



Barbican Residential Committee

Date: MONDAY, 20 MARCH 2023

Time: 1.45 pm

Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Mark Wheatley, <i>non-resident</i> (Chairman)	Frances Leach - <i>resident</i>
Anne Corbett, <i>non-resident</i> (Deputy Chairman)	Andrew McMurtrie - <i>non-resident</i>
Deputy Mark Bostock - <i>resident</i>	Timothy James McNally - <i>non-resident</i>
Helen Fentimen - <i>resident</i>	Ruby Sayed - (Ex-Officio)
Deputy John Fletcher - <i>non-resident</i>	
John Foley, <i>non-resident</i>	
Steve Goodman OBE - <i>resident</i>	
Elizabeth Anne King - <i>resident</i>	

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Ian Thomas
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 OF THE PREVIOUS MEETING**

To approve the public minutes and non-public summary of the meeting held on 9th December 2022.

For Decision
(Pages 7 - 16)

4. **MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE (RCC) HELD ON 6TH MARCH 2023 - TO FOLLOW**

For Information

5. **ACTION TRACKER**

Members are asked to note the action tracker.

For Information
(Pages 17 - 22)

6. **2022/23 ELECTRICITY PRICE FORECAST UPDATE AND METER QUERY**

Report of the City Surveyor.

For Information
(Pages 23 - 38)

7. **FIRE SAFETY UPDATE**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 39 - 60)

8. **REPAIRS AND MAINTENANCE - RETENDER TIMELINE**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 61 - 64)

9. **REPAIRS AND MAINTENANCE UPDATE**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 65 - 74)

10. **SAVILLES STOCK CONDITION SURVEY - ORAL UPDATE ON THE EARLY PROGRAMME**

Assistant Director, Barbican and Property Services to be heard.

11. **BLAKE TOWER - ORAL UPDATE**

Assistant Director, Barbican and Property Services to be heard.

12. **BARBICAN HIGHWALK: PLANNED MAINTENANCE TO THE PUBLIC REALM - ORAL UPDATE**

Assistant Director, Barbican and Property Services to be heard.

13. **DELIVERING THE RESIDENTIAL RESET**

Report of the Deputy Town Clerk.

For Information
(Pages 75 - 80)

14. **UPDATE REPORT**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 81 - 86)

15. **PROGRESS OF SALES AND LETTINGS**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 87 - 92)

16. **BARBICAN ARREARS**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 93 - 96)

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

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

19. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.

For Decision

20. **NON-PUBLIC MINUTES**

To approve the non-public minutes of the meeting held on 9th December 2022.

For Decision
(Pages 97 - 100)

21. **BARBICAN ARREARS (NON-PUBLIC APPENDIX)**

Report of the Interim Executive Director, Community and Children's Services.

For Information
(Pages 101 - 104)

22. **BARBICAN ESTATE TENANCY RENEWALS**

Report of the Interim Executive Director, Community and Children's Services.

For Decision
(Pages 105 - 110)

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

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

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BARBICAN RESIDENTIAL COMMITTEE (BRC)
Friday, 9 December 2022

Minutes of the meeting held at Guildhall at 1.45 pm

Present

Members:

Mark Wheatley (Chair) *
Anne Corbett (Deputy Chairman) *
Deputy Mark Bostock
John Foley *
Steve Goodman OBE
Elizabeth Anne King
Andrew McMurtrie*

Ruby Sayed (Ex-Officio)*

**indicates non-resident Members.*

The Town Clerk advised of an error on the agenda front page, showing Elizabeth King as a non-resident of the Barbican Estate.

In attendance:

Sandra Jenner – Chair of the Barbican Residents' Consultation Committee (RCC)
Jim Durcan – Deputy Chair of the RCC
Christopher Makin – Deputy Chair of the RCC
Mary Durcan – Vice Chair of Policy and Resources Committee

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services,
Helen Davinson	Community and Children's Services
Jason Hayes	- Community and Children's Services
Andrew Fothergill	- Comptroller and City Solicitors
Anne Mason	- Community and Children's Services
Rosalind Ugwu	- Community and Children's Services
Graeme Lowe	- City Surveyors
Julie Mayer	- Town Clerks

1. APOLOGIES

Apologies were received from Helen Fentimen and John Fletcher.

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

There were no declarations.

3. **MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 30th November 2022 be approved.

Residents Consultation Committee (RCC) Minutes – 30th November 2022

As this meeting had been held just one week before today's BRC meeting, the draft minutes had been circulated to Members earlier in the week commencing 5th December.

RESOLVED, that – the draft minutes of the RCC meeting held on 30th November 2022 be received.

4. **ACTIONS TRACKER**

The Committee received the actions tracker, formerly known to as: '*You Said: We Did*' and noted the following:

Highwalks – this had been raised at the RCC meeting on 30.11.22, where Members expressed frustration at the number of committees it had been considered by. The Assistant Director explained that, although it had been the subject of a Resolution from a Ward Mote before the pandemic, and agreed by several committees, additional funding had not been agreed. However, in conjunction with the Chamberlain, an initial budget of £50k has been identified from the landlords budget for reactive repairs, and this could be used to start the work. Members noted that a survey would follow, to gauge whether this amount would be adequate and for what it could be used and no charge would fall to residents. Members also noted the wider podium works, which fall outside of this funding, and thanked the Assistant Director for seeking a practical solution.

Brandon Mews – the Assistant Director had met with the House Group, on 1st November 2023, and agreed to continue with research, assisted by the residents, on the background to the installation of the GRP roof to the block. Members noted that the next step would be an options appraisal, which would be shared with the House Group within the next 4 to 6 months.

Arup webinar – some 20 residents had dialled into this last week and shared some interesting views. The outcome from the webinar would be analysed and the next RCC/BRC meetings, in March 2023, would receive a further fire safety update, incorporating practical suggestions.

Energy Doctor – this had been included in the resident bulletin last week and would feature again this week.

Energy prices – the subject of a report later on the agenda. The Head of Energy and Sustainability advised that the meter operators had resolved 70% of the outstanding queries and were undertaking a fundamental review into the discrepancies between buildings. Members expressed concern that this situation had been allowed to develop.

Stock Condition Survey – this was being scoped by the Head of Major Projects and had been presented to the RCC, BRC and Asset Maintenance Working Party (AMWP) on 16th November 2022. The draft programme was being fine-tuned, an internal review would follow, and this would be subject to consultation. A team for delivery would be sourced, applying lessons learnt from Housing Revenue Account (HRA) projects.

5. **UPDATE REPORT**

The Committee received a report of the Executive Director, Community and Children's Services. In response to a question about redecorations, Members noted that Bryer, Bunyan and John Trundle were currently undergoing external decorations, with internal works scheduled for later in the programme.

RESOLVED, that – the report be noted.

6. **ANNUAL REVIEW OF THE COMMITTEE'S TERMS OF REFERENCE**

The Committee considered a report of the Town Clerk in respect of the Annual Review of the Committee's Terms of Reference. Members noted that this report is generally presented at the last meeting of the Calendar year, so as to incorporate any recommendations in good time for the Annual Meeting of the Court of Common Council, which is generally held in April.

The Town Clerk reminded Members of pending recommendations from the Lisvane Governance Review, in terms of a new Housing Grand Committee, which were likely to come into effect at the Annual Meeting of the Court in April 2023. The Barbican Residential Committee, as currently constituted, was scheduled to meet again on 20th March 2023.

RESOLVED, that - the current terms of Reference and frequency of meetings be approved, noting the recommendations pending from the Lisvane Governance Review, in respect of a new Housing Grand Committee, which are likely to come into effect from April 2023.

7. **RESIDENTS' SURVEY**

Members received a report of the Executive Director, Community and Children's Services, which provided the results of the Residents' Satisfaction Survey undertaken in October 2022. The Interim Head of Barbican Estates (BE) advised that an action plan would be produced and rolled out over the next couple of months. Members of the RCC would receive the action plan ahead of the next scheduled meetings of the RCC/BRC in March 2023. Members expressed concern at the poor findings from the Survey. The Head of BE explained that meetings were underway with service providers, and the raw data would be analysed by the independent Consultants and fed into the BEO review.

RESOLVED, that – the report be noted.

8. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2022/23 AND ORIGINAL BUDGET 2023/24**

The Committee considered a report of the Chamberlain and the Executive, Director, Community and Children's Services, which set out the original budget for 2022/23 and 2023/24 for revenue expenditure included within the service charge in respect of dwellings.

RESOLVED, that :

1. The provisional 2023/24 net £Nil revenue budget be approved for submission to the Finance Committee.
2. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental re-organisations and other reviews, and corporate projects.

9. **REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2022/23 AND ORIGINAL 2023/24 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

The Committee considered a report of the Chamberlain and the Executive, Director, Community and Children's Services, which presented the annual submission of the revenue and capital budgets overseen by the BRC. It also sought approval to the provisional revenue budget for 2023/24, for subsequent presentation to the Finance Committee.

The Assistant Director, Barbican and Property Services, reminded Members that the Estate is almost 60 years old and expensive window and roof repairs are inevitable. Members noted that the next meetings of the RCC and BRC would receive an action plan in respect of the works identified by the Stock Condition Survey. The Assistant Director also reminded Members of the need to identify and realise 12% savings next year, from the landlord's budget, under the terms of the Target Operating Model (TOM).

In response to a question about the installation of fire stopping and compartmentation in corridors and apartments at Frobisher Crescent, the Assistant Director advised that, given the complexity of this project, the overall cost would be approximately £1.1m. This report showed the approved expenditure to date.

RESOLVED, that:

1. The provisional 2023/24 revenue budget be approved for submission to the Finance Committee.
2. The draft capital budget be approved.
3. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews including corporate projects.

10. **2022/23 ELECTRICITY PRICE FORECAST UPDATE**

The Committee received a report of the City Surveyor, which presented the anticipated electricity costs for the Barbican Estate. Members noted that prices are still to be finalised for the full year and are contingent on the Power Purchase Agreement (PPA), which is expected to commence in January 2023. Once the PPA is live, unit rates are expected to remain below the published price cap.

Members noted that half-hourly metering is in place across the Barbican, and this enables officers to look at trends. However, there had been an issue, over the past year, in respect of communication failures to some meters. The Head of Energy and Sustainability advised that 'Team Sigma', who are market leaders, had been reviewing the data and confirmed that residents would not be liable for reconciliation costs.

RESOLVED, that – the report be noted.

11. **VERBAL UPDATES**

The Head of Major Works and Interim Head of Barbican Estates were heard in respect of the following:

11.1 **Stock Condition Survey**

Members noted that Savills would be delivering a presentation on 16th December, which would also be available on the residents' bulletin. The Head of Major Works advised that the initial plans presented to the Asset Maintenance Working Party (AMWP) had included costs per annum, over the next 30 years, broken down into various elements. A short internal review would follow in respect of patterns, trends, repair histories, the capital programme and consultation with residents. This would also provide an opportunity to review resources; looking at where projects could be combined, any lessons learnt, and where legislation might have an impact in future years. Officers always looked to modern, sustainable equivalents, wherever possible and within Listed Building Guidelines.

Members felt that the City Corporation was reaching an important point in the Barbican's legacy and suggested the Arup Survey, Savills' Survey, Climate Change Strategy and Barbican Renewal be considered holistically across the 30-year timeframe. The Chair reminded Members that some of these projects might be beyond the remit of the BRC. The Head of Major Works advised that the Programme would be subject to periodic reviews and more granular details would emerge. The Assistant Director stressed that officers did not work in silos on projects of this nature, quoting the 'Podium Water Proofing Programme Group' as an exemplar of cross working in the City Corporation.

Members felt that in considering the implementation of these reports over a thirty-year period there was a need for the programme to be drawn up holistically with discussions on how best to deliver the programme on a timely and integrated basis.

In the meantime and within the context of the City's post Lisvane light touch review it was Proposed by Mark Bostock, Seconded by Ruby Sayed and RESOLVED unanimously, that - the Policy and Resources Committee be asked to consider setting up a Barbican Strategy Group, comprising all stakeholders, to facilitate a joined up approach to the future of the Grade 11 listed the Barbican Estate.

11.2 Barbican Estate Office Review

Members noted that the Project Board had been meeting on a 2-weekly basis and included the Chair of the RCC, the Interim Head of Barbican Estates and the independent Consultant.

The discovery stage of the project had included surveys, focus groups and drop in centres for both staff and residents. Although this stage had now closed, 1-1 meetings were still taking place with residents and staff. Members noted that the report was expected in February 2023, for presentation to the March RCC and BRC Meetings. An interim report was expected before the end of this calendar year, setting out immediate actions and observations, and this would be shared with RCC and BRC Members. Members stressed that those officers highly valued by residents; i.e. – the former car park attendants, be taken into consideration as part of the review.

In concluding, the Chair welcomed the review and the opportunity to build a new interactive structure, which would involve residents in the services being offered by the Estate Office. The Chair and Deputy Chair had also met with the Consultant to emphasise the importance of communications as, historically, this had been the biggest point of failure.

12. BLAKE TOWER UPDATE

The Committee received a report of the Executive Director, Community and Children's Services, which provided Members with an update on matters relating to Blake Tower, and progress towards the reversion of the management of the building to the City of London Corporation.

Members noted that the Corporation, through its legal advisers, has written formally to Redrow, under the terms of the Development Agreement, setting out concerns about fire safety. Redrow has been given until 21st December 2022 to respond and had acknowledged receipt. Members would receive a more detailed update in the non-public part of today's meeting, and the Chair thanked the Assistant Director and his team for their tenacity in supporting Blake Tower residents and seeking a resolution in this matter.

RESOLVED, that – the report be noted.

13. BARBICAN RESIDENTIAL ARREARS

The Committee received a report of the Executive Director, Community and Children's Services, which advised Members of current arrears in respect of tenants and leaseholders on the Barbican Estate. Members noted a more detailed appendix on the closed part of the agenda at item 19.

Members noted that residents have a statutory right to a loan in respect of major works. Where residents are experiencing financial difficulties, particularly as a result of the large balancing charges issued in September, flexible terms were available. The Chair stressed that any resident with concerns should approach the Estate Office as soon as possible to seek assistance.

RESOLVED, that – the report be noted.

14. BARBICAN COMMERCIAL ARREARS

The Committee received a report of the Executive Director, Community and Children's Services, which is presented annually, and advised Members of current arrears in respect of commercial property tenants on the Barbican Estate. Members noted a more detailed appendix on the closed part of the agenda at item 20.

RESOLVED, that – the report be noted.

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

The Chair had received a question in respect of drainage and door set works to Lambert Jones Mews. The Head of Major Works advised that the standard of work from the original contractor had been below the City Corporation's expectations. Subsequently, a new contractor had been appointed, once the first part of the works were complete.

The scope of the works had also changed at this point and the new methods used, with less joints in the pipework, would reduce the risk of further leaks. The drains had been cleaned and the next steps would include a preventative maintenance programme, which would be discussed with residents. The Head of Major Works advised that this would include annual cleaning and a roof coating, which would prevent mineral damage to the pipework. Contractors had recently been on site to repair door sets and make good decorations, both internally and externally, including holes left by scaffolding. Residents were thanked for their patience in this matter, particularly a Lambert Jones resident who had been very helpful in co-ordinating access. It was expected that the remedial works would be completed before Christmas, weather permitting, and the roof coating early in the New Year.

