of the development of the defensive wall and its later incorporation into buildings as [the City of London](#) grew. There is high potential for remains of features associated with the wall, such as the external bank and ditches and intra-mural road to survive, as well as structures and buildings within the Roman Fort. Medieval burials [may survive](#) in St Giles Cripplegate churchyard and the Jewish Cemetery, part of which survives as a raised feature on the west side of the wall and from the non-conformist Cupids Court burial ground, now Fann Street [are likely to survive](#). There is potential for [the survival of](#) post-medieval remains of Bridgewater House under Bridgewater Square, which was formed over part of its site.

### Sustainability and climate change

The City Corporation is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. [In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.](#) In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. [In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.](#) [Aspirations to improve the energy sustainability and biodiversity of the two estates which form the conservation area must be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings and registered landscapes.](#)

Issues specifically relevant to the Barbican & Golden Lane conservation area include:

- [To minimise the risks of flooding elsewhere in the City, new development schemes will be expected to](#) [New development relating to the podium and other surfaces throughout the conservation area should, where appropriate,](#) make use of [appropriate](#) rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) [and urban greening should be increased if this can be achieved without conflict with the designed landscapes.](#)
- The predominance of hard surfaces across the Estates may result in a tendency towards overheating. Opportunities [should](#) be sought to raise the level of urban greening to support biodiversity and wellbeing and combat increased temperatures as a result of climate change. [This aspiration will be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings.](#)
- The City is an air quality management area for fine particulates and oxides of nitrogen, and monitoring shows poor air quality in Beech Street. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability such as residential areas and childcare facilities. [In March 2020, an experimental traffic scheme began at Beech Street to address the very high levels of air pollution in this part of the conservation area. Between March 2020 and September 2021, an experimental Zero Emissions scheme was implemented on Beech Street. This temporarily improved air quality and pointed the way forward to long-term enhancements of this part of the conservation area.](#)

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a Climate Action Strategy 2020-2027 which highlights the actions needed to enable the City to cope with changing climate.

### Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See [City of London Corporation](#)

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## 4. Boundary and Fringe

### Wards: Aldersgate and Cripplegate

#### Designation

The conservation area and its present boundary were designated in October 2018.

#### Immediate setting

The conservation area is situated ~~in the north of the City at the City's northern edge~~, partially neighbouring the London Borough of Islington. Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to mid-rise) and subject to frequent change and renewal.

#### Boundary

~~To the north-west, north and north-east the~~ boundary ~~to the north of Beech Street~~ is largely that of the City boundary with the London Borough of Islington. ~~Development within Islington is managed by the London Borough of Islington, but for where it moves west to the Barbican Wildlife Garden and to follow the Barbican Estate boundary thereafter. To the south, the boundary follows that of the Barbican Estate, with the addition of the Scheduled Ancient Monument to the west of Monkwell Square. Development within Islington affecting the setting of this part of the conservation area is therefore outside the City's planning control.~~ To the north the setting is typically low-rise and a mixture of modern and historic buildings, disposed upon a traditional street pattern. To the east there is a mixed townscape of mid-rise, post-war housing schemes, open spaces and more traditionally scaled buildings of various periods and uses. To the south, there is a hinterland of large post-war buildings and a scattering of heritage assets: the scheduled stretches of the Roman and medieval City wall and the Cripplegate under the roadway, the Salters' Hall, remains of St Alphage tower and the Minotaur Statue (all grade II listed). To the west, a modern tract of townscape along Aldersgate Street, ~~including the Barbican Underground Station (rebuilt from a WW2 ruin in 1988), and the grade II listed National Westminster Bank, with glimpses beyond of Smithfield, and Charterhouse Square and Goswell Road.~~

#### Between the Estates

The Estates were designed as separate, self-contained entities and read as such. Between them, within the City, is a fragment of historic street network with a small group of largely modern buildings. Most of these are of no special architectural or historic interest but there are two exceptions: the Jewin Chapel, opened in 1960 and a non-designated heritage asset, and the Cripplegate Institute of 1894 (with a modern extension), a grade II listed building.

## 5. Buildings, Open Spaces and Public Realm

The Barbican and Golden Lane eEstates are a striking zone of Brutalist and Modernist architecture in the heart of central London. The Golden Lane Estate was one of the first post-war housing projects to move on from the traditional style of public housing which gained popularity throughout the interwar period. It employed fresh, modern forms to striking effect, audaciously blobbed with colour to emphasise the move away from the blitzed past. Its sibling successor, the Barbican Estate, went further in its rejection of traditional architectural norms. This brutal – brutalist – mass of concrete reimagined the traditional townscape with a series of airy walkways intermingling with dramatic, sculptural buildings, rushing water and verdant planting.

In themselves, the two eEstates are highly significant. But the side-by-side juxtaposition of them allows for a wider story to be told: the development of building construction technology and standards, the evolving post-war notions of architecture and spatial planning and the increasing powers and maturity of their architects Chamberlain, Powell and Bon. Furthermore, the eEstates are monuments to the shift in the public consciousness and appetite for different lifestyles emerging in the twentieth century and accelerated by WW2the Second World War.

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of over fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments needed when ensuring they can while continuing to adapt and respond to the external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all.

In addition to the post-war eEstates, the conservation area contains a fragment of older townscape: Bridgwater Square, laid out in the eighteenth century and once part of the sixteenth century Bridgwater House (destroyed by fire in 1670) and garden. Acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now and now protected under the London Squares Preservation Act 1931 (amended 1961).

### a. Golden Lane Estate

#### Introduction

Golden Lane Estate was designed to accommodate a community of essential workers (e.g. policemen, married nurses, and caretakers etc) and meet all their needs within the site boundaries. The intention was to create a densely packed residential site with 200 persons to the acre with a high number of small residential flats and a variety of community amenities. On completion, the number of residential units totalled 559 flats and maisonettes, community centre, nursery, tenants' hall and playground, leisure centre including a swimming pool, badminton court (now a tennis court), gardens, open spaces, a line of shops and a public house.

The original design for Golden Lane Estate was dominated by a block eleven storeys high with twelve low blocks and a community centre arranged around a series of courts. The design was modified over the nine years it took to build from the competition entry submission in 1952 due to the original site being extended and, in 1955, with the increase in height of the tallest proposed block, Great Arthur House. The changes resulted in a much less symmetrical scheme and an evolution of design aesthetic. Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s and the ideas explored in the design of this building had a significant impact on the development of the Barbican Estate.

This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new kind of urban network.

Powell claimed that 'there is no attempt at the informal in these courts. We regard the whole scheme as urban. We have no desire to make the project look like a garden suburb.' (Architectural Association Journal, April 1957)

#### Overall character and appearance

The Estate comprises residential blocks disposed around the community spaces within the heart of the Estate. The site boundaries did little to reference the surrounding built form, architectural styles or character which made it a strong architectural statement, defiantly urban in character. While coherence and continuity are maintained throughout the estate, each building type has a distinctive architectural signature, avoiding the anonymity of many subsequent local authority housing developments. Of particular

note is the perceptible development of the architectural language used from the estate's inception in 1951 to its completion in 1962. [There is a striking contrast between those buildings designed and completed during the earlier phase – Great Arthur House and Stanley Cohen Houses, the initial four east-west maisonette blocks and the community centre – and the final block completed, Crescent House, is striking, with Cullum Welch House appearing to occupy a transitional position.](#)

The influence of the architectural language of Le Corbusier is evident throughout the estate, from the light, ribbon windows, pilotis, the omission of ornamentation in favour of expressed structural details, the fine, simple design of the leisure centre to the tougher pick-hammered concrete and segmented curved canopy of Crescent House. The roof and terrace profiles of the buildings of the estate, visible from many vantage points, have a strong sculptural and material identity.

[The ensemble of spaces and buildings and the experience of composed sequential views has been described as 'reminiscent of Gibberd's estate of 1944-1949 at Somerford Grove, Hackney \(altered\)' which has informed by George Cullen's planning principles of designing to Townscape principles.](#)

#### **Grid Architecture**

The character of Golden Lane Estate is defined by the combination of monumental scale housing blocks and the spaces in between with views dominated by the interaction of vertical and horizontal planes set at right angles on a grid plan form, expressing sharp geometry and modernist aesthetic.

[The estate is more open in feel than the Barbican Estate. Rather than the latter's more formal entrances, fortified within boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on pilotis, all of which create permeability at ground level.](#)

#### **Levels and Layers**

The Estate is made up physical layers which are revealed and emphasised by sculptural elements; the lower-level parking layer is revealed by large circular concrete air shafts which create dramatic light shafts at the lower level and present as sculptural forms in the landscape at grade. The [building entrances and private outdoor spaces](#) are often sunken which create a protected and intimate environment for residents and users of the buildings, contrasted with the more open spaces which seamlessly connect into the public realm such as on Aldersgate Street and Fann Street. The changes in level are characterised by wide staircases or sculptural ramps in the landscape. These complement the large sculptural building elements such as the roof of Great Arthur House and the lightwells within Crescent House and the parking level below all of which make up the composition and experience of the Estate.



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Looking towards Cullum Welch House (L) and Great Arthur House (R), with Basterfield House glimpsed in the distance. 



Parking and garaging below. Note the striking presence of sunlight through the circular lights. 

#### For Locals

Golden Lane is more open in feel than the Barbican. Rather than the latter's more formal entrances fortified with boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on Pilotis, all of which create permeability at ground level. However, although designed on a basic grid form, the experience of way finding through the estate is far from simple. This quality gives it its insular nature and clearly divides the public as visitors, who are likely to struggle navigating by sight, and residents / frequent users of the buildings as locals who are familiar with the layout.