Residents had received a detailed breakdown, up to the point where the original contract had been terminated, and a quotation for the remaining works, up to completion and remedial. The Head of Major Works confirmed that, at this point, the only expected additional cost would be for the roof coating, as this fell outside the scope of the original works. Members were assured that residents would not bear any additional costs in terms of delays.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

Anti-social behaviour (ASB)

The Head of Barbican Estates advised that the Police Security Committee had set up a Task and Finish Group in respect of ASB, including all relevant City Corporation Departments, with a view to more collaborative working. The Group had welcomed the data and intelligence provided by the Chair of the Barbican Security Committee. The Safer Neighbourhoods Team would produce a historical timeline, and options for consideration in terms of police responses and byelaws; noting that the latter were not being enforced. The future of the Museum site, following its closure, had been discussed at a Task and Finish Group Meeting and an action point noted in respect of the cleaning contract and future use of the bridge.

Balancing charges

A resident had written to the BRC Chair requesting a formal review process, with resident representatives, when balancing charges exceed 10% of the quarterly estimates. It was suggested that this would encourage the Estate Office to improve their estimates and help residents with financial planning.

The Revenues Manager explained that this year's large increases had been due to rising energy and repair costs, compounded by high inflation. Furthermore, they do not generally become apparent until halfway through the year. For example, Mountjoy House suddenly jumped to £60,000, having stayed at around £28,000 for a number of years. Whilst one-off items are likely to create large balancing charges, it would not be appropriate to inflate the cost at the outset. However, if essential works to roofs and windows are not carried out, then this is likely to result in water ingress and more damage and repairs.

The Revenues Manager agreed to present 6-monthly, rather than annual forecasts, covering the main areas of expenditure: i.e. repairs, energy and employees, noting how this year's pay award came in after the budget setting process. The half-yearly report would also provide a breakdown, similar to that provided to the Leasehold Service Charges Working Party. There was a further request for the summary of repair expenditure to be presented in a simplified format, with percentage levels of increases and a narrative. In addition to the 6-monthly reporting, Members also stressed that early warnings of high balancing charges should be communicated.

Members noted that an independent survey was underway in respect of the most exposed windows across the Estate, which are likely to need urgent replacement. Once the survey is complete, a competitive tendering process would follow. Members noted that social housing projects are generally more likely to receive decarbonisation funding, than leaseholder estates, as projects have to be ready for delivery when grants are applied for. It was suggested that communal areas might be more successful; i.e. - lifts, from a DDA perspective, and the possibility of Community Infrastructure Levy (CIL) funding could be explored.

In concluding, the Chair asked if the above points could be presented in a report to the next RCC/BRC meetings, ahead of the revised reporting schedule, and following further engagement with residents.

17. **EXCLUSION OF THE PUBLIC**

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

Item no	Paragraph no
18-23	2,3
24	2,3 & 5

18. **NON-PUBLIC MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 30th September 2022 be approved.

19. **BARBICAN RESIDENTIAL ARREARS- NON-PUBLIC APPENDIX**

The Committee received a non-public appendix in respect of agenda item xx

20. **COMMERCIAL ARREARS - NON-PUBLIC APPENDIX**

The Committee received a non-public appendix in respect of agenda item xx

21. **BARBICAN ESTATE RESIDENTIAL TENANCY RENEWALS**

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

22. **BARBICAN TURRET JOHN WESLEY HIGH WALK - GATEWAY 6 - OUTCOME REPORT**

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

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

A question was asked whilst the public were excluded.

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

There was one item of urgent business whilst the public were excluded.

The meeting ended at 3.30 pm

Chairman

Contact Officer: Julie.Mayer@cityoflondon.gov.uk

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Resident Consultation and Barbican Residential Committees

Outstanding Actions (formerly You Said, We Did)

Date Added	Subject	Action Agreed	Responsible Officer	Target Meeting Date – RCC and BRC	Update
March 2022 - RCC	Barbican Highwalk – Planned Maintenance of the Public Realm	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.	Paul Murtagh		Report requested for Mar 23 Committee by RCC Chair. BRC members noted a survey would follow to ascertain if £50K set aside is adequate. Oral update to March committees
September 2022 - BRC	Leaseholder Service Charge Working Party	<p>The Assistant Director had been working with residents on the Working Party in respect of a detailed review of service charges; looking at efficiency savings that could protect and possibly reduce charges in the future. This would be an extensive piece of work, likely to take about six months, and the findings would be reported to both the RCC and BRC. It was stressed that any benefits from the findings of the Working Party would not become apparent until the next financial year.</p> <p>A special BRC committee meeting will be held in <i>October/November 2022 (or a report will go to December BRC)</i> to review the paper BEO and Concierge Service Update. This will follow consultation with RCC.</p>	Paul Murtagh, Anne Mason, and Rosalind Ugwu	Nov/Dec 2022	<p>Altair Consultants has been appointed to independently review the service. Paul Murtagh has written to all residents about this. Altair is expected to conclude its review in Feb/Mar 23. Final report expected in February 2023</p> <p>Assistant Director also agreed that the RCC could be provided with anonymised staff feedback as well as resident comments. Interim report expected before 31.12.22 to be share with committee members.</p> <p>A further special meeting of the RCC and BRC will be held following March committees.</p>
June 2022 – BRC and RCC	Condition of Play Areas	A resident has raised concern about the condition of the play area including the soft play surface. The roundabout was removed, but	Helen Davinson	Mar 2023	Thanks to members a further quote has been received and an order is now being raised. We anticipate this work being

Resident Consultation and Barbican Residential Committees

Outstanding Actions (formerly You Said, We Did)

		<p>unfortunately was found to be beyond repair. The BEO is currently waiting for quotes for a replacement and well as quotes for the repair and renewal of the soft play surfaces. This is an area of property maintenance where significant delays have been encountered due to supply chain issues.</p> <p><i>One quote has been received and we await a second quote to demonstrate value for money.</i></p>			complete in the early New Year.
Jan 2022 - RCC and BRC	Brandon Mews Canopy	An oral update detailing options for cleaning was presented at the September committees	Paul Murtagh	Nov/Dec 2022	A meeting was held with the BM House Group on 1 November. A further oral update will be present to Nov/Dec meetings. Options appraisal and timeline to be presented to BRC in June 23
September 2022 - RCC and BRC	Arup report	Arup to present its findings and explain the rationale for its conclusions	Paul Murtagh	March 2023	A provisional meeting has been set up with Arup to present to members, in December. Meeting held 5 December 2022 Outcomes would be analysed and a further fire safety update with practical suggestions, to go to March committees
September 2022 - RCC and BRC	Savills' Stock Condition Survey	Savills to present to both Committees, a summary of the Barbican Stock Condition Survey	Jason Hayes	Nov/Dec 2022	Online meeting held on 16 November, with a presentation from Savills. Attended by members of RCC and BRC. The presentation was recorded and will shortly

Resident Consultation and Barbican Residential Committees

Outstanding Actions (formerly You Said, We Did)

					be publicised via the weekly bulletin. An early programme to be presented to March 2023 committees
September 2022 – RCC and BRC	Energy	Updates required on: <ul style="list-style-type: none"> • Heating cost reconciliation for past years • Power Purchase Agreement. When this comes into being. What is the unit rate until that point? • Information on demand side response as requested by the UFH working party 	Graham Low	Nov/Dec 2022	A report will be presented to Nov/Dec committees. Cost of reconciliation will not be charged to residents. 70% of outstanding queries have been resolved. A further report will be presented to March committees
November 2022 - RCC	Major Works	Head of Major Projects agreed to: <ul style="list-style-type: none"> • Investigate lack of consultation on redecs project • Investigate prep work at Breton House and other similar issues brought to his attention • Look into complaints from Ben Jonson about lack of supervision 	Jason Hayes		Head of major works notes that consultation has improved but would welcome feedback where residents feel it is still falling short of expectations. Head of Major Works and Project Manager have discussed the required improvements, particularly at the early stages of preparation and protection of adjacent surfaces, with the contractor and the clerk of work. There is an increase of inspections in place to monitor the work closely over the next few weeks. As above, supervision has been raised with the contractor and clerk of works

Resident Consultation and Barbican Residential Committees

Outstanding Actions (formerly You Said, We Did)

					are completing more inspections to monitor the work being completed
November 2022 - RCC	Resident Survey	An action plan would be produced and presented to committee	Rosalind Ugwu		This will now be presented at the special meeting where the outcome of the Altair review will be discussed.
November 2022 - RCC	Window Cleaning Contract	Concerns expressed about cleaning method for sub-podium flats (a Reach & Wash system is currently used) and this will be reviewed in the revised specification	Rosalind Ugwu		Reach and Wash methodology has to be used for Health and Safety reasons. Our current contractor has reviewed how frequently the water is changed in this equipment and increased the frequency and this contract is being supervised and inspected more thoroughly.
November 2022 - BRC	Lambert Jones Roof	<ul style="list-style-type: none"> Expected that remedial works will be complete before Christmas 2022 Residents will not bear any additional costs in terms of delays 	Jason Hayes		Work could not complete by end of December due to temperatures being too cold to finish the decorations of the front door sets. Door sets are now finished, and quotations are being obtained for an additional level of protection to the roof areas and therefore help in preventing the drainage to block again. Quotes are already in for cyclical maintenance to the drainage and are to be shared with residents.
November 2022 - BRC	Balancing Charges	<ul style="list-style-type: none"> Agreed that 6 monthly rather than an annual forecast will be 	Anne Mason		Report to March committee

Resident Consultation and Barbican Residential Committees

Outstanding Actions (formerly You Said, We Did)

		<p>presented, covering the main areas of expenditure</p> <ul style="list-style-type: none"> • Requested that summary of repairs expenditure presented in a simplified format with percentage levels and a narrative • Early warnings of high balancing charges to be communicated • BRC Chair requested a report to March Committees detailing this. 			

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Agenda Item 6

Committee(s)	Dated:
Barbican Residents Consultative Committee Barbican Residential Committee	6 th March 2023 20 th March 2023
Subject: 2022/23 Electricity price Forecast Update & Meter Query	
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	2,4,5,11
Does this proposal require extra revenue and/or capital spending?	N/A
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	No
Report of: City Surveyor	For Information
Report author: Graeme Low	

Summary

This report presents the view of estimated electricity costs for CoL BEO housing sites. Changes have been made to the original forecast due to the onboarding of the PPA as well as adjustments made by the supplier/broker due to incorrect levy applied. As the PPA is live, the unit rates are expected to remain below the Energy Bill Discount Scheme, the new published price cap. This means that there is not expected to be further government relief as of April 2023. This report also includes an update on meter issues and invoice concerns.

Recommendation(s)

- Note the benefit of the PPA from 1st January 2023.
- Note that due to the benefits provided as a result of the PPA and the traded position, the EBDS commencing April 2023 may not be applicable as prices are under the threshold and there is a higher cap than under the previous government support scheme
- Note that consumption and costs are currently validated via a contract with Team Energy Auditing Ltd. and via Sigma, the City's current energy monitoring software.
- Note that Total Energies are lodging a dispute with Elexon (the National Grid) regarding estimated data for Speed House.
- Note continued support with site regarding available supply capacity

Main Report

Background

1. Energy market prices have fluctuated significantly since March 2022. As part of an agreed approach to managing price risk, the City Corporation purchases energy in advance through our Broker, LASER Energy and their publicly procured framework. This helps to mitigate the risk of purchasing during the market peaks by procuring small amounts over a given period.

2. Alongside the Supply agreement, the City of London Corporation have entered into a 15-year agreement to purchase approximately 56,566 MWh per annum from South Farm Solar Ltd (known as the Power Purchase Agreement or PPA). This figure reduces slightly with performance each year and by the 15th year the output is expected to be 50,664 MWh. This currently represents approximately 63% of the Corporations electricity volume, including the Barbican Residential volume.
 - The PPA is now energised and operating as of 01 January 2023.
 - The electricity from this PPA is provided at a set price which increases after the 2nd year of operation in line with indexation.
 - Under the PPA our purchased commodity price (excluding non-commodity costs) will be approximately £42/MWh for the first two years, rising thereafter in line with inflation.

Meter Concerns & Data Quality Update

3. The meters at the Barbican are half hourly (HH) meters and therefore legally required to obtain a meter operator (MOP) contract. The City of London Corporation procured Stark to provide this and Data Collection (DC) services following a tender review. It should be noted that this type of meter is different from a typical residential non half hourly (NHH) meter.
4. Following the transfer to the new MOP, PSTN lines that communicate data from the meter to the supplier were disconnected. Unfortunately, this resulted in estimated data being provided to the supplier for invoices.
5. The estimated data worked in favour of Shakespeare Tower and Lauderdale, which according to available data were undercharged due to low estimates. Speed House was overcharged. Due to the way the industry works, the supplier must bill to the data provided by the MOP. The MOP provided estimates for summer months. These charges are passed from the DNO to the customer. The data becomes “settled” by the grid after a certain period of time.
6. With respect to Speed House, the Supplier has passed the dispute to the National Grid to formally resolve this issue of overbilling for approximately 750,000 kWh and any excess capacity charges for May 2021-September 2021. The next Elexon metering dispute board is scheduled for approximately April 2023 (details to be confirmed by supplier). We will update residents and committees of any outcomes and next steps once this meeting is concluded.
7. The Energy Team have instructed Total Energies resolve the visual issue of excess capacity charges by 13th April 2023. This relates to data showing as “0” consumption on invoices but with charges applied. If the issue is not resolved by that time the issue will be escalated to the National Account Manager.
8. For this financial year, the supplier and MOP have steps in place to ensure that supplies will be billed to actual data as best as possible. Site support is crucial to allow the data collector on access to meters.
9. Team Energy Auditing Ltd. Continue to validate and verify energy billing. Going forward will also be captured within Team Sigma, our energy management software.

Expected Tariff price October 2022 -September 2023

10. Data has been sourced from Total Energies. The budget spreadsheet in the appendix provides granular detail of unit rates including day and night. This figure represents the price the site will see on their invoice. There will also be calculations performed to redistribute costs back to departments based on the rebate from the PPA. To summarise, there will be a reduction not only in unit charge, but also charges distributed back to sites following receipt of payment from the solar generation. This is dependent upon a number of factors including consumption. An explanation is provided in the Summary section of the Appendix.

11. The Energy and Sustainability hosted an information session to site contacts including housing to advise of the updated invoice validation process as well as the PPA. Team Energy Auditing Ltd. have taken over from Mitie in the validation and verification of invoices in 22/23.
12. The Government has announced changes to the Energy Bill Relief Scheme (EBRS) for commercial energy supplies, applicable from 01 October 2022 to 31 March 2023. The EBRS rate varies each month depending on the achieved flexible purchase price and any discount applied automatically by the supplier. A new scheme called Energy Bill Discount Scheme (EBDS) is expected to begin in April 2023, with a reduced rate of support. Details are yet to be confirmed but early indications are that our achieved energy prices will fall below the level where support is provided and therefore, we do not expect to qualify for this scheme.
13. Unfortunately, although the PPA does provide some relief energy prices have risen across the board. Part of the reason for the increase in the standing charge is due to the significant changes for Transmission and Distribution charges (TCR). Note that this year (2022/23) will be the last in which the Triads operate. Following the Targeted Charging Review (TCR), Ofgem announced it would be ending the Triad periods from April 2023. This change has impacted the new charges starting October 2022. This TCR is calculated based on the agreed available capacity (KVa), which the energy team and Team Energy Auditing Ltd. are currently supporting the site review. However, Total Energies are investigating the standing charges for the following MPANs:

MPAN	Site
1200020487810	BEO Andrews House
1200020487848	BEO Ben Johnson
1200029482332	BEO Bunyan Court
1200020487918	BEO Cromwell Tower
1200020487945	BEO Defoe House
1200020487972	BEO Gilbert House
1200020487990	BEO John Trundle Court
1200020488016	BEO Lauderdale Tower
1200020488043	BEO Mountjoy House
1200020488052	BEO Seddon House
1200020488070	BEO Shakespeare Tower
1200020488104	BEO Speed House
1200020488122	BEO Thomas More
1200020488150	BEO Wallside & Postern
1200020488169	BEO Willoughby

14. Members of the Energy team have attended the Underfloor Heating as well as a meeting with residents on 3 February, and 9 February (LSCWP).

Corporate and strategic implications

15. **Financial implications:** The likely impacts of higher energy prices will have a significant impact on both residents and Commercial tenants at the Barbican Residential Estate. The City Corporation are working to mitigate the impacts of these rises through the introduction of the Power Purchase Agreement and a purchase in advance approach.

Conclusion

16. Whilst we expect there to be a rise in electricity costs for residents at the Barbican, the introduction of the PPA will go far to mitigate the effects. The supplier is approaching the National Grid to formally dispute the estimates provided by the MOP for Speed House. Confirmation of the dispute determination is expected following this meeting in April.

Report author

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BEO Appendix 1, BRCC February 2023

This report provides an updated, estimated budget forecast. It must be noted that this represents an estimate only due to charges outside of the City/Supplier/Broker's control. These charges include, but are not limited to, charges levied by the National Grid and government taxes.

The purpose of this spreadsheet is to provide an updated account as there was an error in the charges provided by the supplier for the period of October 2022 - January 2023. The error was unfortunately caused by the mid period price change due to the late arrival of the PPA.

This report includes the new rates applicable from January 2023 to September 2023. To correct the charges, Total Energies have begun an investigation into any money owed back to the sites for October to December. Once the investigation is complete, they will present the numbers to the City. The City will then collaborate with LASER/Team Energy to interrogate the charges. Once a refund has been established

Spreadsheet Explanation - Price Report from TE and LASER

"New Day Rate" column includes updated unit rates (as a result of our new price reflecting the PPA generation rate).

"Old Unit Rate Day" and "Reduction p/kWh" have been added to show an example of the rate reduction.

"SC_PPDAY" (Standing Charge pence per day) and "New Standing Charge Converted to £'s per day" provide the updated estimated standing charge

"Reductions as £'s Per day" column shows the total reduction in £s per day.

Spreadsheet Explanation - Heating Degree Days

This budget forecast has not taken any potential weather conditions into consideration. Heating degree days are provided as reference only. The higher number of Heating Degree Days, the colder year it was. This does help to explain why consumption for underfloor heating would be higher during a colder year

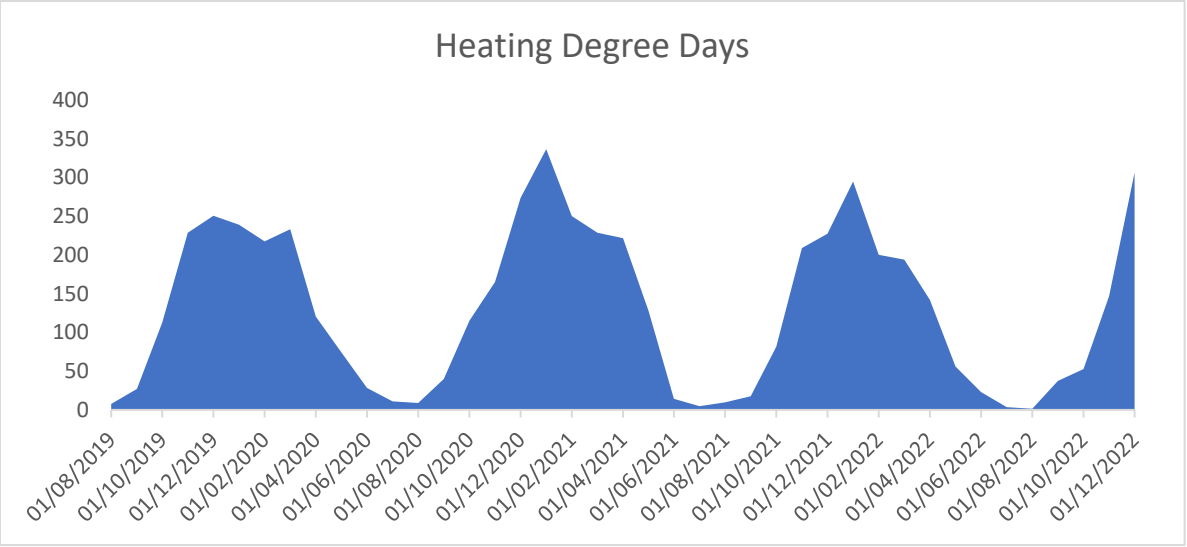
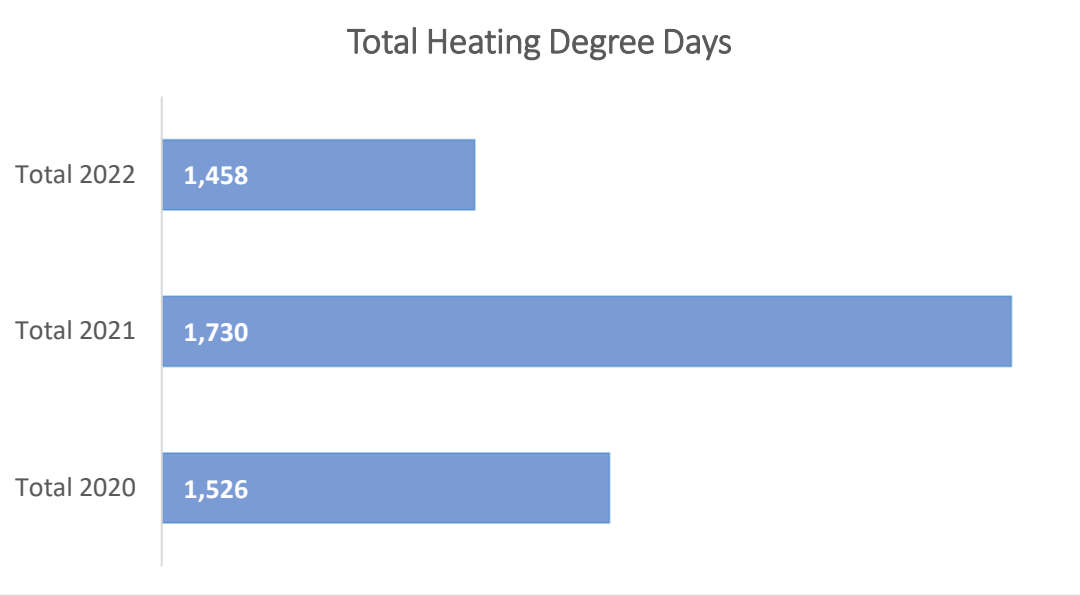
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MPAN CORE	Site	New Day RATE PPKWH	Old Unit Rate 1	Reduction p/kWh	Night RATE PPKWH	SC PPDAY	New Standing Charge Converted to £s per day	Old Pence Per day	Old SC converted to £s per day	Reduction as £s per day	Estimated Annual Quantity (kWh)	Number of Rates	Estimated Standing Charge Cost	Unit Rate 1 Estimated Cost	Unit Rate 2 Estimated Cost	Total Estimated Annualised Cost
1200020487839	BEO Andrews House	36.0617	51.3328	-15.2711	33.4583	6867.8011	£68.6780	24690.6865	£246.9069	-£178.2289	582,062	2 Rate	£ 25,067	£146,931.02	£58,424.42	£ 230,423
1200020488104	BEO Speed House	33.4321	48.7032	-15.2711	32.2015	10557.5855	£105.5759	27344.0946	£273.4409	-£167.8651	548,578	2 Rate	£ 38,535	£128,380.80	£52,995.10	£ 219,911
1200020487810	BEO Andrews House	34.5687	49.8398	-15.2711	32.5039	14831.567	£148.3157	30985.7333	£309.8573	-£161.5417	530,935	2 Rate	£ 54,135	£128,476.13	£51,772.37	£ 234,384
1200020488113	BEO Speed House	34.7241	49.9952	-15.2711	33.1329	4854.6302	£48.5463	17202.5734	£172.0257	-£123.4794	438,166	2 Rate	£ 17,719	£106,504.44	£43,553.13	£ 167,777
1200020488150	BEO Wallside & Postern	34.5388	49.8099	-15.2711	32.5164	4598.6412	£45.9864	13430.0708	£134.3007	-£88.3143	283,178	2 Rate	£ 16,785	£68,464.40	£27,623.79	£ 112,873
1200010107702	BEO Willoughby	40.6417	55.9128	-15.2711	33.3128	1813.8461	£18.1385	6069.9704	£60.6997	-£42.5612	312,018	2 Rate	£ 6,621	£88,766.59	£31,182.58	£ 126,570
1200010107711	BEO John Trundle Court	40.3295	55.6007	-15.2712	33.3146	1766.362	£17.6636	5510.2759	£55.1028	-£37.4391	247,046	2 Rate	£ 6,447	£69,742.69	£24,690.72	£ 100,881
1200010107776	BEO Andrews House	40.267	55.5381	-15.2711	33.3025	1556.4737	£15.5647	5164.3021	£51.6430	-£36.0783	210,934	2 Rate	£ 5,681	£59,455.76	£21,073.89	£ 86,211
1200010107864	BEO Cromwell Tower	41.0072	56.2783	-15.2711	33.3393	1197.728	£11.9773	3994.9197	£39.9492	-£27.9719	238,625	2 Rate	£ 4,372	£68,497.40	£23,866.77	£ 96,736
1200010107925	BEO Ben Johnson	40.3007	55.5718	-15.2711	33.2937	1402.8672	£14.0287	4183.5198	£41.8352	-£27.8065	184,966	2 Rate	£ 5,120	£52,179.81	£18,474.61	£ 75,775
1200010107697	BEO Willoughby	39.9831	55.2542	-15.2711	33.315	1132.9522	£11.3295	3584.7077	£35.8471	-£24.5176	179,524	2 Rate	£ 4,135	£50,245.48	£17,942.53	£ 72,323
1200010108032	BEO Breton House	40.2036	55.4748	-15.2712	33.3043	1267.9911	£12.6799	3691.222	£36.9122	-£24.2323	178,844	2 Rate	£ 4,628	£50,331.21	£17,868.82	£ 72,828
1200010107846	BEO Thomas More	40.2831	55.5542	-15.2711	33.317	984.776	£9.8478	3217.645	£32.1765	-£22.3287	167,834	2 Rate	£ 3,594	£47,326.12	£16,775.18	£ 67,696
1200010107970	BEO Lauderdale Tower	40.6232	55.8943	-15.2711	33.3276	940.5687	£9.4057	3056.2885	£30.5629	-£21.1572	165,943	2 Rate	£ 3,433	£47,187.95	£16,591.45	£ 67,212
1200010107855	BEO Gilbert House Switchroom	40.5204	55.7916	-15.2712	33.3109	976.7253	£9.7673	3018.4133	£30.1841	-£20.4169	159,647	2 Rate	£ 3,565	£45,282.72	£15,953.96	£ 64,802
1200010107688	BEO Willoughby	40.2977	55.5688	-15.2711	33.2866	912.8148	£9.1281	2781.2061	£27.8121	-£18.6839	150,418	2 Rate	£ 3,332	£42,430.50	£15,020.71	£ 60,783
1200010107934	BEO Bryer Court	40.7206	55.9917	-15.2711	33.2804	898.5785	£8.9858	2733.1777	£27.3318	-£18.3460	132,124	2 Rate	£ 3,280	£37,661.18	£13,191.42	£ 54,132
1200010107837	BEO Thomas More	40.4964	55.7675	-15.2711	33.312	834.4798	£8.3448	2669.064	£26.6906	-£18.3458	153,447	2 Rate	£ 3,046	£43,498.36	£15,334.88	£ 61,879
1200010107785	BEO Andrews House	40.2814	55.5525	-15.2711	33.309	880.2302	£8.8023	2696.0134	£26.9601	-£18.1578	153,479	2 Rate	£ 3,213	£43,276.44	£15,336.70	£ 61,826
1200010107952	BEO Defoe House	40.4794	55.7505	-15.2711	33.3094	814.2341	£8.1423	2455.1275	£24.5513	-£16.4089	120,525	2 Rate	£ 2,972	£34,151.46	£12,043.85	£ 49,167
1200010107828	BEO Thomas More	40.2284	55.4995	-15.2711	33.2947	759.2821	£7.5928	2394.5923	£23.9459	-£16.3531	106,155	2 Rate	£ 2,771	£29,893.12	£10,603.20	£ 43,268
1200010107943	BEO Defoe House	40.223	55.4941	-15.2711	33.3039	806.0023	£8.0600	2425.0814	£24.2508	-£16.1908	120,721	2 Rate	£ 2,942	£33,990.33	£12,061.44	£ 48,994
1200010107720	BEO Bunyan Court	41.1678	56.4389	-15.2711	33.3371	804.2971	£8.0430	2389.0505	£23.8905	-£15.8475	128,515	2 Rate	£ 2,936	£37,034.76	£12,852.95	£ 52,823
1200010107999	BEO Lauderdale Tower	40.4835	55.7546	-15.2711	33.3079	633.8713	£6.3387	1936.8429	£19.3684	-£13.0297	97,108	2 Rate	£ 2,314	£27,518.90	£9,703.39	£ 39,536
1200010107916	BEO Ben Johnson	40.5705	55.8417	-15.2712	33.2304	567.1738	£5.6717	1679.1147	£16.7911	-£11.1194	181,845	2 Rate	£ 2,070	£51,642.80	£18,128.35	£ 71,841
1200010107907	BEO Mountjoy House	40.2753	55.5464	-15.2711	33.3761	599.7357	£5.9974	1642.4015	£16.4240	-£10.4267	90,728	2 Rate	£ 2,189	£25,578.68	£9,084.44	£ 36,852
1200010107873	BEO Cromwell Tower	40.1088	55.38	-15.2712	33.2925	514.231	£5.1423	1500.1557	£15.0016	-£9.8592	64,107	2 Rate	£ 1,877	£17,998.78	£6,402.85	£ 26,279
1200010107163	BEO North & South Garchey	40.3429	55.614	-15.2711	33.4053	660.1654	£6.6017	1472.6581	£14.7266	-£8.1249	60,246	2 Rate	£ 2,410	£17,013.49	£6,037.61	£ 25,461
1200060609949	BEO Barbican Estate - Frobisher	41.1474	56.4186	-15.2712	33.2965	406.0502	£4.0605	1093.9319	£10.9393	-£6.8788	55,601	2 Rate	£ 1,482	£16,014.86	£5,553.96	£ 23,051
1200024897279	BEO Lauderdale Place (Barbican Estate Office)	39.887	55.1582	-15.2712		361.625	£3.6163	874.1736	£8.7417	-£5.1255	42,728	1 Rate	£ 1,320	£17,042.92		£ 18,363
1200010107794	BEO North & South Garchey	41.5597	56.8308	-15.2711	33.4588	346.708	£3.4671	718.8503	£7.1885	-£3.7214	34,111	2 Rate	£ 1,265	£9,923.50	£3,423.94	£ 14,613
1200062178818	BEO Ben Johnson	40.0401	55.3112	-15.2711		162.5562	£1.6256	373.4398	£3.7344	-£2.1088	3,713	1 Rate	£ 593	£1,486.69		£ 2,080
1200062716856	BEO Lauderdale Tower	40.3607	55.6318	-15.2711		123.3382	£1.2334	290.1425	£2.9014	-£1.6680	25,000	1 Rate	£ 450	£10,090.18		£ 10,540
1200062716883	BEO Shakespeare Tower	40.3607	55.6318	-15.2711		123.2474	£1.2325	289.8113	£2.8981	-£1.6656	25,000	1 Rate	£ 450	£10,090.18		£ 10,540
1200062178836	BEO Mountjoy House	40.0401	55.3112	-15.2711		133.2529	£1.3325	266.4829	£2.6648	-£1.3323	1,844	1 Rate	£ 486	£738.34		£ 1,225
1200062716892	BEO Speed House	40.3607	55.6318	-15.2711		102.8991	£1.0290	215.5397	£2.1554	-£1.1264	25,000	1 Rate	£ 376	£10,090.18		£ 10,466
1200020487884	BEO Breton House	36.4854	51.7566	-15.2712	33.4022	353.5644	£3.5356	461.9734	£4.6197	-£1.0841	521,775	2 Rate	£ 1,291	£133,260.19	£52,285.30	£ 186,836
1200020487893	BEO Bryer Court	37.0955	52.3666	-15.2711	33.5234	353.5644	£3.5356	461.9734	£4.6197	-£1.0841	313,595	2 Rate	£ 1,291	£81,430.74	£31,538.31	£ 114,260
1200020487857	BEO Ben Johnson	37.0754	52.3465	-15.2711	33.5235	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	495,395	2 Rate	£ 519	£128,568.77	£49,822.12	£ 178,910
1200020487866	BEO Ben Johnson	36.4195	51.6906	-15.2711	33.3898	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	619,913	2 Rate	£ 519	£158,038.45	£62,096.31	£ 220,654
1200020487927	BEO Cromwell Tower	37.0982	52.3693	-15.2711	33.5263	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	580,753	2 Rate	£ 519	£150,814.24	£58,411.50	£ 209,745
1200020487936	BEO Cromwell Tower	37.0831	52.3542	-15.2711	33.5222	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	547,366	2 Rate	£ 519	£142,086.20	£55,046.74	£ 197,652
1200020487963	BEO Defoe House	36.5014	51.7726	-15.2712	33.4051	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	523,045	2 Rate	£ 519	£133,643.12	£52,417.11	£ 186,579
1200020488025	BEO Lauderdale Tower	36.4872	51.7583	-15.2711	33.3951	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	524,792	2 Rate	£ 519	£134,037.33	£52,576.44	£ 187,133
1200020488034	BEO Lauderdale Tower	36.49	51.7612	-15.2712	33.3923	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	606,058	2 Rate	£ 519	£154,805.39	£60,713.01	£ 216,037
1200020488080	BEO Shakespeare Tower	36.4821	51.7532	-15.2711	33.3961	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	553,264	2 Rate	£ 519	£141,289.63	£55,430.58	£ 197,239
1200020488099	BEO Shakespeare Tower	36.4575	51.7286	-15.2711	33.3886	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	579,952	2 Rate	£ 519	£148,005.20	£58,091.36	£ 206,616
1200020488131	BEO Thomas More	37.0762	52.3474	-15.2712	33.5193	142.1839	£1.4218	250.5929	£2.5059	-£1.0841	576,013	2 Rate	£ 519	£149,494.61	£57,922.66	£ 207,936
1200020488187	BEO Willoughby	37.0601	52.3313	-15.2712	33.5175	115.7614	£1.1576	224.1704	£2.2417	-£1.0841	346,236	2 Rate	£ 423	£89,820.79	£34,814.90	£ 125,058
1200020488196	BEO Willoughby	37.0669	52.338	-15.2711	33.5218	115.7614	£1.1576	224.1704	£2.2417	-£1.0841	291,907	2 Rate	£ 423	£75,740.61	£29,355.74	£ 105,519
1200033896927	BEO Mountjoy House	40.3607	55.6318	-15.2711		45.5098	£0.4551	153.9188	£1.5392	-£1.0841	20	1 Rate	£ 166	£8.07		£ 174
1200010107961	BEO Lauderdale Tower	44.0274	59.2985	-15.2711	33.4098	177.8134	£1.7781	272.2317	£2.7223	-£0.9442	35,656	2 Rate	£ 649	£10,988.89	£3,573.78	£ 15,212
1200040462095	BEO North & South Comm Switchrooms	40.0401	55.3112	-15.2711		89.6281	£0.8963	181.7319	£1.8173	-£0.9210	8,339	1 Rate	£ 327	£3,338.94		£ 3,666
1200040462100	Comm Switchrooms	39.9379	55.209	-15.2711		104.3633	£1.0436	183.114	£1.8311	-£0.7875	14,492	1 Rate	£ 381	£5,787.80		£ 6,169
1200062716838	BEO Andrews House	40.3607	55.6318	-15.2711		89.9063	£0.8991	168.116	£1.6812	-£0.7821	25,000	1 Rate	£ 328	£10,090.18		£ 10,418
1200010107800	BEO North & South Garchey	37.3408	52.6119	-15.2711		69.8342	£0.6983	145.211	£1.4521	-£0.7538	18,510	1 Rate	£ 255	£6,911.78		£ 7,167
1200062178845	BEO Willoughby	40.3607	55.6318	-15.2711		95.6735	£0.9567	154.1279	£1.5413	-£0.5845	3,774	1 Rate	£ 349	£1,523.21		£ 1,872
1200062178809	BEO Cromwell Tower	40.3607	55.6318	-15.												