#### Architecture and spatial planning

*From the Listed Building Management Guidelines*

The Golden Lane Estate demonstrates to a remarkable degree clear planning and definition of spaces – private, public, community, retail, pedestrian and vehicular – which are nevertheless interrelated and interconnected.

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate.

The entire estate interior was originally designed for pedestrian use only, with no vehicular traffic at ground level, leaving large areas of the site as open space. This was one of the earliest examples of this strategy.

As much attention was paid to the form and function of the hard and soft landscaping of the courts as the buildings surrounding them. In some cases they were conceived as an extension of living space – illustrated in particular by the south elevations of the maisonette blocks, Basterfield, Bayer, Bowater and Cuthbert Harrowing Houses, which have steps from the ground floor maisonettes to the lower-level landscaped courts. The external spaces are as important to the character and special interest of the estate as the buildings themselves. The estate is distinctive in its diversity of building types. It combines a variety of

architectural forms – each with its own specific qualities and characteristics – which develop from and complement each other. This is explained in part by the fact that, while coming together to form the practice of CPB, each of the three architects was individually responsible for different components of the estate: Geoffrey Powell for the overall layout of the estate, the external landscape, Stanley Cohen House and the community centre; Peter Chamberlin for Great Arthur House; and Christof Bon for the maisonette blocks—~~names~~.

All the buildings of the estate are characterised by a strongly defined geometry. Volumes and elevations are formed by a variety of components, including clear and coloured glazing; aluminium and timber window frames; brick cross walls and piers; concrete floor slabs; and concrete balconies and balustrading. The materials and components of the roofs, façades, balconies and landscape surfaces combine to create an architectural language which is both specific to each type of building and also homogeneous across the Estate.

Among the most striking elements are the glazing and glass cladding, and the extensive use of fair-faced, pick-hammered or bush-hammered concrete. Many finishes are finely detailed, such as slender aluminium window frames, while others are more robust, such as black tubular handrails around the courts. The original distinctive and innovative cast aluminium signage – house names, numbering and wall-mounted bas-relief plaques – provided a consistent scheme throughout the estate.

## Individual elements

### Buildings

#### Great Arthur House

In some ways the architectural anchor of the estate, Great Arthur House is the most outstanding and dominant of the residential blocks, using bright yellow cladding panels, rising above all other buildings within the complex and ~~crowned~~ with an impressively sculptural roof. Unlike the other residential blocks, ~~apart from Cuthbert Harrowing House and Bowater House~~, which interlock together, Great Arthur House stands in ~~a rather~~ splendid isolation. ~~There are~~ large forecourt spaces to the ~~e~~East and ~~w~~West of the building ~~are spacious~~, allowing an appreciation of the building's entire silhouette and height. Despite its scale, the building makes use of ~~a lofty roof canopy~~ aluminium and glass prefabricated, panelled elevations, which appears to float above ~~the~~ under-croft, giving it a sense of lightness. This is contrasted with the use of solid painted concrete elements; the projecting balconies on the East and West elevations and the bright yellow ~~full-height external vertical~~ columns which run the length of the building can be glimpsed from the ~~n~~North and ~~s~~South elevations. Further contrasts are drawn between the curvilinear roof and the soft lines this creates on the skyline with the graphic grid of the elevations below it. The curves in the roof recur at ground level in the air vent and rotunda landscape features.

Great Arthur House was a fundamental element in the estate's design, as emphasised by its rooftop canopy and other features. It was the first tower to exceed the 100ft height restriction and was for a time the tallest residential building in London, ~~later exceeded by the Barbican towers~~.

~~The~~ ~~its~~-recent refurbishment of ~~its~~ cladding panels and windows ~~on the east and west elevations of the building has both throughout the building has~~ revitalised ~~its~~the architectural impact ~~of this building~~ and sustainably extended its lifespan.

#### Crescent House

Completed last in the second phase of the masterplan, Crescent House is distinct from the other low rise ~~terrace housing~~ blocks in its architectural language and form. Unlike the other residential blocks, Crescent House deviates from the grid plan ~~as its canopy~~ and follows the sweep of the curve of Goswell Road ~~on its west elevation and, like Great Arthur House, comprises two rows with the row along the east elevation following the grid pattern inside the estate. Although the building and~~ does not make use of primary coloured panels to accent the elevation, ~~the square bay windows with white panels, which contrast with the curve, and the coloured box section downpipes achieve a similar result~~. The ~~barrel-vaulted~~ roofscape is perforated by ~~lightwells along the length of the building. Internal corridors run the length of the building at first, second and third floor levels, with the latter under the light wells. At each level, the corridors widen out to form lift lobbies and links to Cullum Welch House in the south and Hatfield House in the north, which apartments pivot around; The external~~ dark wood window frames deviate from ~~the primary colours and~~ the aluminium framed windows which characterise the rest of the estate. These ~~different~~ elements illustrate transition to a new architectural style and influenced the approach for the Barbican ~~Estate~~ which ~~followed on from Milton Court~~ preceded. The ground floor is particularly different because it is designed to be ~~both outward- and inward-looking, with an active, setback~~ frontage ~~to Goswell Road under a colonnade~~

formed by the flats above, supported by black piloti and, because of the shops and public house, a more direct engagement with the street than the other blocks.

#### **Terrace Residential blocks**

The residential blocks comprising Basterfield, Bayer, Bowater, Cullum Welch, Cuthbert Harrowing, Stanley Cohen and Hatfield Houses are arranged in an interlocking grid to form the north and east boundaries of the estate and the inner series of courtyard spaces. The separate Bowater and Cuthbert Harrowing Houses are along the south boundary. These blocks follow a common formula of long oblongs with clearly defined front and a rear elevations exhibiting resident balconies and windows contrasting with the short flank elevations being much plainer and expressed circulation routes such as communal stairwells. Each building has its own graphic articulation but all are common in their expression of large windows, primary coloured panels (apart from Stanley Cohen House), horizontal slabs and vertical sheer and partition walls which interweave in different configurations, often with circulation expressed on the elevations which is also exposed to the elements.

#### **Facilities**

Crucial to creating a self-contained community at Golden Lane was the provision of amenities: the community centre, Sir Ralph Perrin Centre, the leisure centre, the Shakespeare public house and the parade of shops. The leisure centre is a particularly important component of the estate, both in its design and planning and in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. The community centre was interpreted as the nucleus of the scheme, the focus on the social life of the estate and placed centrally in the main pedestrian piazza. This has recently been sensitively refurbished by Studio Partington and is once again at the heart of the Golden Lane Estate. [LE](#)

*From the listed building management guidelines*

The shops underneath Crescent house were designed to be double fronted, engaging with the public realm on Goswell Road and the upper terrace of the court facing into the estate.

The design of these buildings is distinct from the residential blocks: their purpose as a communal amenity is articulated by their accessible and low rise scale and nature, the heavy use of glass particularly in the leisure centre and shops creates an openness and transparency with views through the buildings.

The simplicity and lightness of the form of the recreation buildings are reinforced by a limited palette of black and white and absence of primary colours used elsewhere in the estate.





Looking along Cullum Welch House at Great Arthur House

### Open spaces

The architects (namely Powell, a keen gardener) conceived [the](#) landscape and buildings as one. The guiding philosophy was to subvert the traditional street by substituting roads with a streetscape of hard and soft geometric forms. The [opportunity requirement](#) to include basement [flats under Hatfield House and](#) storage under the [residential tower](#) blocks led the architects to make use of the deep basements left by bombed out buildings to produce an urban landscape on varying levels which undulates through the Estate.

The external landscape was carefully designed by the architects around a series of courts, each with its own distinctive character. Some are more formally set out within defined boundaries of the residential blocks, using landscape elements such as planting, hard surfacing [and](#), water to create patterns intended to be viewed from above as a fifth elevation from the residential apartments above, while others bleed freely into the public realm. In all the spaces, there is a coherence and reference to the limited palette of materials and colours, monumental spaces contrasted with smaller human scale elements and graphic aesthetic of the building elevations.

Since completion ~~there has been~~ small changes [have been](#) made to the estate, but original designs have broadly survived. The garden areas and features, such as the bastion, children's play area, [Great Arthur House's](#) roof-top garden, are still extant and are important contributors to the character of the [eEstate](#). They

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are an integral part of the composition and interplay of ornamental garden and hard landscape and are used much in the same way.

The layout of the blocks in the estate shapes the viewer's experience of a sequence of views which narrow and widen as they move through the series of courts. The spaces become noticeably more intimate at the centre of the estate where they are enclosed by the residential blocks, sunken and surrounded by the apartment balconies above.

[Recently, residents of the estate have created allotments in the area between the Sir Ralph Perrin Centre and the former Richard Cloudesly School site, with the assistance of a supermarket community funding scheme. 'Golden Baggers' have won several Royal Horticultural Society London in Bloom awards, as well as being accessible to the public in Open Garden Squares Weekend and London Open Gardens.](#)



[Looking east between Basterfield House \(L\) and Bayer House \(R\)](#){placeholder-image}

#### Ecology and Trees

There are several notable trees on the Golden Lane Estate:

- A fine semi-mature *Cedrus deodara* on the lawn in front of Basterfield [House](#) (planted in the early 1990's);
- A *Fagus sylvatica* 'Dawyck' at the level change between the Rotunda and the Great Arthur [House](#) east forecourt (1990's [else](#));
- *Catalpa bignonioides* (a replacement for an earlier one) north of Cuthbert Harrowing [House](#);
- The formal double row of trees along the Fann Street boundary of the [Great Arthur House](#). A west forecourt was predominantly *Robinia pseudoacacia* but is now a mixed group of tree species, including some of the 'originals';
- [The large acer on the corner of Fann St and Golden Lane is on the Estate land although it reads as a street tree;](#)
- There are a number of mature cherry trees (very associated with '60s planting tastes) in the sunken garden south of Bowater [House](#) and some more in the planting south of Hatfield [House](#).