MPAN_CORE	Site	New Day_RATE_PPKWH	Old Unit Rate 1	Reduction p/kWh	Night_RATE_PPKWH	SC_PPDAY	New Standing Charge Converted to £s per day	Old Pence Per day	Old SC converted to £s per day	Reduction as £s per day	Estimated Annual Quantity (kWh)	Number of Rates	Estimated Standing Charge Cost	Unit Rate 1 Estimated Cost	Unit Rate 2 Estimated Cost	Total Estimated Annualised Cost
1200020488070	BEO Shakespeare Tower	35.0651	50.3362	-15.2711	32.4658	8693.4469	£86.9345	8693.4469	£86.9345	£0.0000	582,289	2 Rate	£31,731	£142,926.15	£56,713.43	£231,371
1200020488122	BEO Thomas More	35.2377	50.5088	-15.2711	32.4306	7567.4524	£75.6745	7567.4524	£75.6745	£0.0000	172,969	2 Rate	£27,621	£42,665.21	£16,828.47	£87,115
1200020488140	BEO Thomas More	37.6261	52.8972	-15.2711	33.5246	142.1839	£1.4218	142.1839	£1.4218	£0.0000	615,122	2 Rate	£519	£162,012.49	£61,865.16	£224,397
1200020488169	BEO Willoughby	35.3355	50.6066	-15.2711	32.5035	5198.6244	£51.9862	5198.6244	£51.9862	£0.0000	256,085	2 Rate	£18,975	£63,342.24	£24,970.98	£107,288
1200020488178	BEO Willoughby	37.0681	52.3392	-15.2711	33.5216	115.7614	£1.1576	115.7614	£1.1576	£0.0000	366,206	2 Rate	£423	£95,021.92	£36,827.43	£132,272
1200029482332	BEO Bunyan Court	35.36	50.6311	-15.2711	32.5772	32971.3144	£329.7131	32971.3144	£329.7131	£0.0000	568,215	2 Rate	£120,345	£140,644.58	£55,532.56	£316,522
1200050329512	BEO Wallside & Postern	37.0663	52.3374	-15.2711	33.5206	195.029	£1.9503	195.029	£1.9503	£0.0000	168,685	2 Rate	£712	£43,767.70	£16,963.27	£61,443
1200010107819	BEO North & South Garchey	37.3408	52.6119	-15.2711		41.3901	£0.4139	41.3901	£0.4139	£0.0000	8,228	1 Rate	£151	£3,072.40		£3,223
1200033896918	BEO Mountjoy House	40.3607	55.6318	-15.2711		45.5098	£0.4551	45.5098	£0.4551	£0.0000	41	1 Rate	£166	£16.55		£183
1200040462110	BEO North & South Comm Switchrooms	40.3607	55.6318	-15.2711		45.5098	£0.4551	45.5098	£0.4551	£0.0000	52	1 Rate	£166	£20.99		£187
1200010107145	BEO Shakespeare Tower	36.9243	TBC	#N/A	31.3124	963.873	£9.6387	#N/A	TBC	TBC	214,594	2 Rate	£3,518	£55,466.13	£20,158.36	£79,143
1200010107154	BEO Shakespeare Tower	36.3784	TBC	#N/A	31.3486	771.1957	£7.7120	#N/A	TBC	TBC	103,159	2 Rate	£2,815	£26,269.32	£9,701.67	£38,786

Note that a higher number of degree days means it was a colder year.

Month	HDD 15.5
01/08/2019	7.7
01/09/2019	27.2
01/10/2019	112.4
01/11/2019	228.6
01/12/2019	250.4
01/01/2020	239
01/02/2020	217.5
01/03/2020	233.1
01/04/2020	120.5
01/05/2020	74
01/06/2020	28.5
01/07/2020	11.1
01/08/2020	9
01/09/2020	39.7
01/10/2020	115.2
01/11/2020	165
01/12/2020	273.8
01/01/2021	336.5
01/02/2021	250.2
01/03/2021	228.8
01/04/2021	221.8
01/05/2021	127.5
01/06/2021	14.3
01/07/2021	4.9
01/08/2021	9.9
01/09/2021	17.4
01/10/2021	81.6
01/11/2021	209
01/12/2021	227.6
01/01/2022	294.9
01/02/2022	200.2
01/03/2022	194
01/04/2022	141.9
01/05/2022	56.1
01/06/2022	23
01/07/2022	3.5
01/08/2022	1.6
01/09/2022	37.3
01/10/2022	52.7
01/11/2022	146.7
01/12/2022	306.4



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List of Rebates

List of MPANs which will receive a government rebate of £150.

MPAN	Site
1200060609949	BEO Barbican Estate - Frobisher
1200062178818	BEO Ben Johnson
1200010107925	BEO Ben Johnson
1200010108032	BEO Breton House
1200010107934	BEO Bryer Court
1200010107720	BEO Bunyan Court
1200010107891	BEO Cromwell Tower
1200010107855	BEO Gilbert House Switchroom
1200010107711	BEO John Trundle Court
1200010107970	BEO Lauderdale Tower
1200010107819	BEO North & South Garchey
1200010107163	BEO North & South Garchey
1200010107154	BEO Shakespeare Tower
1200020488113	BEO Speed House
1200010107846	BEO Thomas More
1200062178845	BEO Willoughby

This Spreadsheet details the standing charge refund values owed back to BEO sites for October 2022 to December 2022

Row Labels	Sum of Value due back for 91 days over charge to be returned by credit and rebill
BEO Andrews House	-£ 35,961.59
BEO Barbican Estate - Frobisher	-£ 625.97
BEO Ben Johnson	-£ 3,931.46
BEO Brandon Mews	-£ 20.95
BEO Breton House	-£ 2,303.79
BEO Bryer Court	-£ 1,768.14
BEO Bunyan Court	-£ 1,442.13
BEO Cromwell Tower	-£ 3,681.09
BEO Defoe House	-£ 3,065.22
BEO Gilbert House Switchroom	-£ 1,857.94
BEO John Trundle Court	-£ 3,406.96
BEO Lauderdale Place (Barbican Estate Office)	-£ 466.42
BEO Lauderdale Tower	-£ 3,546.02
BEO Mountjoy House	-£ 1,168.72
BEO North & South Comm Switchrooms	-£ 155.47
BEO North & South Garchey	-£ 1,146.61
BEO Shakespeare Tower	-£ 380.18
BEO Speed House	-£ 26,614.85
BEO Thomas More	-£ 5,288.16
BEO Wallside & Postern	-£ 8,036.60
BEO Willoughby	-£ 8,054.90
Grand Total	-£ 112,923.17

There was an additional credit due. The site was overbilled for Excess Capacity. Note this charge was passed from the DNO and was due to data quality recharge for Andrews House.

Credit due of £5,907.02 + VAT (Andrews House) - site overbilled for excess capacity

Row Labels	BEO Total Estimated PPA Rebate
BEO Andrews House	£ 183,966.31
BEO Willoughby	£ 149,807.39
BEO Ben Johnson	£ 149,436.70
BEO Cromwell Tower	£ 149,065.84
BEO Shakespeare Tower	£ 149,030.06
BEO Thomas More	£ 129,565.67
BEO Speed House	£ 112,363.21
BEO Defoe House	£ 99,456.36
BEO Lauderdale Tower	£ 97,891.94
BEO Gilbert House Switchroom	£ 78,690.23
BEO John Trundle Court	£ 71,189.60
BEO Seddon House	£ 63,012.19
BEO Bunyan Court	£ 55,302.01
BEO Mountjoy House	£ 52,105.68
BEO Wallside & Postern	£ 46,985.14
BEO Bryer Court	£ 34,736.23
BEO Breton House	£ 33,560.70
BEO Brandon Mews	£ 21,782.42
BEO North & South Garchey	£ 11,114.95
BEO Lauderdale Place (Barbican Estate Office)	£ 5,706.29
BEO Barbican Estate - Frobisher	£ 3,404.57
BEO North & South Comm Switchrooms	£ 1,441.06
Grand Total	£ 1,699,614.53

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Date	Milestone Title	Description or Activity
01/04/2021	Contract Award	Contract Awarded to Stark
13/07/2021	Stark Advised to Collect data	Email City of London_Manual Downloads_20210713_HA As promised below is a list of sites our Operation team is due to send meter readers to for manual downloads. When asked for a date, Stark advised Meter readers will be attempting to go out fortnightly at least to carry out manual downloads.
18/08/2021	Stark asked City of London who pays for the BT lines	Stark did not know the ownership. City of London_BT Lines_20210818_HA
07/09/2021	EDF Notified Stark	"To be honest it is upto the sites to tell us in this case if they pay landline services for PSTN lines installed."
07/09/2021	EDF notified Stark - PSTN lines disconnected	EDF notified Stark - PSTN lines disconnected
07/09/2021	City of London internal communication to see who owned phone line	See email "Meter Connection - BT"
19/10/2021	City of London provided feedback to Stark	RE: Stark City of London - Feedback email provided feedback that I would not recommend Stark due to inefficient processes
02/11/2021	City of London notified of PSTN disconnection	
17/11/2021	City of London contacted BT Business and notified stark	Stark's response: It could be another line provider not BT that installed those lines, however there is no database to use to find out who the provider was unless a site has a bill for a PSTN Line. Can you see if a site have any invoices maybe relating to telecoms that they are paying, and see if one of these numbers appears in their telecoms bill? See RE: Conversation with BT Phone Line and City of London_BT Lines Update_20211117_HA (17/11/2021)
17/11/2021	City of London internal communication to see who owned phone line	Phone Lines Email
29/11/2021	City of London notified (LASER) of issues	See FW: Stark CoL - Invoices UPDATE
08/12/2021	City of London phone call with Stark	Requesting Stark/WPD come visit the site so they can support these meter issues. See the email RE: City of London_BT Lines Catchup_Call notes_20211208_HA
18/01/2022	City of London launched complaint with Stark (Complaint Log 214983	This complaint related to DC showing up unannounced - See email "FW: MPAN 1200020487963"
04/02/2022	City of London launched complaint with LASER	See email "RE: Catchup on MOP Charge and Official Complaint - Complaint Log 214983". This disputed the method for DC and also charging
10/02/2022	Call with Stark to discuss line repair	It was only at this time that the City was informed that BT lines have ceased and no longer an option > Attempt from MOP to force the City to upgrade meters
14/02/2022	City of London follow up with LASER	This was part of the complaint and noted that it was only on 10/02/2022 that the City was advised BT Lines ceased and no longer an option. See email "Re: Catchup on MOP Charge"
28/02/2022	City of London contacted EDF	Former MOP. Asked why the lines were cut off.
02/03/2022	City of London launched Formal Complaint with EDF	See email "RE: Formal Complaint - City of London MOP Disconnection of BT Lines Complaint Date 02.03.2022". Requested a resolution date of 27 April 2022
03/03/2022	EDF provided proof that they had notified Stark	EDF notified Stark of PSTN line ceased September 2021
03/03/2022	City of London contacted Stark to test EDF's email	This email was to test to ensure the email that EDF sent to was functional. As they responded, this was the proof that Stark were liable and did not respond to the email from EDF
05/04/2022	City of London contacted CoL Lawyer for guidance	See "FW: Laser Framework - Y18003 - Electricity Meter Operator Contract"
19/04/2022	City of London contacted Citys Property Contracts Performance Manager for guidance	See FW: Laser Framework - Y18003 - Electricity Meter Operator Contract
21/04/2022	City of London notified LASER	Notified LASER that WPD Could have addressed this and reinstated the lines. See email "FW: Follow up"
29/06/2022	City of London complaint to LASER	
25/08/2022	City of London Formal complaint against Total Energies	Total Energies replied that since we have a direct contract with Stark, they were unable to help.
28/09/2022	City of London chase LASER for an update	
04/10/2022	City of London notify Elexon	Elexon are responsible for balancing and settlement of the grid - advised to contact REC
06/10/2022	City of London notify the Retail Energy Code (REC)	No response
19/01/2023	Andrews and Defoe	PSTN lines reinstated and successful test
26/01/2023	City of London launch official dispute with Stark	Deadline to respond by 24 February
03/02/2023	Stark responded to Dispute Notice lodged by City	
03/03/2023	Formal Dispute from the City to Total Energies	To complain against inaccurate data and issues with invoices.