The pond and the reclaimed giant roughhewn stepping stones have a somewhat Japanese-inspired feel. The small beds incorporated in the paving and grass pattern near the pond were once intended to have single colour bedding plants in them to accentuate the ground plane treatment, to be viewed from above.



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[Two views, historic and modern, looking west at the Community Centre with Great Arthur House in the background](#)

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### Public Realm

Much of the estate looks inwardly away from the surrounding public realm with only gaps in the building frontage allowing passage and glimpses through the estate. The transition between the public realm and the estate boundary is not formalised, despite it being ostensibly private except from the north, with but the permeable boundaries along the west and south and to a much lesser extent the east, the infilled portal and gates onto Golden Lane, such as the pilotis under Crescent House and the portal, now infilled, on to Golden Lane provided informal gateways. The exception is the line The parade of shops beneath Crescent House, which terminates with the Shakespeare pub on the corner of Fann Street. This directly engages the street with active frontages and creates a busy space for workers/businesses, residents and the public alike to inhabit.

### Materials and colour palette



Looking north-west from outside the Community Centre at (L-R): Great Arthur House (yellow), the Leisure Centre (white), Hatfield House (blue) and Basterfield House (red){placeholder-image}

The texture and colour of the facing materials were key aspects of the design of the estate Golden Lane. Pick-hammered concrete and expressed loadbearing brick crosswalls gave depth to the elevations while the use of opaque glass cladding created interest through colour. As the architects' ideas developed, the design of the blocks became more robust and textured with bush-hammered concrete that was later used on the Barbican Estate.

Strong colours are used to powerful effect throughout the estate. The original colours – primary colours and black, white and grey – reflect the architectural ethos of the time (and provide continuity with other contemporary Chamberlin, Powell and Bon projects). The concept behind the scheme was to use strong colours for curtain walling, combined mainly with black and white, with occasional use of strong colours for painted surfaces, such as tomato red.

The materials and components used are an important element of the estates character and special interest. The architects deployed considerable variety in materials and components to create richness and contrast, also as they evolved their architectural style. Generally, the materials and detailing chosen by the

architects – including ambitions and innovative elements such as vertically sliding windows to the [terraced maisonette](#) blocks – have been remarkably successful, proving to be robust, durable and effective for over half a century.

Among the most striking elements are the glazing and glass cladding, within an aluminium framework, of [Great Arthur House](#), repeated in and the maisonette blocks]. The use of bright primary coloured glass cladding – in yellow, blue and red – provides a distinctive signature to those buildings completed during the first phase.

The extensive use of concrete – fair-faced, pick-hammered or bush-hammered – also distinguished many buildings on the estate. Much of the concrete was intended to be left exposed but, because of uneven weathering, was subsequently painted. In some cases, however, such as [the club rooms](#), Cullum Welch and Crescent Houses, it has remained unpainted. Pink brick and blue or purple engineering bricks were used extensively for load-bearing and other walls. Full-height glazing and slender concrete columns or *pilotis* as structural support for the swimming pool and [gymnasium-leisure centre](#) result in a very different aesthetic. Similarly, panels of black and white tiles on the east and west elevations of the community centre provide a distinctive quality to that building.

Many of the finishes are finely detailed, such as the slender aluminium window frames of the earlier residential blocks, and the mosaic tiles employed on Crescent House. In other cases, more robust materials are employed, such as the black tubular handrails used around the courts.

In their choice of materials, the architects contrasted those elements required to be strong, such as structural concrete, load-bearing walls, or guard rails, with more delicate elements such as windows and spandrel panels. 'We feel strongly that other values besides refinement should be pursued, particularly clarity of form and – sometimes – robustness... This contrast between the rough and the smooth, the bright and the dull – even between the clean and the dirty – creates a tension which is the essence of architecture – when the choice of materials and the balance between them is right of course!'

#### **Management Strategy**

The City Corporation's management strategy for the Golden Lane Estate has already been partially formulated and published in the Golden Lane Estate Listed Building Management Guidelines 2013. This considers the Estate as a whole, individual blocks, spaces and landscape as well as abstracted themes, such as Colour and Transparency, which are common to the estate elements.

A listed building guide specifically for residents was published in 2008 with the intention of enabling a better understanding of the implications of doing work to their listed homes and providing a practical guide through the permission process.

#### **Potential Enhancements**

The post-war, modernist character of the Estate has survived well. Small-scale enhancements to urban greening, lighting and wayfinding could all help to enhance the Estate yet further, alongside ongoing projects of repair and maintenance of the fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

## b. Barbican Estate

### Introduction

Built between 1962 and 1982 for the City of London Corporation to designs by the architects Chamberlin, Powell and Bon, the Barbican Estate is a sprawling, mixed-use development arranged upon a raised pedestrian podium above ground-level car parking. Prevaillingly residential, with over 2,000 flats, maisonettes and terraced houses of varying configurations, the estate incorporates schools and arts buildings: the Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls, as well as shops, offices, the two exhibition halls, two cinemas, a restaurant and business centre. Additionally, the medieval church of St Giles is located within the southern part of the estate.

Nearly fifty years on, the Barbican Estate still feels quite futuristic. It is a successful twentieth-century architectural experiment, for various reasons: the integrity and skill of the architectural vision – in plan and detail – and its faithful execution, the single ownership of the site, the continuous investment in maintenance and repair, the prominent central London location and residential community. Because of its success, the Barbican has avoided the feeling of datedness and obsolescence that has dogged brutalism in other cities (e.g. Rodney Gordon's Tricorn Centre in Portsmouth, now demolished).

However, the Barbican is both a piece of city and a stand-alone set-piece. It is entirely different in disposition to the more traditional surrounding streets. And the estate cannot really be critiqued like an area composed of ordinary streets with individual buildings that contribute or not to its character and appearance. ~~Because, externally, it has undergone very little alteration (apart from modest works to the civic buildings), the Barbican has the inner integrity of~~ in conception and execution, the estate is more of a single composition and consequently should be considered as such.

With Golden Lane Estate, this quality sets it apart from other conservation areas in the City, which are aggregates of many individual buildings (arguably, with its blocks conjoined by the podium, the Barbican is a single building) and spaces of varying qualities, rather than a single composition. Unlike other conservation areas, the development pressure is very different. There is little prospect of substantial external change in the Barbican. Rather, development pressure is likely to come in the form of adapting and modernising the whole as technologies and patterns of behaviour change.

The individuality of the Barbican goes beyond its city context, for it is not quite like anything else even in London. It is like an amalgam of the Brunswick Centre and Alexandra Road Estate, London Borough of Camden, and the Trellick Tower in the Royal Borough of Kensington and Chelsea. As a piece of masterplanning and architectural design, the innate quality of the Barbican has been recognised by its 2001 listing; also, by its survival comparatively unaltered (although this has to do as much with the entire Estate being under the control of a single body, the City of London Corporation).



Looking west over the Barbican Estate.

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### Overall character

The Barbican Estate is characterised by its singularity of composition, enormity of scale and sublimity of effect. It is less an aggregate of individual buildings and more a single, consistent piece of architecture that expresses its basic formula (bush-hammered concrete, orthogonal forms, lateral or vertical emphases) in a series of building typologies that are arranged to produce effects of void, depth and awe.

It's also a very well executed concept, with no lessening of the effect anywhere within the eEstate. This is partly a testament to the generosity and skill of its creators and partly to the way it has been maintained since it was built. The quality of execution ensures that, for the pedestrian, the estateBarbican is an immersive experience, with no let-up of the sense of navigating through a new piece of city.

This summed up well by the routes into the estateBarbican, most of which lift the pedestrian off ground level. It can be a challenging place to approach and orienteering within can be difficult for those unfamiliar with the eEstate. This is because *the Barbican* does not possess the traditional townscape of streets and junctions framed by buildings. Indeed, part of the point of the estateBarbican was to upend this traditional configuration. Here, there are no carriageways, and footways pass under, over, through buildings, instead of past them.

### Architecture and spatial planning

*From the Listed Building Management Guidelines*

In successfully combing such a wide variety of uses across a large estate of dense, high quality housing, the Barbican Estate is a unique example of coherent inner city planning of the post war era. It also combined the key planning themes of highwalks and megastructure, both favoured planning strategies of their time.

The planning of the eEstate as a complete composition, the placing of the towers with their distinctive silhouettes, the form of, and relationship between, the lower scale housing blocks and the spaces and other uses all contribute to the eEstate's special architectural interest. While the residential towers of Lauderdale,



Shakespeare and Cromwell with their saw-toothed balconies proclaim the Estate far beyond its immediate boundary, it is the smaller scale building set around landscaped courts that create and an ambiance of the eEstate itself.

The geometric order of the buildings and spaces is a strong feature of the estate when read in the context of the City plan and the discipline of its planning in contrast to its surroundings is equally legible in three dimensions. The formal composition of buildings around a series of spatial 'reservoirs' balances a sense of segregation from the city with its actual proximity, enhanced by the highwalk connections.