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Excludes Standing charges

Average Estimated Rates

Period	EBRS Discount p/kWh (actual and <i>estimate</i>)	Approx Weighted Average EBRS Discount for Price Period p/kWh	Ave CoL p/kWh Day & Night Rate	Ave CoL p/kWh Day Rate less EBRS	Typical p/kWh Domestic Cap
Oct-22	7.69	18.31	50.37	32.06	33.63
Nov-22	19.08				
Dec-22	22.43				
Jan-23	9.11	7.26	35.02	27.76	33.72
Feb-23	7.56				
Mar-23	2.59				

Notes:

- 1) The weighted average EBRS discount is an approximation using a typical winter heating profile.
- 2) Ave Day and Night Rate assumes 37% day usage and 63% night usage

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Committee(s): Barbican Residents Consultation Committee Barbican Residential Committee	Dated: 06/03/2023 20/03/2023
Subject: Fire Safety Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Clare Chamberlain Interim Executive Director of Community and Children's Services	For Information
Report author: Paul Murtagh Assistant Director Housing and Barbican	

Summary

The purpose of this report is to provide Members of this Committee with information on how the City of London Corporation (the Corporation), through its Housing Property Services Team, is ensuring that its homes on the Barbican Residential Estate are managed in a way that meets compliance with current health and safety legislation, best practice, and regulatory standards relating to fire safety.

This report also provides an update for Members on the progress that has been made in relation to fire safety matters since the last report submitted to Committee in September 2022.

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 in September 2022. 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 2018, 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. As Members will be aware from previous reports, following a corporate procurement exercise, Turner & Townsend was appointed to undertake the next round of FRA's for both Housing and Barbican. Turner & Townsend has now submitted its completed FRA's for all blocks across the Barbican Estate and, officers are currently completing an analysis of the new FRA's in preparation for publication and the development of a subsequent Action Plan.
9. It had initially been expected that the new FRA's would have been completed and submitted by December last year but unfortunately, there have been some unexpected delays that meant that this was not possible. However, now that the FRA's are complete, we are producing a new Action Plan from the FRA's, which lists the recommendations for all blocks on the Barbican Estate. This new Action Plan will form the basis of future reports to this Committee.

Fire Doors

10. As Members will be aware from previous update reports, officers made a successful Capital Bid for £20million for the replacement of front entrance 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. Guardian Consultancy Services Limited has carried out a full audit and survey of all the doors across the Barbican Estate and, all fire doors have now been identified to enable officers to group the doors into a structured programme based on priority in terms of perceived fire risk. Broadly, this priority is ranked as follows:
 - high-rise blocks the towers),
 - blocks with limited cores and most complicated internal arrangements (Ben Johnson, Bunyan Court, Willoughby House),
 - blocks with limited cores and simple internal arrangements (Gilbert House, Mountjoy House, Seddon House, Bryer Court),
 - blocks with numerous cores and numerous flats per core (Breton House, John Trundle Court),
 - buildings with multiple cores and limited flats per core (Andrewes House, Defoe House, Speed House, Thomas More House).
12. Working with our colleagues in City Procurement, it has become clear that this project is better served as a 'design and build' contract with warranties, design responsibility, testing facilities, sample manufacturing etc, all covered under one contract, with an independent Fire Consultant acting as a third-party consultant.
13. To achieve this, it has been agreed that the works could be procured through the same framework that has been used successfully (so far) for the HRA Door Replacement Programme. However, this framework expires on 7 March 2023, with a new framework commencing in April 2023. As such, we are currently engaging with the framework (new and old) and, in addition, exploring the option of tendering the work ourselves. The framework is however, likely to be the quickest route to market. We are also currently seeking to recruit a dedicated Project Manager to administer and manage this contract.

Fire signage

14. This project has taken much longer than we anticipated however, we have now prepared the specification and tender documents and will be seeking competitive tenders in the near future. We are manufacturing some sample signs for residents and/or their representatives to choose from and, these should be available in the next two or three weeks. These sample signs will be kept in the Barbican Estate Office, along with a hard copy of the agreed Fire Signage Strategy.
15. The Fire Signage Strategy was developed to be as accessible to as many residents as possible and this has taken time. The document was shared twice with members of the Asset Maintenance Working Party and subsequently, with the respective House Groups. There has been very little feedback on the Strategy.

Communication with residents

16. We continue to communicate with the Barbican residents on fire safety matters as appropriate. We have recently, sent out further reminders to residents encouraging them to let us know if they regard themselves as Persons with Restricted Mobility (PRM) so that we can discuss with them any specific needs that they may have in the event of a fire in their home or block.
17. There have been no new significant fire safety issues raised by residents since the last update report in September 2022. Detailed information on fire safety remains available on the Corporation's website.

Estate Management

18. Barbican Estate Office (BEO) 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.

Fire Related Incidents on the Barbican Estate

19. There have been no fire related incidents on the Barbican Estate since those reported in the last fire safety update in September 2022.

London Fire Brigade (LFB)

20. Members will be aware from previous reports 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.
21. 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. The LFB has expressed an interest in following up on its 'Six-Pump' exercise in 2018, to test out its new access equipment. Discussions are ongoing between the LFB and the Corporation's Fire Safety Advisor and, if there is an

agreement to proceed with the training, we will liaise with residents and the appropriate House Groups on how and when this may progress.

Frobisher Crescent

22. Members will be aware from previous reports of the issues with the level and efficiency of the fire stopping carried out as part of the redevelopment of the top three floors of Frobisher Crescent to create new residential apartments. Guardian Consultancy Services Limited (Guardian) was appointed to carry out the remedial compartmentation/fire stopping works and, the substantive works began in January 2022.
23. This project has proven to be extremely complex and challenging and, since the last update in September 2022, further significant issues have been identified including, the inadequate fixings to the fire doors frames (some were not fixed at all), that has resulted in many of the fire door sets having to be removed to enable the construction and installation of suitable structural support for the door sets to be secured to. In addition, further inadequate fire stopping has been identified in the flats on the 8th floor that require potentially extensive and intrusive remedial works.
24. As a result of these further 'defects' in the fire stopping, the project has been delayed by at least a further three months. We are heavily reliant on residents on the 8th floor giving us access to their homes and, this is proving to be challenging. It is now expected that the substantive works to the three residential corridors will be completed by the end of March however, there will still be work to be done in some flats on the 8th floor as and when access can be arranged.
25. As part of the due diligence and quality control aspect of this project, BM Trada continues to carry out regular inspections of the works as part of Guardian's accreditation and, has confirmed that the work done and the solutions installed are of good quality and, comply fully with the third-party accreditation scheme required for this project.
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. We have been grateful for the assistance we have been given by the nominated representatives of Frobisher Crescent residents, who we meet with on a regular basis and, who provide us with valuable advice, guidance, and information to help move the project forward. 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.

Arup Fire Strategy Reports

27. Due to the unique nature of the Barbican Estate, it was agreed that further detailed specialist fire safety surveys should be undertaken on a representative sample of flat blocks on the Barbican Estate. The purpose of these specialist surveys 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
- Compartmentation/fire stopping.

28. Arup, a specialist firm of engineering consultants, was subsequently appointed to carry out a detailed fire safety audit on a representative sample of residential blocks on the Barbican Estate. Arup has completed its commission to provide Fire Strategy Reports at Cromwell Tower, Andrewes House and Mountjoy House and, these were presented to this Committee at its meeting on 30 September 2022.

29. The Arup Fire Strategy Reports identify several 'gaps' in the existing, 'as-built' fire safety precautions for the three blocks surveyed and, set out its recommendations for remedial actions to address those gaps. These remedial actions were set out and addressed in turn as part of the Action Plan that was also presented to this Committee at its meeting on 30 September 2022.

30. As Members will recall, several of the recommendations made by Arup for remedial actions to address the identified 'gaps' in the 'as-built' fire safety precautions were already included in current workstreams including:

- identifying persons with restricted mobility across the Barbican Estate.
- upgrading/replacing existing fire safety signage.
- survey of existing emergency lighting and necessary remedial works to ensure compliance with current regulations and British Standards.
- replacement of flat entrance doors and fire doors to service cupboards with new fire doors that comply with current regulations and British Standards.
- regular inspection and testing of fire doors to ensure that they remain in good working order.
- further specific targeted compartmentation surveys.
- regular estate inspections to ensure fire safety measures are maintained to the required standard.

31. Members noted however, that these reports are 'live' working documents and, as we continue to carry out further investigative works such as, for example, site specific compartmentation surveys, we will provide such information to Arup to enable the relevant Fire Strategy Report to be reviewed, revised, and updated.

32. Since the publication of the Arup Fire Strategy Reports, we have had lots of interest from residents especially, in relation to the recommendation to install sprinklers in the three tower blocks. On 5 December 2022, members of the BRC and the RCC were invited to a webinar where, Arup presented its findings and recommendations from the Fire Strategy Reports, with a 'Q&A' session held at the end. The webinar was very well attended and there were over 30 questions raised (and answered) during the webinar.

33. Following on from the webinar, there have been further meetings with Arup to talk through some of the matters raised at the webinar, to discuss alternative solutions to the problems identified and, to review and update the Action Plan for the remedial works that was previously presented to this Committee. The revised updated Action Plan is included at Appendix 2 to this report.
34. The current key workstreams that have developed from the Arup Fire Strategy Reports and subsequent meetings, discussions and matters arising from the webinar include:

Find and Fix Programme of remedial works

35. One of the main consistent defects identified by the Arup Fire Strategy Reports and, subsequent additional fire compartmentation surveys, is the lack of fire stopping to penetration through floors, walls, and ceilings in the communal areas especially, in locations such as plant rooms and riser cupboards.
36. To some extent, given that this problem is likely common to all residential blocks on the Barbican Estate, there is no real reason or need to carry out further compartmentation surveys to the communal areas that will, in all probability, tell us what we already know. It would be much more economical and quicker to procure a specialist contractor on a 'find and fix' basis where, the inadequate fire stopping is identified and remedied at the same or almost the same time.
37. We are currently looking to procure a contractor to carry out the fire stopping works at Brandon Mews, Defoe House, and Shakespeare Tower where, specific compartmentation/fire stopping surveys of the communal areas have previously been undertaken. Simultaneously, we will look to procure a specialist contractor to carry out a 'pilot' project on the 'find and fix' approach outlined above. If this proves to be successful, we will consider rolling out this approach to the remaining residential blocks across the Barbican Estate.

Specialist M&E survey of shunt ducts

38. Arup recognises that its recommendations for dealing with concerns around the kitchen shunt ducts may not be achievable due to the constraints on the buildings including their construction and listed status. It has therefore been agreed that Arup will carry out a further detailed specialist M&E survey of the shunt ducts to assess the issue in more detail and, to explore alternative options to deal with the identified risks posed.

Installation of detection systems within the apartments

39. The installation of early warning detection systems (alarms) in the individual apartments needs to be explored and prioritised especially, in situations where there are no external balconies and, where internal doors have been removed (from kitchens for example).

Further work to be done around PEEP's

40. There is no legal requirement for personal emergency evacuation plans (PEEP's) in high-rise housing (the government rejected this proposal last year). However, given the issues highlighted in the Arup Fire Strategy Reports, we need to consider doing further work with those residents who may need help evacuating in an emergency or, who may benefit from further help and advice on fire safety issues in their homes.

41. In such cases, we will need to consider matters such as:

- evacuation plans,
- means of escape for wheelchair users,
- detectors in lifts,
- communicating with residents identified as needing help (mobile phones etc).

42. The BEO continues to work with residents on this matter as, we do believe that there are more households on the Barbican Estate who would benefit from this service than the 67 that have come forward so far to date. We continue to include quarterly reminders in the Weekly Bulletin, as well as a specific focused estate-wide mailout every year.

Futureproofing our buildings

43. The buildings that make up the Barbican Residential Estate are likely to be around for some considerable time to come. In order to ensure that they do last and remain safe, as custodians, we need to look at how we can 'futureproof' the buildings. Legislation is changing at pace, especially in relation to fire safety, as evidenced in the announcement made by the mayor's office that with immediate effect (from 10 February this year) all new residential buildings in London over 30 metres tall, will now need two staircases.

44. Under current Building Regulations in England and Wales, new residential blocks over 30 metres high must be fitted with sprinklers to meet the requirements of Approved Document B.

45. New residential blocks over 30 metres high will not only have to be built to the highest standards of fire safety but, they must also, by law, have a second staircase and, a sprinkler system installed. It is not unreasonable to expect that legislation will, in due course, be applied retrospectively to buildings that were not built to the current high standards of fire safety, do not have a second staircase and, do not have sprinkler systems installed.

46. Officers are carrying out further work to look at water mist sprinkler systems as an alternative to conventional sprinkler systems. The two systems work in the same way when it comes to activation when there is a fire. Both systems wet the surface of the fuel, and the surrounding area, to cool and suppress the fire like a blanket of water. However, only the water mist system works in all three ways below at the same time, using minimal water to extinguish a fire.

47. Upon activation of a water mist nozzle, the system will begin to discharge high pressure water mist, which will travel around the room, dampen all surfaces it can get to and thus, restrict fire spreading. When the water is discharged at a high pressure, the room temperature is reduced dramatically due to a reaction between the fast-moving colder air molecules and water molecules against the heat from the fire, much like cold air displacing hot air. As the water mist has direct contact with the flame, it turns into steam. The steam particles then displace the oxygen particles around the fire and thus, suffocates the fire.
48. It may be the case that a water mist system is more suited to the Barbican towers than a conventional sprinkler system however, it remains the recommendation of officers and Arup that a water suppression system is installed in the Barbican towers. Members have previously deferred a decision on this matter pending further research, consultation, and analysis. Ultimately, members will need to take a decision on this matter.

Appendices

Appendix 1 – Fire Safety Action Plan

Appendix 2 – Arup Fire Strategy Report 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"> The flat entrance door is consistent with those throughout the block. It does not comply with current standards. It appears to be of substantial construction, without substantial rebates, smoke strips or intumescent seals, hinges x3 do not appear to be of fire resisting standard. The centre hinge appears to be of spring loaded design, to assist with door closing; however it was noted that this arrangement did not result in the door self-closing effectively. 	Due to the opportunity for means of escape in 2 directions; this situation is considered acceptable. Consideration should be given to upgrading/replacing doors on the means of escape routes; to current standards as part of any future refurbishment program. Consideration should be given to implementing a robust program of testing and servicing for spring loaded hinges; to ensure final exit doors close effectively.	All blocks	Priority-D 3 Months Low (Project)	Housing Property Services	31-Dec-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-Dec-23	£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"> It was noted that numerous doors to electrical intakes, service risers, plant rooms, stores and similar; within escape routes are not provided with 'fire door keep locked shut' signs. Lobby doors are not provided with 'fire door keep shut signs'. 'Do not use lift in case of fire' signs are not displayed adjacent to lift enclosures. 	Ensure appropriate signs are displayed.	Andrew House , Ben Johnson, Brandon Mews	Priority-C 28 days Medium	Housing Property Services	31-Mar-23	£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-23	£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"> Whilst it is evident that Allied Protection are maintaining fire alarm systems; contractors are not updating documented records. Records were not available to evidence the recently implemented program of fire door inspections. Fire stopping registers are not in place; this has specific relevance in respect of PDA's & EDA's. Records of fire brigade operation attendances are not maintained. It is recommended that robust arrangements be implemented to ensure the requirements of CoL Guidance Note on Fire Log Books on CoL premises are achieved. Portable firefighting equipment is out of test date; this situation is expected to be resolved in response to relevant guidance provided elsewhere in this report. 	It is recommended that robust arrangements be implemented to ensure the requirements of CoL Guidance Note on Fire Log Books on CoL premises are achieved.	All blocks and car parks	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	Regular testing programme in place. Certificates filed centrally. Will be made available before FRA in future.
Barbican Estate	The emergency services box contained; 1) Estate block plan map. 2) Useful telephone numbers list. 3) Block plan.	Consideration should be given to liaising with London Fire Brigade to rationalise/standardise the information contained within the premises information box.	All blocks	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	All 36 'Premises Information' boxes at the entrances to the blocks and car parks have been updated to include Estate plans, block plans, and contact numbers for the emergency services.
Barbican Estate	It was noted that portable fire extinguishers within communal areas and plant rooms (provided for use by competent persons) have not been subject to servicing within the past 12 months.	Subject to comments in 19.4, ensure all such equipment is robustly maintained.	All block and car parks (Except Lambert Jones Mews & Postern)	Priority-C 28 days Medium	Housing Property Services	Completed	N/A	
Barbican Estate	<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"> A means of providing detection and warning was not provided. The domestic smoke detector did not function when tested. Accommodation is largely of open plan design across all levels. Where provided doors to the internal escape route are unlikely to comply with current standards. It should be noted that issues exist in respect of the ability for CoL to effectively manage residents actions; which may compromise the internal means of escape from their or a neighbouring dwelling. What appear to be original nonfire rated room dividers are present (Cromwell Tower) Domestic smoke detectors x2 were provided. (John Trundle Court) A means of providing detection and warning was not provided. (John Trundle Court) Accommodation is largely of open plan design across all levels. (John Trundle Court) Where provided doors to the internal escape route are unlikely to comply with current standards. (John Trundle Court) Alternative means of escape routes provide direct access to the communal escape balcony at both the lower level and at the upper level, to a shared enclosed balcony; from where further escape should be made via the neighbouring dwelling. (John Trundle Court). Significant structural alterations have created a largely open plan flat; with non-fire rated room dividers. (Lauderdale Tower) 	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D.	All blocks	Priority-B 4 days High	Housing Property Services	31-Dec-23	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey. Survey underway but delayed due to Covid.
Barbican Estate	It should be noted that issues exist in respect of the ability for CoL to effectively manage residents actions; which may compromise the internal means of escape from their or a neighbouring dwelling.	CoL should undertake a strategic review of management protocols regarding tenants/leaseholders actions which may implications the overall fire safety of the premises.	All blocks	Priority-C 28 days Medium	Barbican Estate Office	Completed	N/A	Part of ongoing inspection regime carried out by House Officers in Barbican Estate Office.

Barbican Estate	<ul style="list-style-type: none"> Vertical service risers which serve multiple dwellings are present; residents/contractors potentially have access to these enclosures for the purposes of alterations/maintenance to services. It was not possible to determine the standard of fire resistance provided between the flat and communal stair afforded by glazed partitions. It appears that flats were originally provided with a non-fire rated 'pass door' arrangement adjacent to the main entrance/exit door; in this instance this facility is still available. 	Consideration should be given to the targeted inspections of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern. Consideration should be given to implementing a program of scheduled cleaning for communal kitchen extraction installations.	Andrew House , Ben Johnson, Brandon Mews, Defoe House, Froblsher Crescent, Speed House	Priority-C 28 days Medium	Housing Property Services	31-Dec-23	£70,000	Pre-survey to identify full extent of works. Included in Arup Survey. Survey underway but delayed due to Covid.
Barbican Estate	Appropriate 'no smoking' signs are not prominently displayed within communal areas.	Ensure appropriate signs are displayed.	Brandon Mews	Priority-D 3 Months Low	Housing Property Services	Completed	N/A	
Barbican Estate	It was noted that the final exit doors to alternative MOE from rooftop plant rooms are fitted with inappropriate locking mechanisms.	It is recommended that failsafe devices; such as push paddles or similar are fitted.	Brandon Mews	Priority-E Project Planning Low	Housing Property Services	Completed		Part of maintenance programme.
Barbican Estate	Where provided doors to the internal escape route do not appear to comply with current standards. <ul style="list-style-type: none"> A loft hatch and ladder arrangement provide internal access from 02 level the 03 level garage; where an alternative means of escape is available. It is assumed that the original design provide a permanent staircase between these levels. A means of providing detection and warning was not provided. 	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D.	Brandon Mews	Priority-B 4 days High				
Barbican Estate	<ul style="list-style-type: none"> Vertical service risers which serve 2 dwellings are present; residents/contractors potentially have access to these enclosures for the purposes of alterations/maintenance to services. 	Consideration should be given to the targeted inspections of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern.	Brandon Mews,	Priority-C 28 days Medium	Housing Property Services	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"> The internal original configuration appears to have been of; entrance hall, kitchen, bedrooms, lounges and bathrooms. Where provided doors to the internal escape route appear to comply with current standards. Alternative means of escape are provided via external stairs to the communal flat roofs and a place of ultimate safety. Domestic smoke detectors are provided. 	As a compensatory feature in respect of internal configuration; consideration should be given to installing/upgrading a fire alarm system to BS 5839 pt 6 category LD2 grade D. CoI should undertake a strategic review of management protocols regarding tenants/leaseholders actions which may have implications to the overall fire safety of the premises.	Lambert Jones Mews, Postern	Priority-D 3Months Low	Housing Property Services	Completed		Further specialist detailed Fire Management Survey is being carried out. Initial surveys suggest that many of the improvements identified in the FRA's are unnecessary and are mitigated by the design of the building. Management protocols have been reviewed and deemed satisfactory. Installation of alarm systems not deemed appropriate.
Barbican Estate	<ul style="list-style-type: none"> Visual inspection of compartmentation between neighbouring dwellings (via walls and ceilings) did not identify any obvious areas of concern. Vertical service risers which serve 2 dwellings may be present; residents/contractors potentially access these enclosures for the purposes of alterations/maintenance to services. 	Consideration should be given to the targeted inspection of a sample of dwellings to undertake Type 4 fire risk assessments; to address specific areas of concern.	Lambert Jones Mews & Postern	Priority-D 3Months Low	Housing Property Services	31-Mar-23	£5,000	Low risk - compartmentation survey underway on sample blocks.
Barbican Estate	<ul style="list-style-type: none"> Alternative means of escape are provided via communal balconies 	Consideration should be given to upgrading/replacing doors on a single means of escape route to achieve compliance with current standards. Where the opportunity for means of escape in 2 directions is available; this situation is considered acceptable. Consideration should be given to upgrading/replacing doors on the means of escape routes to current	Thomas More House	Priority-C 28 days Medium	Housing Property Services	31-Dec-23	£20million	Destructive testing of front entrance doors confirm that they are generally not up to modern standard. Capital Bid made for funding to replace all doors.
Barbican Estate	Whilst emergency action notices were provided, it not considered that sufficient signs are displayed in prominent positions throughout the car park.	Ensure appropriate signs are displayed.	All car parks	Priority-C 28 days Medium	Housing Property Services	31-Mar-23	£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'. <ul style="list-style-type: none"> Doors to plant rooms, service cupboards and similar do not consistently display 'fire door keep locked' signage. 	Ensure appropriate signs are displayed.	All car parks	Priority-D 3 Months Medium	Housing Property Services	31-Mar-23	£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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Identified Gaps	Recommendation	Management Response/Mitigation	Action
	Cromwell Tower		
	Interim Measures		
Page 2	Prepare a Personal Emergency Evacuation Plan (PEEP), so that the evacuation arrangement in the event of a fire is clear to each PRM occupant.	We have introduced a new procedure for assessing vulnerable residents who, may need help evacuating in an emergency or, who may benefit from further help and advice on fire safety issues in their homes.	Continue to work with the 67 households who have informed us that they (or a member of their household) may be vulnerable.
	Remove all storage and rubbish within riser spaces that opens into stair.	This relates to the FRA finding from January 2018, which was addressed immediately at the time. The issue arose because of a leaseholder carrying out internal refurbishment works.	New process introduced in 2018 for Home Improvements requires landlord's post inspection and approval that prevents this happening again.
	Consider providing a fire detector within the electrical riser above L37, so that the BE receives early warning of a potential fire in the electrical riser	Following discussions with Building Control, we feel that this is unnecessary. The load within the electrical riser is negligible. Due to the chimney effect, smoke from any floor may end up setting this off.	No further action proposed at this stage.
	Recommended Actions (Table 1)		
No internal hallway in the flats. Extended travel distances (for single direction of escape). Duplex and triplex layout with open internal stair.	Provide early warning to occupants within the flats by installing a minimum Grade D1 Category LD1 within the flats.	This is considered a leaseholder responsibility and, our Home Improvements booklet recommends to leaseholders the installation of a fire alarm system during refurbishment work.	Further promotion of the installation of fire detection systems through the Estate Wide Bulletin and other publications. For our tenanted homes on the Estate, this work is planned for completion by March 2023 (dependent upon residents granting access).

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	Review the internal layout of the duplex and triplex in terms of alternative egress and internal hallway against the current guidance.	We have referred this back to ARUP as, it is our view that this forms part of its original commission.	ARUP to review and report back. Not part of ARUP commission. To be commissioned by the Corporation.
Sprinkler protection.	The installation of a sprinkler system is strongly recommended to address inherent risks to the life safety of occupants.	The Executive Director of Community & Children's Services has previously recommended that sprinklers are fitted in the three Barbican high-rise tower blocks.	Members of the BRC to further consider and decide on the recommendation to install sprinklers in the three Barbican high-rise tower blocks. Alternative use of water mist system being considered by officers.
L1 – L6 Wing A flats provided with single means of escape.	For Wing A flats from L1 to L6: Retain the existing arrangement of escaping via a neighbour's flat from Wing A provided, that there are regular inspections in place to check that the means of escape route via the adjacent flat (Wing B) is available.	This is the most practical and achievable option of the three presented. The BEO sends out advice to leaseholders about these escape routes. Regular inspection is difficult due to access arrangements.	BEO staff to work with residents to develop practical arrangements for inspection and maintaining escape routes.
Evacuation of PRM's/smoke control.	Preparation of Personal Emergency Evacuation Plans (PEEP) for PRM's.	We have introduced a new procedure for assessing vulnerable residents who, may need help evacuating in an emergency or, who may benefit from further help and advice on fire safety issues in their homes.	Continue to work with the 67 households (estate wide) who have informed us that they (or a member of their household) may be vulnerable.
	Replacing existing manually operated ventilation to automatic ventilation system in the lift lobbies.	Early research suggests that this will be a huge and intrusive task. The existing arrangements do function and the benefits do not seem to justify the task.	Further work to complete an options appraisal and, assess the benefits/risks against the scope, nature, and cost of the recommendation. Arup to undertake specific M&E survey.
	Provision of Emergency Voice Communication (EVC) system to all the lift lobbies.	We are looking to incorporate this into the proposed Lift Refurbishment Works.	Review as part of the proposed Lift Refurbishment Works.
Exit signage.	A survey is recommended to inspect and replace existing fire signage to comply with current standards.	Fire signage replacement project is in place but, has been suspended to enable Listed Building Consent to be achieved.	Complete the current fire signage replacement project.
Emergency lighting.	A survey is recommended to inspect and replace existing emergency lighting to comply with current standards.	Existing emergency lighting is inspected and tested regularly and remains functional. A survey is being carried out to identify the works required to bring the installation up to current standards.	Complete the survey and implement subsequent project to bring the installation up to current standards.

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Compartmentation	A sitewide survey is recommended to inspect breach in compartmentation and to undertake works to maintain the compartmentation in accordance with BS9991.	The BEO has completed this survey for the three Barbican towers.	Discussions with qualified Fire Engineer regarding findings from survey, proposed reinstatement works and process for inspection. Compartmentation works being procured.
Connection between small lobby, ventilation shaft and electrical riser.	Provide fire separation between the small lobby and the ventilation shaft (removing all the vents) and remove the fire door between the small lobby and the lift lobby on L37 and above, or Provide a fire and smoke damper at each vent to maintain fire separation and to only vent the floor of fire incident. Also provide a wall to separate the smoke shaft and the electrical riser from L38 and above.	There are concerns that these recommendations are simply not achievable due to the constraints on the building including its construction and its listed status.	Further work is required to analyse the recommendations in more detail. Officers are working with Arup, colleagues in Building Control, Planning, and the CS Fire Safety Team to progress this matter. Arup to undertake specific M&E survey.
Fire doors at flat entrances, lift lobbies, firefighting stairs and refuse storage/post box.	It is recommended to replace all fire doors to the stair, small lobby, flat entrances, and the refuse storage/post box.	This is part of the £20m Replacement Door Programme across the Barbican Estate.	Included in the Replacement Door Programme across the Barbican Estate.
	Doors to all the risers to be inspected and repaired/replaced to maintain fire separation from the stair or lift lobbies.	The existing PDA doors are concrete, and the EDA doors are asbestos and are deemed to be compliant.	No further action required at this stage.
	Keep records of inspecting and testing of fire doors in future, at not less than three-monthly intervals to ensure that all fire doors are in working order.	Relevant staff have had training in the inspection of fire doors and, this is no incorporated into the Estate inspection process.	Incorporated into the Estate inspection process.
Kitchen extract shunt duct system.	Replace the existing extract hoods with recirculation type hoods and, implement one of the following: (a) smoke and fire damper at the shunt duct riser activated by the fire alarm/detectors within the flats. (b) maintain the shunt duct arrangement and increase the reliability of the main extract fan. This will require an additional duty standby fan.	There are concerns that these recommendations are simply not achievable due to the constraints on the building including its construction and its listed status. The current Leaseholder Home Improvements Pack contains up-to-date recommendations for installing fire dampers.	Further work is required to analyse the recommendations in more detail. Officers are working with Arup, colleagues in Building Control, Planning, and the CS Fire Safety Team to progress this matter. Arup to undertake specific M&E survey.