Despite the high density of the scheme the civic scale and grandeur of the main spaces with their interpenetrating views prevent the development from feeling oppressive. Routes traversing the eEstate are provided between, through and under building and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the eEstate.

The architectural vocabulary of the residential buildings, incorporating such features as planting balconies and white barrel-vaulted roofs, distinguishes these buildings from the others on the eEstate. However, the overall plan form of the Barbican, and the integrated relationship between buildings, spaces, lakes, podium walkways all contribute to the special value of the composition as a totality. The structural expression of the individual buildings on the Estate, the scale and rhythm of columns, edge beams and the consistent use of a limited palette of selected materials – bush hammered concrete, brinded brickwork, metal and timber framed glazed panels and screens are all particularly characteristic.

The architects explored Brutalism in the Barbican design which they had experimented with in some of the later phases at Golden Lane. The Brutalism movement was associated with the honest use of materials, mainly exposed concrete, and expression of form, function and spaces. Bush hammering, where the surface of the concrete is altered using a power hammer with a special head to expose the aggregate, is used across the eEstate. It gives buildings distinctive form and texture and is an important characteristic of the eEstate.

## Individual elements

### Slab blocks

The most numerous building type in the estateBarbican. They are in most cases roomy and mid-rise in height. Set on various alignments, these form different incidents – from formal green spaces like Thomas More and Speed Gardens to more informal, harder-landscaped spaces. There is a horizontal emphasis. On the elevations, strong horizontal lines of concrete are slatted with windowbox colour and hardwood aperture frames. Eyelike semi-circular dormers are paired and evenly distributed across the roof, belonging only to the slab blocks and helpful signifiers of their residential function. All of this raised above podium level on thick, gnarly columns to allow people to move freely below.

In the South Barbican, the slab blocks are: Andrewes House, Defoe House, Thomas More House, Speed House (all the largest, all on a lateral alignment), Gilbert House, Seddon House, Mountjoy House and Willoughby House (all on a vertical alignment). These form a strong two separate interlocking groups that on plan resemble two symmetrical squares. Navigating the central areas of the estateBarbican, the feeling is always of being surrounded by them; their insistent laterality provides the foreground and background to a user's experience.

In the North Barbican, the slab blocks are: John Trundle Court, Bunyan Court, Bryer Court, Ben Jonson House and Breton House. These form a more irregular group than those in the South Barbican; the first three forming an informal garden court and the second two reading more as two blocks linked at right-angles. Because of this, these slab blocks are a less immersive experience than those in the South Barbican; instead they read more as individual buildings to be appreciated from certain vantages.

A unique example of the type is Frobisher Crescent, in which the formula is applied on a semi-circular crescent instead of orthogonal form. Its design is drawn from the pre-WW2 layout of Jewin Crescent, a lost street on the sites of the City of London School for Girls and Thomas More Garden. Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition.

### Towers

Perhaps the most distinctive parts of the estateBarbican, the towers advertise its presence on the skyline and provide for the most dramatic architectural set pieces within. All that concrete fixed so high up in the air could be crushingly oppressive, but fortunately the towers' skyline presence is redeemed by skilful and emphatic architectural treatment: strong verticals crashing to earth and rows of sharp balconies forming serrated edges. In many views, the vertical towers collide satisfyingly with the horizontal slab blocks.

Their irregularly triangular plan forms mean that their profiles are pleasingly varied and dynamic. They are the most overwhelming parts of an overwhelming whole.

These three towers are evenly spaced along a lateral axis on the divide between the North and South areas. From west to east, they are Lauderdale Tower, Shakespeare Tower and Cromwell Tower. To the north of Beech Street is another, the Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was originally conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others.

### Houses

Echoing the traditional building forms lost to the war, the houses are of varying sizes and configurations but take as their general principle that of the traditional terraced house. Their materiality and detailing differs from the larger slab blocks: for their external walls they tend to employ brick or tiled finishes, rather than the bush-hammered concrete; they are differently fenestrated. Nestled against larger slab blocks are Lambert Jones Mews and Brandon Mews, while The Postern and Wallside are terraces to the southern end of the estate. Barbican frame views of the ruins of the Roman and medieval City Wall.

### Public Realm, Open Spaces and Trees

Sprawling across most of the whole Estate is the podium – a mauve plane running around and between the blocks, stepping up from South to North as it traverses Beech Street. The podium is accessible by the public and the majority of it is designated as City Walkway. The tones of the original clay tiles subtly vary from purplish mauve to an orange hue; as the podium, despite being raised, was designated as 'ground' level, and therefore was floored with fired earth. This unified treatment ties virtually the whole of the estate together at pedestrian level. Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divides the north from the south, as well as the Breton Highwalk and relics such as tombstones and lampstands echoing the previous urban forms on the site.

Within the Estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed Gardens and the Barbican Wildlife Garden. Although not part of the public realm, they provide important visual relief in their proliferation of greening and trees and consequent contribution to the estate's biodiversity. From the outset, large, predominantly deciduous trees were specified for the Barbican Estate as a foil to the buildings (including Acacia, Fraxinus, Ailanthus, Horse Chestnut, Catalpa, Tilia Euclyora, Maple and London Plane) and small trees which provide useful enclosure of the space and for the detail value of flowers and leaf at lower level. The positioning of some of the larger trees in the lawn areas is related to large constructed root troughs incorporated in the roofs of the underground car parks.

The two lakes (originally a single lake) not only add colour and interest to the estate, but also contribute to its biodiversity and amenity value. The igloos on the north of Andrewes House, the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of formal and informal water features, a vital component of the estate.

The qualities of the podium underscore the Estate's distinction from the surrounding streets outside the conservation area. Indeed, the consistent, purplish groundscape is atypical in conservation areas, which generally feature traditional highway paving treatments and forms. With the architecture, the podium emphasises the estate's modernity and conceit as the next chapter in the story of a city. Below the podium, at true ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments. The major public realm focal point at this level is Beech Street, a long, linear public highway road which carries vehicles under the Barbican Estate. It takes the form of a narrow dual-broad carriageway flanked by narrow footways on both sides and is heavily vehicular in character; lidded by the podium and Beech Gardens above, Beech Street experiences high levels of air pollution and offers a poor pedestrian experience. Colourful panels on the walls attempted to relieve the space but with limited success. The now-removed Brutalist Tapestry, a kinetic and interactive installation by Jason Bruges Studio in 2018 was similarly unsuccessful in ameliorating the pedestrian experience. In 2017 two artworks, allegedly by the graffiti artist Banksy and the American artist Danny Minnick, appeared on the walls of the two exhibition halls on the opposite side of Golden Lane, at its junction with Beech Street, at the junction with Golden Lane.



[Looking north across the lake to the Guildhall School of Music and Drama, with Gilbert House to the left and Speed House beyond.](#)

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Open space in the [estate Barbican](#) is not just confined to the podium, though. As mentioned, the blocks disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings. These are vital elements in the overall composition of the [eEstate and its contribution to biodiversity](#). As well as accentuating the dramatic architectural treatments and allowing combinations of intriguing views, the 'voids' provide vital breathing-space from the [Bbrutalism](#) of the architecture and the materials. Without the plentiful greening and water-features, the [eEstate](#) would be too gaunt and forbidding, while the architectural fragments from earlier ages – newly framed – are a remind of the phases of history [preceding it, here before the Barbican](#).



### Civic Buildings

At the upper end of the South Barbican are disposed civic buildings of an outwardly familiar but quite different architectural vernacular. Completed in 1969, the first element to be finished, the [City of London Girls' School for Girls](#) was, initially, a low, L-shaped block—a low rectangular block with strong vertical brick piers and horizontal concrete bands forming a fenestrated grid. [One arm was the main school block while the other served as the prep block, adjoining Thomas More Gardens. The prep block was supported by cloisters and its roof form the podium access to the main school block. Combining as it does both horizontal and vertical emphases and materials otherwise used on separate typologies across the Estate, it stands apart from the architecture. There has been some infilling and westerly extension, but of a low and extremely muted kind. Subsequent additions include \(1988-1991\) the construction of the CDT block, partly in and infilling the cloistered area under the prep block, and partly alongside the lake; \(1991-1994\) in addition to internal alterations, the damming of the lake under the main school block and roof extensions to provide additional internal space; \(2001-2004\) the construction of the sixth-form centre at right-angles to the prep and CDT blocks and \(2012-2013\) the infilling of the lightwell on St Giles Terrace to provide more internal space and terrace planting.](#)

Located to the north-east of Gilbert Bridge, the Guildhall School of Music and Drama comprises a series of mauve brick projections, like the podium plucked up and scrunched into oriel-like shapes, above paired columns forming a loggia facing the private half of the [northern](#) lake. From this part of the complex emanates the sounds of various instruments, an intangible but nevertheless significant part of the overall ambience.

### Arts Centre

In some respects, a focal point of the [eEstate](#), the [Arts Barbican](#) Centre has a dramatic lakeside setting and is prominent in many views from the South Barbican. [It contains a theatre designed for the Royal Shakespeare Company, a studio theatre 'The Pit', a concert hall designed in part with the London Symphony Orchestra, a public library, an art gallery, three cinemas, a conservatory and associated offices, restaurants, shops and foyers.](#) To the lake it presents a series of concrete 'chimneys' or tall rectangular forms, with an upswept concrete canopy slicing across mid-way up. The Centre can of course [be](#) entered from outside the [eEstate](#), via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with [the](#)an upswept canopy. Above this can be seen

the brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory housing [temperate and tropical plants](#), [fish and amphibians](#).

The presence of the civic buildings and [the Arts Centre](#) not only add subtle variations to the overall architectural character of the [estate](#); they enhance the overall ambience and sense of place framed by the architecture by introducing uses with differing intangible signatures; they add music, schoolchildren, [visitors, artists](#) and culture to a residential area.

## Character sub-areas

### South Barbican

Comprising the southern two-thirds of the estate up to Beech Street/Beech Gardens/[Ben Jonson Place](#), the South Barbican area includes most of the buildings, green spaces and water features. There are a series of courts formed by the slab blocks. To the south, lower buildings where the ruins are, the estate rising in scale to the height of the towers at Beech Street. The whole estate is set out on a diagonal axis which corresponds to the surviving corner of the Roman fort wall and bastion which are preserved in a green setting to the south. Here, the rubble masonry of the ruins is seen against grass, trees and undergrowth like a fragment of the countryside.

At the southernmost end of estate are the 'foothills' of the Barbican, where the scale is lowest and closest to that of more traditional forms of building, which are illustrated by the remnants of the Roman and medieval City wall and the church of St Giles Cripplegate. The former is especially important in the Barbican's development. This 'shoulder' of the wall – actually belonging to the Fort wall – forms a right-angle on a skewed alignment, a form felt in all the corners of the Estate. It is immediately echoed in the alignment of the footprints of Mountjoy House and the City of London School for Girls; its form is seen beyond in the alignment of Defoe House and Seddon House and slab blocks at the east end of the lake. Hence the inclusion in the conservation area of this foundational element, [despite this section actually lying outside the estate boundary](#).

This southern 'ruin park' is framed by Barbican buildings of a relatively low scale: Mountjoy House, [The Postern and Wallside](#) and [The Postern](#). Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts [above either side of](#) the church of St Giles Cripplegate, dramatically retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site. The gothic architecture of this medieval, much-restored church contrasts so starkly with the Brutalism of the Estate that the peculiar qualities of each style are emphasised.

The [City of London School for Girls' School](#) adjacent is of a scale comparable to the church. Both buildings sit on an island with water on three sides.

Elsewhere [on the estate](#), the scale of slab blocks such as Andrewes House and Thomas More House increases, presenting huge walls of bush-hammered concrete with horizontal emphases as backdrops against which to see ever-changing combinations of the buildings. Through this area of larger building stretches a rectangular lake, surrounded by cliff-faces of concrete. The effect is like a manmade canyon or gorge, best appreciated from the Gilbert Bridge which crosses the water to the [Arts Centre Barbican centre](#). From here, views are also possible into the large 'courts' on either side; their horizontal rows of windowboxes greenly break the bands of concrete, giving the slab blocks a stacked, terraced quality.

From the Lakeside Terrace can be seen the three towers to the north. They loom the Barbican's architectural style over a clutch of lower-rise curiosities: the Barbican Centre, Conservatory and Frobisher Crescent. All three offer something architecturally different: the Centre and Conservatory as variances from the residential block language indicating the presence of different cultural and horticultural uses within; Frobisher Crescent as a [warped](#), curvaceous version of the linear slab block.

### North Barbican

The North Barbican is much smaller in footprint than the south and perhaps a little more urban in feel. The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and adjoining Ben Jonson [Place with the parallel Ben Jonson House](#). Instead of the expanses of lawn and water to be found in the south, [the original landscaping by Chamberlin, Powell and Bon \(refurbished by the Building Design Partnership in 1983\)](#), [Beech Gardens](#) takes the form of a series of tiled planters integrated into the podium, [with small lawns, flowerbeds, trees and shrubs](#) ~~the original planting scheme comprised lawns, flower beds, trees and shrubs~~. [Phase 1 of the podium waterproofing works involved the replacement of the 1983 planters with new ones to the similar design in John Trundle Court and part of Beech Gardens. Resultingly, there was new planting by Nigel Dunnett with an array of grasses.](#)

perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes around and within the 'court' formed by John Trundle Court, Bunyan Court and Bryer Court. In 2013, the gardens were re-planted by Nigel Dunnett with an array of grasses, perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes over the gardens. The formal planters here contrast effectively with the Barbican Wildlife Garden, an unruly square of community planting and wildlife habitats, outstandingly biodiverse.

At the time of writing, phase 2 of the podium works is forthcoming and will include the restoration of the original planting scheme whilst creating more planting to the south of Ben Jonson House.

Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors' compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. No groundworks were undertaken, so the bombed-out basements from WW2 were left under the Garden's mixed topsoil. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, the Barbican Wildlife Group of local residents began tending the Garden, with a City Gardener, around 2003: an arrangement that continues to this day.

The Garden makes a substantial contribution to the biodiversity of the Estate, along with its ambience and amenity value is well documented in volume IV of the Estate's Listed Building Management Guidelines. In 1.5.57 "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped." In addition, in 3.1.15 (bullet points) "[the Garden] should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the Open Spaces Team. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the [Garden] is not affected".

Barbican Wildlife Garden has also won several RHS London in Bloom awards, as well being open to the public in firstly Open Garden Squares Weekend and secondly London Open Gardens. The Garden, with Thomas More Garden, Speed Garden, the lakes and part of Beech Gardens along with St Alphage Garden and Barber Surgeons' Garden comprises the Barbican Estate, St Alphage Garden and Barber Surgeons' Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan having an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens, as well as the area outside the estate between Bastions 13 and 14, where Friends of City Gardens have recently planted the Barber-Surgeons' Meadow.

#### **Management Strategy**

The City Corporation's management strategy for the Barbican Estate has already been partially formulated and published in the following volumes of the Barbican Estate Listed Building Management Guidelines:

- I – Introduction
- II – Residential
- IV – Landscaping

Future volumes will provide management strategies for the following areas:

- III A – Arts Centre [currently in development]
- III B – Guildhall School of Music [and Drama](#)
- III C – City of London School for Girls

Originally published in 2005 and updated in 2012, volume II governs works to the residential buildings on the Estate. Adopted in 2015, volume IV addresses the Estate's important landscaping and public realm, while volume III A is in preparation and will provide guidance on the management of the Barbican Arts Centre.

#### **Potential Enhancements**

The Estate has survived well and is an unforgettable architectural and spatial experience. Small-scale enhancements to urban greening, lighting and wayfinding would all help to enhance this experience, alongside ongoing projects of repair and maintenance to the brutalist fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

## 6. Streets, Routes and Transportation

Uniquely amongst [the City's](#) conservation areas, the Barbican and Golden Lane Estates contain no streets in the traditional sense. The Estates were designed to be free from the traditional street network, incorporating instead their own distinctive public realm and routes between and under buildings. [However, some of the streets forming the site of Golden Lane Estate are recalled in the names of some of the blocks – Great Arthur, Basterfield, Bayer and Hatfield, as well as White Lyon Court in the Barbican Estate. Beech Street was formerly known simply as 'Barbican'.](#)

Bridgewater Square and a [portion/fragment](#) of Fann Street are included within the boundary, ~~while~~ Beech Street runs below the Barbican podium [and is part of the conservation area although the more significant character and appearance of Beech Gardens above is insulated from it by the podium. Beech Street](#) and therefore does not affect the character and appearance of some parts of the conservation area in the usual sense.

### [Walking and cycling](#)

[Again, uniquely in a City context, cycling is prohibited across the Barbican and Golden Lane Estates and therefore throughout most of the conservation area.](#)

[Notwithstanding the sensitive architectural and landscaped character of the estates, it would therefore not be possible to install cycle lanes or cycle hire docking stations within them. As a result, cycling in the conservation area would largely be limited to the aforementioned streets which surround and partially traverse it.](#)

[Both estates offer a characterful and intricate pedestrian experience and Legible London wayfinding signage has recently been installed for those navigating them.](#)

### [Beech Street Zero Emissions Scheme](#)

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution. [The City Corporation has aspirations to significantly improve the air quality and amenity value of Beech Street as part of its ongoing Culture Mile initiative.](#)

[As part of this, between](#) March 2020 [and September 2021](#), the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem. [Under the scheme, Beech Street temporarily became](#) ~~has become~~ a zero-emission street. ~~This means only~~ [with only](#) pedestrians, cyclists and zero-emission vehicles [permitted to](#) ~~may~~ traverse its length (access for off-street premises excepted).

[During the experiment, air quality levels significantly improved. If the zero-emission restrictions were implemented permanently,](#)

[The experimental scheme will run for up to eighteen months. If made permanent,](#) there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area.