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	(c) to block off the shunt ducts and provide a fan on the external wall to draw out air from the flat into the balconies.	The existing fans are inspected and maintained at six-monthly intervals.	
	Andrewes House		
	Recommended Actions (Table 1)		
Narrow escape routes along the balconies. Extended travel distances in flats with single direction of egress and flats without hallway. Lack of protected lobby between each flat and the escape stair.	Provide early warning to occupants within the flats by installing a minimum Grade D1 Category LD2 within the flats.	This is considered a leaseholder responsibility and, our Home Improvements booklet recommends to leaseholders the installation of a fire alarm system during refurbishment work.	Further promotion of the installation of fire detection systems through the Estate Wide Bulletin and other publications. For our tenanted homes on the Estate, this work is planned for completion by March 2023 (dependent on residents granting access).
	Provide smoke ventilation to all the common stairs with appropriate means of activation (e.g. smoke detectors).	There are concerns that these recommendations are simply not achievable due to the constraints on the building including its construction and its listed status.	Further work is required to analyse the recommendations in more detail. Officers are working with Arup, colleagues in Building Control, Planning, and the CS Fire Safety Team to progress this matter. Arup to undertake specific M&E survey.
	Clear briefing to all occupants of Andrewes House on the available escape routes.	The Resident Handbook includes relevant information on fire safety and, further regular reminders are included in the Barbican weekly email bulletin.	Covered by current processes and procedures.
Evacuation of PRM's.	Provision of Emergency Voice Communication (EVC) system to all the lift lobbies.	Need to check on feasibility of this recommendation. If feasible, we will obtain estimate of costs from approved contractor.	
	BE to put in place a management plan and evacuation strategy for the evacuation of occupants including Personal	We have introduced a new procedure for assessing vulnerable residents who, may need help evacuating in an emergency or,	Continue to work with the 67 households (estate wide), who have informed us that

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	Emergency Evacuation Plans (PEEP) for PRM's.	who may benefit from further help and advice on fire safety issues in their homes.	they (or a member of their household) may be vulnerable.
	Clear briefing to PRM's on the evacuation procedures and the use of the EVC system to call for assistance.	Included in the procedure above.	Will be included in the above if and when EVC system is installed).
Exit signage.	A survey is recommended to inspect and replace existing fire signage to comply with current standards.	Fire signage replacement project is in place but, has been suspended to enable Listed Building Consent to be achieved.	Complete the current fire signage replacement project.
Emergency lighting.	A survey is recommended to inspect and replace existing emergency lighting to comply with current standards.	Existing emergency lighting is inspected and tested regularly and remains functional. A survey is being carried out to identify the works required to bring the installation up to current standards.	Complete the survey and implement subsequent project to bring the installation up to current standards.
Storage areas in LO3 car park level.	Provide minimum LD2 automatic fire detection and alarm system in accordance with BS5839-1.	Further discussion with Arup in light of restrictions on use included in the stores licence outlined below.	
	Provide adequate signage and emergency lighting within the area.	Included in existing fire signage and emergency lighting projects.	Included in existing fire signage and emergency lighting projects.
	Provide 120 minutes fire resisting construction, including FD60S doors to separate storage areas from firefighting stairs.	Stores licence includes the following provisions: (a) no petrol, paint or other explosive or inflammatory oils or illegal substances shall be kept or taken into the store. (b) the store shall be used as a personal domestic store only and the Licensee shall not do or suffer to be done in the store or on the premises of which the store forms part anything which in the opinion of the City may be a nuisance to them or any occupier of the premises of which the store forms part or other Licensees of stores. (c) the Licensee shall not use the Store or permit or suffer it to be used for the purpose of any trade or business.	Review the store licence and inspect the use of the stores.
	Provide 60 minutes fire resisting construction, including FD30S doors to	As above.	As above.

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	separate storage areas from the common stairs.		
Fire doors at flat entrances, refuse storage/post box and service risers within stairs.	It is recommended to replace all the fire doors to all the escape stair and firefighting shaft enclosures and service risers within the stairs, to maintain the fire and smoke integrity of the stair.	This is part of the £20m Replacement Door Programme across the Barbican Estate.	Included in the Replacement Door Programme across the Barbican Estate.
	Keep records of inspection and testing of fire doors in the future, at not less than three-monthly intervals to ensure that all fire doors are in working order.	Relevant staff have had training in the inspection of fire doors and, this is now incorporated into the Estate inspection process (refer to replacement door programme)	Incorporated into the Estate inspection process.
Kitchen extract shunt duct system.	Replace the existing extract hoods with recirculation type hoods and, implement one of the following: (a) smoke and fire damper at the shunt duct riser activated by the fire alarm/detectors within the flats. (b) maintain the shunt duct arrangement and increase the reliability of the main extract fan. This will require an additional duty standby fan. (c) to block off the shunt ducts and provide a fan on the external wall to draw out air from the flat into the balconies.	There are concerns that these recommendations are simply not achievable due to the constraints on the building including its construction and its listed status. The current Leaseholder Home Improvements Pack contains up-to-date recommendations for installing fire dampers. The existing fans are inspected and maintained at six-monthly intervals.	Further work is required to analyse the recommendations in more detail. Officers are working with Arup, colleagues in Building Control, Planning, and the CS Fire Safety Team to progress this matter. Arup to undertake specific M&E survey.
Firefighting stairs (SC38 and SC44) at Level 04.	Services in firefighting stairs SC38 and SC44 at L04 that are not part of the firefighting stairs or facilities should be enclosed in a fire rated box or be re-routed.	Works order raised.	
Firefighting access distance, width of access routes, fireman's lift, lobby smoke ventilation and extended hose coverage.	Discuss with the London Fire Brigade (LFB), and record, firefighting procedures that are specific to Andrewes House in this document.	The LFB is familiar with the layout of the various blocks on the Barbican Estate and, in the past, we have had regular inspections and 'drills' across the Estate.	Further meetings to be held with the LFB to discuss the peculiarities of the Barbican Estate.

APPENDIX 2 – PROPOSED ACTION PLAN

	Carry out inspections of the three fireman's lifts (including lift control system) at monthly intervals to report the results of every inspection to the local fire and rescue service.	The LFB has advised that they do not want this information. We currently carry out annual inspections as recommended by our lift consultant.	Requested written confirmation from the LFB.
	Update the Fire Notice Box (FNB) to include information about the design and materials of the external walls, extended hose coverage, and any relevant information following the consultation.	Information on wall construction included in FNB and, ARCGIS also updated.	Completed.
Others	Establish the compliance of the back-up power supply provisions against the relevant standards.	Service contract in place for the inspection and maintenance of the emergency lighting. The lifts are not 'firefighting' lifts and, there is no secondary 'back-up' supply.	Completed.
	Consult with Insurers regarding any additional requirements for property protection.	Insurance colleagues consulted and confirmation received that our Insurer does not require the installation of sprinklers in our residential buildings.	Completed.
	Mountjoy House		
	Interim Measures		
Page 2	BE to prepare Personal Emergency Evacuation Plan (PEEP) for residents with restricted mobility or in a wheelchair as, they are not able to evacuate via the balconies or, down the stairs, so that the evacuation arrangement in the event of a fire is clear to each of them.	We have introduced a new procedure for assessing vulnerable residents who, may need help evacuating in an emergency or, who may benefit from further help and advice on fire safety issues in their homes.	Continue to work with the 67 households (estate wide), who have informed us that they (or a member of their household) may be vulnerable.
	BE to ensure balconies are kept clear of any stored goods to provide safe egress route for occupants.	Window cleaning is done across the Estate every six weeks. Window cleaners are instructed to immediately report any obstructions to the balconies to the BE. The House Officer team carries out a full inspection of the nine miles of estate	Process in place.

APPENDIX 2 – PROPOSED ACTION PLAN

		balconies every year. Items are labelled and removed within a prescribed period. The Residents Handbook sets out the respective responsibilities of landlord and leaseholder in terms of fire safety. Regular reminders included in our weekly email bulletin to residents.	
	BE to keep all the windows in the SC26 protected lobby shut on every floor to reduce the risk of smoke entering the lobby and spread to other floors.	Staff are aware of this and, check the windows as part of the Estate inspection process.	Process in place.
	Recommended Actions (Table 1)		
Extended travel distance (for single direction of travel).	Provide early warning to occupants within the flats by installing a minimum Grade D1 Category LD2 within the flats.	This is considered a leaseholder responsibility and, our Home Improvements booklet recommends to leaseholders the installation of a fire alarm system during refurbishment work.	Further promotion of the installation of fire detection systems through the Estate Wide Bulletin and other publications. For our tenanted homes on the Estate, this work is planned for completion by March 2023.
	Provide detection and alarm system in common areas of the building.		
	Provide fire action notices throughout the common areas of the building for residents to be aware of the evacuation procedure.	Fire signage replacement project is in place but, has been suspended to enable Listed Building Consent to be achieved.	Complete the current fire signage replacement project.
Evacuation of PRM's.	Preparation of Personal Emergency Evacuation Plan (PEEP) for PRM's.	We have introduced a new procedure for assessing vulnerable residents who, may need help evacuating in an emergency or, who may benefit from further help and advice on fire safety issues in their homes.	Continue to work with the 67 households who have informed us that they (or a member of their household) may be vulnerable.
	As part of the PEEP, it may be necessary to provide refuge area and Emergency Voice Communication System to SC24 and SC26 (firefighting stairs with firemen's lift).	At the time of the survey, it was confirmed that the lift in SC24 (Thomas More House) can be used. Arup to review in light of mitigation recently submitted.	

APPENDIX 2 – PROPOSED ACTION PLAN

Sprinkler protection.	The installation of a sprinkler system is recommended to address risks to the life safety of occupants.	It is felt that this recommendation should be reviewed once a detailed compartmentation survey of the block is completed.	Review upon completion of compartmentation survey.
Exit signage.	A survey is recommended to inspect and replace existing fire signage to comply with current standards.	Fire signage replacement project is in place but, has been suspended to enable Listed Building Consent to be achieved.	Complete the current fire signage replacement project.
Emergency lighting.	A survey is recommended to inspect and replace existing emergency lighting to comply with current standards.	Existing emergency lighting is inspected and tested regularly and remains functional. A survey is being carried out to identify the works required to bring the installation up to current standards.	Complete the survey and implement subsequent project to bring the installation up to current standards.
Compartmentation – corner flats with risers in the kitchen running through the building height.	A sitewide survey is recommended to inspect breach in compartmentation and to undertake works to maintain the compartmentation in accordance with BS9991.	Specific representative compartmentation surveys are underway on the Estate. Mountjoy House will completed by the end of December this year.	Compartmentation survey to be carried out by March 2023. Find and Fix pilot.
Fire doors at flat entrances, lift lobbies, firefighting stairs and refuse storage/post box.	It is recommended to replace all fire doors to the stair, small lobby, flat entrances, and the refuse storage/post box.	This is part of the £20m Replacement Door Programme across the Barbican Estate.	Included in the Replacement Door Programme across the Barbican Estate.
	Doors to all the risers to be inspected and repaired/replaced to maintain fire separation from the stair or lift lobbies.	This is part of the £20m Replacement Door Programme across the Barbican Estate.	Included in the Replacement Door Programme across the Barbican Estate.
	Keep records of inspecting and testing of fire doors in future, at not less than three-monthly intervals.	Relevant staff trained in the inspection of fire doors and, this is no incorporated into the Estate inspection process.	Incorporated into the Estate inspection process.
Kitchen extract shunt duct system.	Replace the existing extract hoods with recirculation type hoods and, implement one of the following: (a) smoke and fire damper at the shunt duct riser activated by the fire alarm/detectors within the flats. (b) maintain the shunt duct arrangement and increase the reliability of the main extract fan. This will require an additional duty standby fan.	There are concerns that these recommendations are simply not achievable due to the constraints on the building including its construction and its listed status. In respect of option (c), this is not relevant or appropriate to Mountjoy House as, the external wall in this case is all glass.	Further work is required to analyse the recommendations in more detail. Officers are working with Arup, colleagues in Building Control, Planning, and the CS Fire Safety Team to progress this matter. Arup to undertake specific M&E survey.

APPENDIX 2 – PROPOSED ACTION PLAN

	(c) to block off the shunt ducts and provide a fan on the external wall to draw out air from the flat into the balconies.	<p>The current Leaseholder Home Improvements Pack contains up-to-date recommendations for installing fire dampers.</p> <p>The existing fans are inspected and maintained at six-monthly intervals.</p>	
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Committee(s): Residents' Consultation Committee - For Information Barbican Residential Committee – For Information	Dated: 6 March 2023 20 March 2023
Subject: Repairs and Maintenance Re-tender Timeline	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
Report of Interim Executive Director, Community and Children's Services	For Information
Report author: Mike Saunders – Property Services	

Summary

This report, which is for information, sets out the estimated timeline for the re-tender of the Repairs and Maintenance contract.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. The current repairs and maintenance contract commenced on 1st April 2019. The contract is let on 5-year term meaning that a new contract will be in place on 1st April 2024.
2. As part of the tender process, a working group of key stakeholders will be formed. This group will involve officers from Property Services, officers from the Barbican Estate Office, officers from City Procurement and residents

3. The working group will review the current service and specification and will amend accordingly to ensure the future contract meets resident's needs. This will include, but not limited to, a review of KPI's and service standards.
4. There are a number of procurement options to be considered which include:
 - i. **Option 1: Undertake an openly advertised procurement exercise using the Open procedure.** This procedure allows for a one-stage procurement exercise. Due to the nature of the services and the maturity of the market within this area it is likely to attract a large number of suppliers. The tender will implement Professional & Technical Ability criteria within the Qualification section of the tender process. By implementing a Professional & Technical Ability criterion, the City can identify those suitable suppliers which meet our minimum requirements and demonstrate the required level of technical expertise to meet our needs.
 - ii. **Option 2: Undertake a procurement exercise using the Restricted procedure.** The procedure allows for a two-staged process which seeks to select a set number of suppliers to participate at ITT stage. This is a resource intensive process with little benefit over using option 1.
 - iii. **Option 3: Competition under an existing framework.** A review of existing available frameworks would undertaken, including Crown Commercial Services, ESPO and Fusion 21. Whilst frameworks are competitively tendered through OJEU, competition for this contract is within the framework. This route limits the number of suppliers and removes the potential opportunities for the wider market to participate.

5. Below is the estimated timeline for the full procurement process.

Stages of Procurement Procedure		Start Date	Completion Date
Pre-tender stage			
1	Barbican Resident Consultation Committee	05/06/2023	05/06/2023
2	Barbican Residential Committee	19/06/2023	19/06/2023
2	Operational Property & Projects Committee	03/07/2023	03/07/2023
3	Finance Committee	06/06/2023	06/06/2023
4	S.20 consultation	01/05/2023	09/06/2023
5	Form Working Party	19/06/2023	01/12/2023
6	Draft specification, tender docs etc.	01/09/2023	01/09/2023
Tender stage			
7	ITT Submission deadline	13/10/2023	13/10/2023
8	Tender Evaluation - P&T	16/10/2023	23/10/2023
9	Moderation - P&T	24/10/2023	24/10/2023
10	Tender Evaluation - Technical Responses	25/10/2023	08/11/2023
11	Moderation - Technical Responses	09/11/2023	10/11/2023
Tender award stage			
12	Contract award approval - FS Category Board	TBD	TBD
13	Barbican Residential Committee	11/12/2023	11/12/2023
14	Finance Committee	12/12/2023	12/12/2023
15	Operational Property & Projects Committee	TBD	TBD
16	S.20 Consultation	13/12/2023	24/01/2024
Post Tender and mobilisation			
17	Standstill letters	25/01/2024	08/02/2024
18	Contract mobilisation	08/02/2024	01/04/2023

Mike Saunders

Head of Repairs and Maintenance

E: mike.saunders@cityoflondon.gov.uk

Committee(s): Residents' Consultation Committee - For Information	Dated: 06032023
Subject: Repairs and Maintenance Update	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
Report of Director of Community and Children's Services	For Information
Report author: Anne Mason Community and Children's Services	

Summary

This report, which is for information, is to update members of the Service Charge Account repairs and maintenance expenditure for 2022/23.