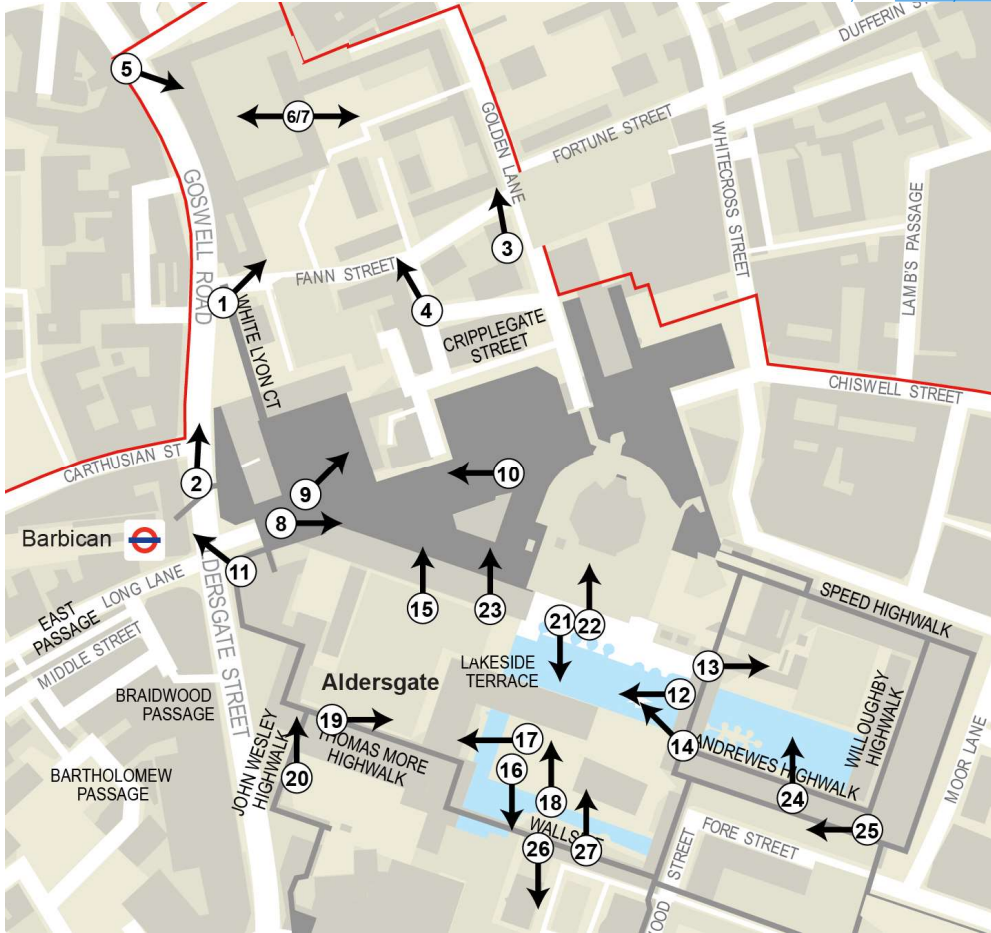
## 7. Views

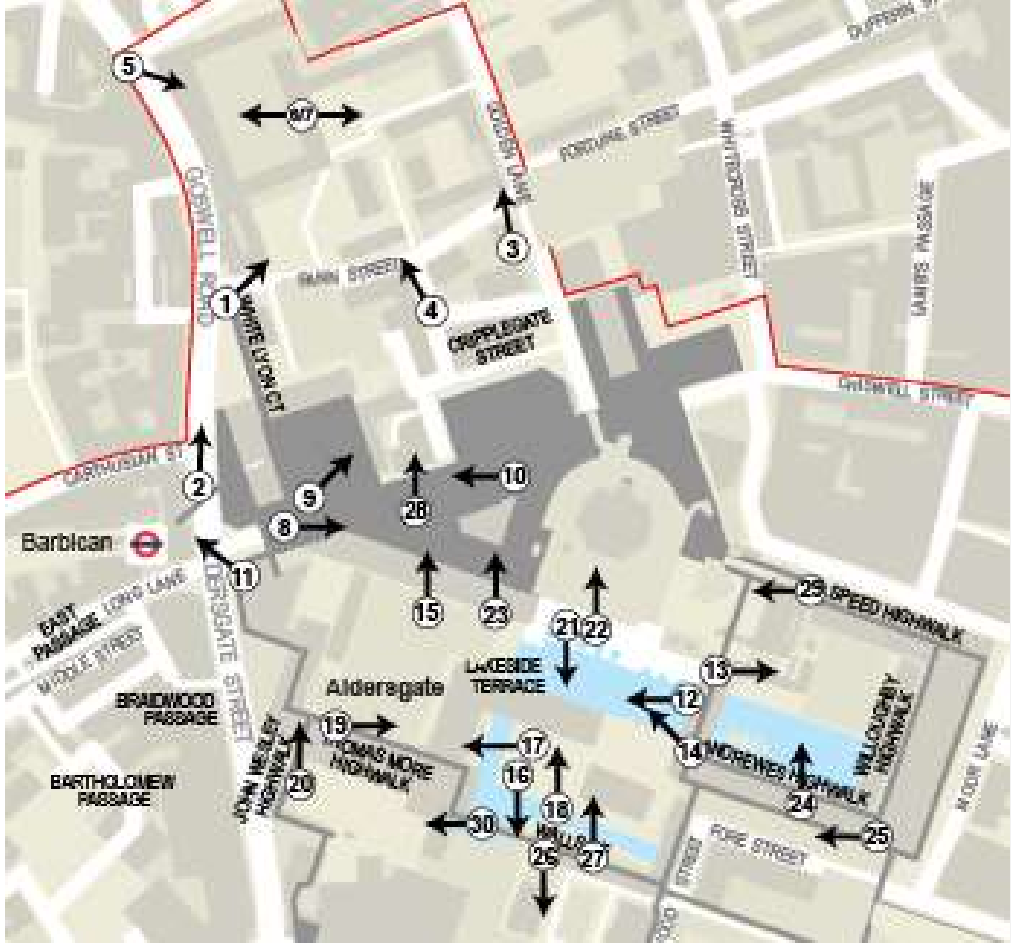
The below list of views within the conservation area is given as a starting-point. Views from these fixed points represent only a portion of the pedestrian experience of the conservation area. They cannot capture the extraordinary, ever-changing combination of architectural volumes and voids seen on perambulations through the estates. These are beyond the ability of any one fixed view to convey. Nevertheless, the following views help to indicate the architectural and spatial complexity of the conservation area. Moreover, it is important to note that the views out of the Estates, with glimpses of the surrounding City, are likely to change because the conservation area sits within the dynamic context of an urban heart.

1. Outside north side of Blake Tower, looking north-east towards Great Arthur House
2. Views of Crescent House along Aldersgate Street from the south
3. From junction of Fann Street/Golden Lane looking north along Stanley Cohen House
4. From Fann Street looking north between Cuthbert Harrowing and Bowater Houses
5. From Baltic Street looking south at Hatfield House
6. From the centre of the Golden Lane Leisure Centre looking west
7. From the centre of the Golden Lane Leisure Centre looking east
8. From west end of Beech Gardens looking east
9. From west end of Beech Gardens looking north-east
10. From east end of Beech Gardens looking west
11. From northerly corner of Seddon Highwalk through 'arrow slits' from Seddon Highwalk onto Aldersgate Street
12. From the centre of Gilbert Bridge looking west
13. From the centre of Gilbert Bridge looking east
14. From south end of Gilbert Bridge looking north-west
15. From podium under Shakespeare Tower looking up
16. From St Giles Terrace looking south
17. From St Giles Terrace looking west
18. From St Giles Terrace (near north gravestones) looking north
19. From Thomas More Highwalk looking east
20. From Thomas More Highwalk looking north
21. From Lakeside Terrace (centre) looking south
22. From Lakeside Terrace (centre) looking north
23. From Lakeside Terrace (west end) looking north
24. From Andrewes Highwalk (centre) looking north
25. From Andrewes Highwalk (centre) looking west
26. From the west end of Wallside looking south
27. From the east end of Wallside looking north
28. [From Beech Gardens looking north](#)
29. [From Speed Highwalk looking west towards the Arts Centre](#)
- 27-30. [From the bridge linking Wallside and Thomas More House looking west](#)

Additionally, in the Barbican Listed Building Management Guidelines vol. IV key views are discussed at 1.5.75 ('Significant Vistas') and are listed in appendix A1.







Views map

## 8. Nocturnal Character

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscapes. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a visual hierarchy at night.

Nocturnally, the Barbican and Golden Lane conservation area differs to the others. Light spills from the thousands of residential units in an infinite series of combinations, making the illumination of the Estates by night – particularly the Barbican with its high-, mid- and low-rise units – extraordinarily diverse and subtle. Their nocturnal character is largely residential, but on a giant, modernist scale, creating an arresting and memorable experience by night. In addition to the darkness and soft illumination, other factors combine to enhance this intangible character: soundscape of water, absence (mostly) of traffic noise, tranquillity – or as much as there can ever be in the heart of a capital city. By night, the contrast between the residential estates and surrounding commercial buildings is also marked. Light incursion from the larger office buildings bathe the fringes of the Estates, a reminder of their location in the commercial heart of a capital city.

And there is, of course, the Barbican Arts Centre complex at the heart of that Estate, host to a range of evening programming with its own lighting signature.

Proposals to augment or alter the lighting of the conservation area must derive from the relevant passages of the City of London Lighting Strategy (2018). The relevant guidance is contained under section 4.3.6 – 'Culture Mile' character area.

## 9. Local Details

Blue plaques, architectural sculpture, memorials and public statuary add another layer of character to conservation areas. However, the Barbican and Golden Lane conservation area is again different to all others in this respect as a result of its comprehensive redevelopment. Such details, where they exist, tend to be incorporated into the new buildings as 'found' relics of previous structures, rather than surviving in their original context.

For instance, ~~on the Lakeside Terrace~~, there are a number of important historic memorials and funerary structures ~~on St Giles' Terrace~~ that evoke the poignancy of the former use of the former churchyard in the conservation area. They are to be found embedded in tiles on the area of the podium around the church of St Giles. Here and elsewhere on the Barbican Estate can be found traditional lamp standards, striking oddly traditional notes amidst the futuristic architecture and public realm.

On **White Lyon Court** is preserved a carved stone relief of 1908 by Horace Grundy of figures in 16th century dress refining gold. It came from the premises of W. Bryer & Son, gold refiners, at 53-54 Barbican, demolished 1962. The southern boundary of Barbican Wildlife Garden, **Bridgwater Square**, contains remnants of pre-war buildings or their enclosures.

Artworks proliferate. On the **Speed Highwalk** are displayed a fine series of [grade II listed](#) murals from the former Telephone Exchange building on Farringdon Street by Dorothy Annan ~~(and which are grade II listed)~~. [Nearby, Barbican Muse by Matthew Spender \(1994; originally at the Silk Street entrance but later moved\) enlivens the north end of Gilbert Bridge.](#) More recently, the artist known as Banksy left artworks referencing a ~~Basquiat~~ exhibition held at the Barbican. The artist Danny Minnick is alleged to have left an artwork adjoining one of the 'Banksys' at the southern end of Golden Lane.

[Affixed to the Arts Centre both above its Silk Street entrance on Cromwell Highwalk and facing Defoe Place are the 4B's designed by Ken Briggs and installed before the opening in 1982.](#)

On **Beech Gardens** is preserved Mendelssohn's Tree – the remains of a 500 year-old Beech tree toppled by a storm in the forest of Burnham Beeches in Buckinghamshire in 1990. It supposedly sheltered the composer Felix Mendelssohn during his frequent visits to that area. [Also here, the boulder-enclosed fountain and the boulder table, features of the Building Design Partnership's refurbishment.](#) On **Ben Jonson Place** is the Dolphin Fountain (John Ravera, 1990), [together with another fountain installed as part of the 1983 refurbishment.](#)

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Works allegedly by Danny Minnick (left) and Banksy (right) below the podium, southern end, of Golden Lane [at its junction with](#) Beech Street (2017).

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Gravestones idiosyncratically re-set into the podium at St Giles Terrace, Barbican

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The Dorothy Annan murals, created c.1960, relocated to Speed Highwalk 2013.

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Sculpture by Matthew Spender, 1994, at the north end of Gilbert Bridge.

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<b>Committee(s):</b> Residents' Consultation Committee - For Information	<b>Dated:</b> 17012022
Barbican Residential Committee – For Information	27012022
<b>Subject:</b> Progress of Sales & Lettings	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	4
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	<b>£</b>
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	
<b>Report of</b> Andrew Carter Director of Community and Children's Services	<b>For Information</b>
<b>Report author:</b> Anne Mason Community and Children's Services	

## Summary

This report, which is for information, is to advise members of the sales and lettings that have been approved by officers since your last meeting. Approval is under delegated authority and in accordance with Standing Orders. The report also provides information on surrenders of tenancies received and the number of flat sales to date.

## Recommendation(s)

Members are asked to:

- Note the report.

## Main Report

### Background

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

## Current Position

### SURRENDERS/TERMINATIONS

2.

Case No	Type	Floor	Rent Per Annum	Tenancy commenced/ expired	Reason for Surrender	Date of Surrender
1	20	4	£24,600	Periodic	Moving out of London	09/01/22

### RIGHT TO BUY SALES

3.

	<b>01 December 2021</b>	<b>27 August 2021</b>
Sales Completed	1080	1080
Total Market Value	£96,348,837.21	£96,348,837.21
Total Discount	£29,830,823.62	£29,830,823.62
NET PRICE	£66,518,013.59	£66,518,013.59

### OPEN MARKET SALES

4.

	<b>01 December 2021</b>	<b>27 August 2021</b>
Sales Completed	867	866
Market Value	£164,784,271.97	£163,969,271.97

5. Fifteen exchanges of sold flats have taken place with the sum of £720,254 being paid to the City of London.
6. The freeholds of 14 flats in Wallside have been sold with the sum of £35,000 being paid to the City of London.
7. A 999 year lease has been completed with the sum of £43,200 being paid to the City of London.

### APPROVED SALES

8. No new sales have been approved.

### COMPLETED SALES

9. Since the last report the sale of 126 Thomas More House has completed.

## SALES PER BLOCK

10.

BLOCK	TOTAL NO. OF FLATS	TOTAL NO. SOLD	NET PRICE £	% NO. OF FLATS SOLD
ANDREWES HOUSE	192	186	18,238,760.00	96.88
BEN JONSON HOUSE	204	196	14,877,454.83	96.08
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETON HOUSE	111	110	8,869,412.50	99.10
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	163	14,483,455.00	98.19
WILLOUGHBY HOUSE	148	147	14,972,670.50	99.32
<b>TERRACE BLOCK TOTAL</b>	1728 (1728)	1688 (1687)	150,539,973.33 (149,724,973.33)	97.69 (97.63)
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
<b>TOWER BLOCK TOTAL</b>	345 (345)	328 (328)	81,560,766.23 (81,560,766.23)	95.07 (95.07)
<b>ESTATE TOTAL</b>	2073 (2073)	2016 (2015)	232,100,739.56 (231,285.739.56)	97.25 (97.20)

## **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](mailto:anne.mason@cityoflondon.gov.uk)

## **Report to the RCC from the Garden Advisory Group Dec 2021**

In accordance with the January 2021 decision of the RCC we renewed the membership of the Gardens Advisory Group in October / November 2021. We received far more applications than we had places with a large number of excellent candidates. The choice of who to leave out was very difficult.

We filled all 10 places on the Group, including representatives from the Barbican Wildlife Garden and from the Barbican Horticultural Society. Most of the members are new but we were fortunate to retain some experience. Many thanks are due to Christopher Makin for his smooth, efficient management of the whole process. The Garden Advisory Group members now are:

Marta Battaglia (Lauderdale)  
Tessa Bryde Williams (Bryer)  
Jim Durcan (Andrewes)  
Rosamund Herrington (Seddon)  
Peter Inskip (Shakespeare)  
Jakki Moxham (Gilbert)  
Jo Rodgers (Breton)  
Liz Simpson (Seddon)  
Chris Vause (Cromwell)  
Kate Wood (Brandon Mews).

We held our first meeting outside in late November. The brisk cold wind meant we had more than enough ventilation to stay safe and not enough warmth to stay long. It was very helpful to meet face to face and introduce ourselves as well as discussing the work of the Group.

Members of the Gardens Advisory Group carried out their inspections of the Barbican Gardens in December and then reviewed their findings at a meeting on January 4th.

December does not show the gardens at their best but the reports are consistent in their appreciation of the changes that have been made to the planting with a wider variety of shrubs and plants and the improvements in the various water features. The large number of evergreen shrubs continue to provide splashes of colour. In addition the grasses and the rushes look quite spectacular.

Jim Durcan  
Chair  
Gardens Advisory Group

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## Minutes of the Asset Management Working Party

Monday 13<sup>th</sup> December 2021, 5:30pm by Zoom

### Officers

Jason Hayes  
Mike Saunders

### Residents

Christopher Makin (Chair)  
Tim Cox  
Henry Irwig  
Fiona Lean  
Ted Reilly  
Randall Anderson  
Tam Pollard (Minutes)

### Apologies

Margarita Chiclana

## 1. Minutes / Matters Arising

The minutes of the meeting of 11 October 2021 were approved, with no corrections or additional items being raised.

## 2. Savills Stock Condition Survey

The full draft report is currently under review under review by officers, including consideration of costs. It was noted that:

- a high level of costs relate to doors and windows, but that doors are covered by a separate programme (item 7) and that windows are replaced as needed,
- a large factor in the report is the condition of mechanical and electrical items which are past their expected useful life,
- costs do not include VAT, administration costs or professional fees.

The report will be shared with the AMWP once ready.

Based on the report, a maintenance strategy will be developed, including prioritising areas that need attention first, consideration of preventative measures, potential grouping of activity, and what can be done to improve thermal efficiency.

### **3. Quality Concerns**

Concerns were raised about the quality of works carried out by the contractor Metwin. In respect of shutters in Frobisher Crescent, Mike advised 3 call outs had been received following replacement, of which 2 were found to be okay and the remaining case was still awaiting feedback. Mike to investigate and come back on questions as to whether Metwin are following the correct procedure for the actuators when shutters are refitted.

### **4. Window Replacement and Repairs**

Mike advised that joinery work on windows is carried out by a subcontractor on behalf of Metwin and that the individual replacement of windows remains the best approach while this work is being carried out on an ad hoc basis. However, if multiple windows can be identified as part of a wider programme there may be economies of scale.

Mike confirmed that some smaller repairs are carried out using a resin filling approach by Timber Care and that these last c. 10-12 years. Each new case is assessed individually to determine the best approach.

It was agreed that a survey to establish the condition of windows on the estate and to inform a potential programme would be helpful, with the suggestion of a focus on inspecting upper floors / exposed areas and sampling elsewhere. Jason to establish rough costs from Harris & Co (who carried out the Golden Lane condition survey) and report back.

Fiona raised whether costs relating to replacement of windows due to leaks could be claimed under insurance. Mike advised this has been explored but while damage to contents etc. from the water ingress is claimable, the window repairs are considered wear and tear and are therefore excluded.

### **5. Garchey Report**

Ted and Randall reported on a meeting to consider the numbers on decommissioning and that these are marginal. It has now been established that the podium does not drain into the garchey. Noted the upcoming podium work will incorporate a significant amount of water management and that this raises the question of whether it might be possible for some of this work to support the decommissioning of the garchey system.

Ted to forward names to Mike for a meeting with the report authors so questions can be raised around some of the costs presented in the report.

It was noted that waste management savings in both capital and revenue would be expected as a result of any decommissioning and whether, therefore, costs of the change could be supported in part against these savings.



## **6. Fire Signage**

Jason advised that work has commenced on an application for listed building consent. The architects have been asked to produce a sample for display and review.

The report has now been made accessible and is being finalised subject to some final clarifications which are expected Tuesday 14<sup>th</sup>.

Jason will provide an update on questions previously raised regarding the positioning of signage.

## **7. Fire Door Replacement Programme**

Inspection work is ongoing and expected to complete by the end of January. First draft of the report is underway and this will go to designers once completed.

Issues were noted in respect of some doors in Frobisher Crescent which, due to floor heights, have had to be trimmed so that they can open. Jason confirmed that the survey includes opening doors to ensure such points are picked up.

## **8. Redecorations**

Notes from Jason and Ted's discussion, including what can be done during redecoration with regards to insulation, has been circulated.

House groups will consider what to include in their upcoming redecoration but rates info is required. Ted highlighted the difference between in and out of contract rates and question raised as to what the change was renegotiated in terms of door sets.

There was discussion on how much it is reasonable to expect to get back when items are removed from the contract and when the contractor has no obligation to change and their own costs may have increased subsequent to the tender.

Jason to provide soffits costs at next meeting and to provide comparative numbers and schedule of rates.

Delays to planned redecoration works caused by the pandemic were noted. Jason confirmed the programme is currently under review and that this will include exploring whether or not there is scope to compress works to catch up.

## **9. Lift Refurbishment**

Jason confirmed that site visits have been carried out and a specification and tender document are now being prepared. As part of this work, potential to use regenerative technologies to provide power back to the buildings will be considered.

## **10. Roof Working Party**

As recorded in previous minutes - *The outcome of the Savills survey would determine the need for, and constitution of, this WP.*

## **11. Dates of Future Meetings**

It was agreed to keep the 5.30pm start time for future meetings.

Dates of scheduled meetings together with minute takers are:

1. 21 February, Marga
2. 4 April, Matt
5. 13 June, Ted

If a member cannot attend the meeting where they are scheduled to take the minutes, their name will be swapped with the next member listed.

## **Background Underfloor Heating Working Party (BUHWP) January 2022**

The membership of the BUHWP was renewed in 2021 following the decision of the Barbican Residents' Consultative Committee to revitalise its working parties. We now need to reconsider the agenda of this Working Party and our work for the following year. Some of the issues we face are set out in this report.

In October 2021 the load shifting experiment concluded. We were able to shift heating from the mid-winter months to October and April. It is being repeated this coming year following a favourable review. Although this has had some benefits in the months where many residents felt the heating was insufficient, it has not addressed the issue for those residents who live in what are termed 'hard to heat flats'. These are those on the ends of buildings, the top floors and those above the Podium. Our focus must be on trying to alleviate this problem. This means insulation and draught proofing.

I know that some residents are keen to install double or triple glazing. With large windows and the increasing cost of electricity this is an option to be considered. I am concerned about duplication of work and, as windows and doors are being discussed by the Asset Management Working Party, it would be sensible for us to discuss with them the responsibilities. I have no doubt that many residents would like to see progress on this. With the Etude Survey, the Saville's Condition Survey, the Climate Action Strategy and other work, I am keen that the UHWP concentrate on our remit of improving the underfloor heating system and do not duplicate.

We plan in 2022 to pursue the installation of individual controls of the heating system in residents' flats. There will be a cost to this and so the controls will only be installed where the resident makes a request and is prepared to pay. We will be providing more information to residents so that they can make their decision.

We must also consider if the hours in which the heating is available are suitable for 21st Century living. Times have changed and, especially since Covid with more working from home, the demands of residents are very different. There is a need to consider the technical flexibility of the current system. If there is flexibility then we need to consult residents on possible changes – bearing in mind that this may result in higher charges

Although we purchase green energy we must ensure that we are always purchasing the most environmentally friendly energy at the best possible price.

There is clearly a lot to do. Consulting with residents to get their involvement, opinions, views and suggestions is essential. This consultation will inform our work with officers to pursue the best options and provide the best service. We need to clarify our objectives and prioritise our work.

***Mary Durcan***

***Common Councillor and Chair of the Underfloor Heating Working Party***

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## Electric Vehicle Charging Working Party

RCC Report January 2020

At the end of December, the working party in agreement with the BEO set up an Electric Vehicle user group to gauge the effectiveness of the current provision. This was a response to dissatisfaction expressed by some users.

It seems that the service provided by BP Pulse is extremely disappointing, despite the efforts of the BEO team. At any one time only about 40% of the chargers are functioning. Almost all the difficulties arise from inefficiencies and poor service from the supplier.

The working party together with the BEO and some members of the user group will carry out a complete audit of the functioning of the current provision, with a plan to get it up to reasonable levels.

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<b>Committee:</b>	<b>Date(s):</b>	<b>Item no.</b>
Residents' Consultation Committee	17 January 2022	<b>Public</b>
Barbican Residential Committee	27 January 2022	
<b>Subject:</b> Update Report		
<b>Report of:</b> Director of Community and Children's Services		<b>For information</b>
<b>Summary</b>		
<b>Barbican Estate Office</b>		
<ol style="list-style-type: none"> <li>1. Security - Anti-Social Behaviour</li> <li>2. Agenda Plan</li> </ol>		
<b>Property Services – see appendix 1</b>		
<ol style="list-style-type: none"> <li>3. Public lift availability</li> <li>4. Asbestos inspections</li> </ol>		
<b>Recommendation:</b> that the contents of this report be noted.		

## **Background**

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

### **1. Security - Anti-Social Behaviour**

The Barbican Estate Security Committee has developed an easy-to-use website programme whereby Barbican residents are able to record any type of anti-social activity/incident they witness anywhere across the estate.

The programme has been branded the 'ASB Reporter' and was launched on the 19<sup>th</sup> June 2021. The sole purpose of this website is to determine the type and frequency of anti-social behaviour (asb) occurring in the Barbican and to identify prominent locations where such activity occurs.

The data collected will provide evidence in support of increasing the level of financial

penalty resulting from a breach in the byelaws as well as identifying additional measures which may well be required to help reduce and hopefully ultimately stop asb activity in the Barbican.

The byelaws are woefully out of date with a maximum penalty charge of £20 for any breach. The recently installed, so called, Barbican Prohibition Signs graphically portray the main forms of precluded activity under the byelaws.

Since launching the ASB Reporter on the 19<sup>th</sup> June to the end of November a total of 546 incidents have been reported by Barbican residents and although the number of incidents have been less in the last 3 months – most probably as a result of the colder, darker Winter months – it is critically important for residents to continue to record any ASB incident they witness. Any resident who is non computer savvy or does not have ready access to the internet can report via their CPA or Lobby Porter all of whom have access to the ASB Reporter – [asb.barbicanassociation.co.uk](http://asb.barbicanassociation.co.uk)

Monthly summaries and full details of the reported incidents can be viewed on the BA website at [www.barbicanassociation.co.uk](http://www.barbicanassociation.co.uk) under the News section for Security & Safety.

Deputy David Bradshaw C.C.

Chair, Barbican Estate Security Committee

## 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	6 June	17 June
Service Level Agreement Review	Michael Bennett		
Car Park Charging Policy	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		



External Wall Fire Reviews for the Estate	Paul Murtagh		
Progress of Sales & Lettings	Anne Mason		
Arrears Report <b>(BRC Only)</b>	Anne Mason		
Working Party Updates <b>(RCC Only)</b> <ul style="list-style-type: none"> <li>• Gardens Advisory</li> <li>• Asset Maintenance</li> <li>• Background Underfloor Heating</li> <li>• Leaseholder Service Charge</li> <li>• Electric Vehicle</li> </ul>	Working Parties		
Update Report: <ul style="list-style-type: none"> <li>• Main update - Agenda Plan 2022</li> <li>• Property Services Update (Appendix 1)</li> </ul>	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	20 Sept	30 Sept
Service Level Agreement Review	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
2021/22 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – <b>RCC Only</b>	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report <b>(BRC Only)</b>	Anne Mason		
Working Party Updates <b>(RCC Only)</b> <ul style="list-style-type: none"> <li>• Gardens Advisory</li> <li>• Asset Maintenance</li> <li>• Background Underfloor Heating</li> <li>• Leaseholder Service Charge</li> <li>• Electric Vehicle</li> </ul>	Working Parties		
Update Report: <ul style="list-style-type: none"> <li>• Main update - Agenda Plan 2022</li> <li>• Property Services Update (Appendix 1)</li> </ul>	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	28 Nov	9 Dec

Service Level Agreement Review	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Service Charge Expenditure & Income Account - Original Budget 2022/23 & Original Budget 2023/24	Chamberlains		
Revenue & Capital Budgets – Original Budget 2022/23 and Original 2023/24 - Excluding dwellings service charge income & expenditure	Chamberlains		
Progress of Sales & Lettings	Anne Mason		
Arrears Report ( <b>BRC Only</b> )	Anne Mason		
Working Party Updates ( <b>RCC Only</b> ) <ul style="list-style-type: none"> <li>• Gardens Advisory</li> <li>• Asset Maintenance</li> <li>• Background Underfloor Heating</li> <li>• Leaseholder Service Charge</li> <li>• Electric Vehicle</li> </ul>	Working Parties		
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**Contact:** Michael Bennett, Head of Barbican Estates  
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**3. Public Lift Availability**

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

Lift	From April 2020 to March 2021	From April 2021 to September 2021
Turret (Thomas More)	99.92%	97.24%
Gilbert House	99.67%	99.80%

**4. Asbestos Re-inspections**

Programmed remedial works are complete. 2022 inspections are currently being agreed. We are currently trialling a different approach to certain types of remedial works to avoid annual encapsulation of asbestos boards.

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