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

1. There has been a significant increase in repairs and maintenance expenditure over the past two years. This lead to significant balancing service charges for some blocks for 2021/22 and it is likely that there will be significant additional charges for 2022/23. The balancing adjustment is charged in September following the end of the service charge year.

2. The Update Report presented to your December Committee highlighted significant overspends for several blocks. The reasons for the overspends were increased expenditure on water penetration repairs and the replacement of window frames.

Current Position

3. Appendix 1 shows the 2022/23 repairs and maintenance budget for each block and the amount spent up to the end of January. It should be noted that only the actual expenditure is shown. It is not possible at this time to show commitments, i.e. the estimated cost of works where orders have been raised but the work has not been completed and/or billed. The actual expenditure to the end of September 2022 and at for 2021/22 is also shown as a comparison.
4. Appendix 1 shows that expenditure is over budget for fourteen of the twenty blocks on the estate and that the main reasons for the is expenditure to remedy water penetration, mainly from balconies and barrel roofs. With regard to the window replacements, most of these windows had not been identified at the start of the year. Residents of the affected blocks have been notified of additional window works.
5. Some window replacements have been identified but the work may not be carried out by the end of the service charge year, these have been noted on appendix 1.
6. Appendix 2 shows the average balancing charge in respect of repairs and maintenance for blocks where there has been an overspend. The residents of eight blocks with the highest overspend will be advised of the additional charge to date.
7. The balancing charge is invoiced in the September following the end of the service charge year. This year we will update residents as far as possible of the likelihood of additional charges.

Anne Mason

Revenues Manager

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Repairs expenditure 2022/23

2022/23 Repairs Expenditure Update

The table shows the actual repairs expenditure for April to January.

Note only the actuals are shown

End January position

	Billed 22/23 £	22/23 Actual end January £	22/23 Actual end September £	21/22 Actual at end of year £
Estate Wide Expenses				
These costs are shared between all blocks on the estate and included below				
General repairs		153,089	125,293	180,952
Asset Management/stock condition survey		76,542	83,574	10,118
Total		229,631	208,867	191,069
Andrewes House				
Interior common parts repairs		12,977	3,357	19,721
Water Penetration repairs		109,731	41,809	158,900
Estate wide		10,494	8,736	
Exterior common parts repairs		30,987	8,675	40,800
Sub Total	146,339	164,189	62,577	219,421
Asbestos Data		4,380	-1,800	17,697
Water supply works		2,230	1,672	4,166
Safety/security installations		3,172	0	3,248
Asset Management/stock condition sur	5,427	5,551	0	0
Stock condition survey (windows)		0	0	0
Windows replacement (actual)		0	0	0
4 Window replacements (estimate)	21,000	16,000	0	0
Total	172,766	195,521	62,449	244,532
Note 3 windows (£36k) awaiting installation date				
Ben Jonson House				
Interior common parts repairs		17,522	21,385	27,848
Water Penetration repairs		179,588	44,920	255,700
Estate wide		12,896	10,736	
Exterior common parts repairs		64,792	37,005	101,742
Sub Total	224,066	274,798	114,046	385,291
Asbestos Data		4,470	250	22,580
Water supply works		4,033	2,440	7,546
Electrical Testing		0	0	3,980
Safety/security installations		1,469	0	2,271
Asset Management/stock condition sur	6,669	6,821	0	0
Stock condition survey (windows)		310	0	0
Windows replacement (3)		120,672	71,227	134,258
Total	230,735	412,573	187,962	555,926
Note 2 windows (£32k) awaiting installation date				
Brandon Mews				
Interior common parts repairs		570	630	3,949
Water Penetration repairs		0	0	753
Estate wide		1,630	1,357	

Exterior common parts repairs		1,800	0	19,272
Sub Total	14,126	3,999	1,987	23,974
Asbestos Data		0	0	1,030
Water supply works		1,299	974	1,474
Asset Management/stock condition sur	843	862	0	0
Safety/security installations		1,257	0	2,120
Total	14,969	7,417	2,961	28,598

Breton House

Interior common parts repairs		24,593	3,029	3,165
Water Penetration repairs		24,902	7,079	29,131
Estate wide		4,446	3,702	
Exterior common parts repairs		24,425	17,259	19,519
Sub Total	67,960	78,367	31,068	51,815

Asbestos Data		1,168	0	10,728
Water supply works		2,000	1,611	5,161
Safety/security installations		1,423	0	1,423
Windows	23,000	0	0	40,454
Asset Management/stock condition sur	2,299	2,352	0	0
Stock condition survey (windows)		466	0	0
Total	93,259	85,776	32,680	109,580

No windows programmed

Bryer Court

Interior common parts repairs		4,541	2,668	3,554
Water Penetration repairs		954	121	632
Estate wide		1,887	1,571	
Exterior common parts repairs		9,406	3,877	8,408
Sub Total	28,187	16,788	8,236	12,593

Asbestos Data		50	0	7,130
Water supply works		361	0	1,061
Safety/security installations		0	0	333
Windows	44,000	26,190	0	0
Asset Management/stock condition sur	976	998	0	0
Electrical Distribution Board replacement		11,298	0	0
Stock condition survey (windows)		286	0	0
Total	73,163	55,971	8,236	21,117

Bunyan Court

Interior common parts repairs		6,114	5,226	9,305
Water Penetration repairs		44,167	13,929	38,785
Estate wide		4,418	3,678	
Exterior common parts repairs		27,871	9,194	19,808
Sub Total	68,435	82,569	32,028	67,898

Asbestos Data		1,319	150	19,018
Water supply works		1,214	0	2,794
Safety/security installations		500	0	825
Asset Management/stock condition sur	2,285	2,337	0	0
Stock condition survey (windows)		466	0	0
Windows (1)	26,000	48,993	49,992	0
Total	96,720	137,397	82,170	90,535

Note 2 windows (£100k) awaiting installation date

Cromwell Tower

Interior common parts repairs		30,718	16,641	29,974
Water Penetration repairs		121,009	34,347	123,921
Estate wide		14,383	11,973	
Exterior common parts repairs		40,503	40,612	53,642
Sub Total	178,193	206,612	103,573	207,538

Asbestos Data		4,230	4,330	11,979
Water supply works		7,757	5,281	15,313
Asset Management/stock condition sur	7,438	7,608	0	0
Safety/security installations		1,703	0	2,430
Total	185,631	227,910	113,184	237,259

Defoe House

Interior common parts repairs		15,698	4,916	15,480
Water Penetration repairs		148,502	103,404	124,371
Estate wide		10,251	8,534	
Exterior common parts repairs		35,912	13,419	23,938
Sub Total	131,439	210,363	130,273	163,789

Asbestos Data		-320	-320	8,655
Water supply works		2,501	1,883	5,699
Electrical Testing		2,050	0	1,663
Safety/security installations		2,680	878	2,680
Asset Management/stock condition sur	5,301	5,422	0	0
Stock condition survey (windows)		672	470	0
Total	136,740	223,368	133,185	182,485

Frobisher Crescent

Interior common parts repairs		31,776	16,346	33,843
Water Penetration repairs		3,809	2,628	10,596
Estate wide		4,818	4,011	
Exterior common parts repairs		13,873	4,875	21,653
Sub Total	50,852	54,276	27,860	66,093

Asbestos Data		0	0	0
Water supply works		278	209	1,065
Asset Management/stock condition sur	2,492	2,548	0	0
Safety/security installations		1,673	0	2,801
Total	53,344	58,775	28,069	69,959

Gilbert House

Interior common parts repairs		9,704	3,925	8,218
Water Penetration repairs		23,403	4,916	44,822
Estate wide		6,105	5,082	
Exterior common parts repairs		28,715	24,282	22,686
Sub Total	64,421	67,927	38,205	75,726

Asbestos Data		1,168	0	10,768
Water supply works		1,214	947	3,740
Electrical Testing		0	0	4,380
Safety/security installations		840	333	840
Asset Management/stock condition sur	3,157	3,229	0	0
Stock condition survey (windows)		0	0	0
Emergency Lighting	2,000	0	0	0
Windows replacement		0	0	22,600
Total	69,578	74,378	39,485	118,055

John Trundle Court

Interior common parts repairs		15,481	6,074	11,032
Water Penetration repairs		43,214	7,440	29,723
Estate wide		5,404	4,499	
Exterior common parts repairs		26,985	12,971	31,981
Sub Total	85,397	91,085	30,984	72,736

Asbestos Data		3,190	1,438	15,777
Water supply works		2,708	1,635	6,489
Safety/security installations		0	0	318
Asset Management/stock condition sur	2,795	2,859	0	0
Stock condition survey (windows)		588	0	0
Windows replacement		0	0	65,789
Total	88,192	100,429	34,057	161,109

Note 2 windows (£119k) awaiting installation date

Lambert Jones Mews

Interior common parts repairs		880		552
Water Penetration repairs		625	124	7,244
Estate wide		844	702	
Exterior common parts repairs		716	1,952	11,148
Sub Total	12,041	2,185	2,778	18,944

Roof / Drainage repairs	50,000	50,559	49,190	37,733
Asbestos Data		-100	0	1,834
Asset Management/stock condition sur	436	446	0	0
Water supply works		617	-100	1,317
Safety/security installations		463	463	174
Total	62,477	54,169	52,330	60,002

Lauderdale Tower

Interior common parts repairs		17,810	9,365	18,961
Water Penetration repairs		66,418	40,860	178,137
Estate wide		15,469	12,878	
Exterior common parts repairs		66,418	31,635	55,018
Sub Total	164,397	166,114	94,737	252,116

Asbestos Data		4,380	0	6,465
Water supply works		7,470	6,221	11,396
Asset Management/stock condition sur	8,000	8,182	0	0
Safety/security installations		1,726	0	1,726
Windows replacement		0	0	44,925
Total	172,397	187,873	100,958	316,628

Mountjoy House

Interior common parts repairs		3,700	2,274	15,907
Water Penetration repairs		27,795	2,193	25,072
Estate wide		4,589	3,821	
Exterior common parts repairs		11,777	8,597	14,180
Sub Total	43,632	47,860	16,884	55,159

Asbestos Data		730	0	4,330
Water supply works		892	632	1,772
Electrical Testing		0	0	3,880
Safety/security installations		1,423	212	1,847
Windows		11,652	0	0

Asset Management/stock condition sur	2,373	2,427	0	0
Stock condition survey (windows)		588	206	0
Total	46,005	65,573	17,934	66,988

Seddon House

Interior common parts repairs		3,091	2,811	11,312
Water Penetration repairs		13,069	1,672	41,444
Estate wide		5,404	4,499	
Exterior common parts repairs		9,319	4,967	15,954
Sub Total	48,323	30,884	13,948	68,710

Asbestos Data		1,168	1,168	9,007
Water supply works		805	603	1,701
Electrical Testing		0	0	3,580
Safety/security installations		424	212	749
Asset Management/stock condition sur	2,795	2,859	0	0
Stock condition survey (windows)		588	0	0
Emergency Lighting	2,000	2,071	0	0
Total	53,118	38,798	15,932	83,747

Shakespeare Tower

Interior common parts repairs		20,469	10,838	21,698
Water Penetration repairs		7,025	6,114	30,374
Estate wide		15,398	12,818	
Exterior common parts repairs		22,196	11,076	39,516
Sub Total	154,684	65,087	40,846	91,588

Asbestos Data		4,640	260	19,730
Water supply works		7,723	5,769	17,375
Electrical Testing		10,550	7,390	0
Windows		0	0	0
Asset Management/stock condition sur	7,963	8,144	0	0
Safety/security installations		1,756	0	2,642
Total	162,647	97,901	54,266	131,335

Note 1 window (£44k) awaiting installation date

Speed House

Interior common parts repairs		17,433	4,668	14,553
Water Penetration repairs		58,597	7,605	159,810
Estate wide		6,462	5,380	
Exterior common parts repairs		23,276	22,689	33,408
Sub Total	65,510	105,768	40,341	207,771

Asbestos Data		7,660	4,590	3,771
Water supply works		1,470	1,102	3,821
Safety/security installations		1,665	666	1,779
Windows replacement		0	0	0
Windows replacement committed		21,235	0	0
Asset Management/stock condition sur	3,342	3,418	0	0
Stock condition survey (windows)		101	0	0
Total	68,852	141,317	46,700	217,142

The Postern

Interior common parts repairs		0	101	2,374
Water Penetration repairs		15,374	10,504	1,218
Estate wide		1,105	920	
Exterior common parts repairs		748	0	978

Sub Total	14,369	17,227	11,526	4,571
Asbestos Data		0	0	500
Water supply works		980	735	1,091
Roof repairs		0	0	12,262
Asset Management/stock condition sur	571	584	0	0
Safety/security installations		454	0	257
Total	14,940	19,246	12,261	18,681
Thomas More House				
Interior common parts repairs		16,746	13,424	40,465
Water Penetration repairs		129,919	53,860	95,351
Estate wide		8,635	7,189	
Exterior common parts repairs		30,542	18,318	28,108
Sub Total	111,931	185,842	92,791	163,924
Asbestos Data		1,222	-3,308	13,355
Water supply works		2,063	1,632	4,195
Safety/security installations		2,763	651	2,566
Electrical Testing		5,960	0	0
Asset Management/stock condition sur	4,466	4,568	0	0
Stock condition survey (windows)		672	571	0
Total	116,397	203,090	92,337	184,041
Willoughby House				
Interior common parts repairs		10,045	5,180	25,409
Water Penetration repairs		61,510	13,145	4,641
Estate wide		9,893	8,236	
Exterior common parts repairs		15,881	10,260	16,417
Sub Total	73,139	97,329	36,820	46,467
Asbestos Data		5,110	2,190	10,620
Water supply works		541	406	905
Emergency lighting to stairs, corridors and		0	0	3,695
Safety/security installations		1,802	772	2,059
Asset Management/stock condition sur	5,116	5,233	0	0
Stock condition survey (windows)		0	0	0
Total	78,255	110,015	40,188	63,746
Total	1,990,184	2,497,498	1,157,343	2,961,466

Appendix 2

Block	Increase on Budget £	Average balancing charge £
BEN JONSON HOUSE	181,838	891
SPEED HOUSE	72,465	636
BUNYAN COURT	40,677	590
THOMAS MORE HSE	86,693	525
DEFOE HOUSE	86,628	487
THE POSTERN	4,306	431
CROMWELL TOWER	42,279	377
MOUNTJOY HOUSE	19,568	306
WILLOUGHBY HOUSE	31,761	215
LAUDERDALE TOWER	15,476	132
ANDREWES HOUSE	22,755	119
JOHN TRUNDLE CT	12,237	92
FROBISHER CRESCENT	5,431	79
GILBERT HOUSE	4,800	55

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Committee(s): Communications and Corporate Affairs Sub-Committee – For Decision	Dated: 14/02/23
Policy and Resources Committee – For Decision	23/02/23
Barbican Residential Committee – For Information	20/03/23
Subject: Delivering the Residential Reset	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 3, 4, 9 and 10
Does this proposal require extra revenue and/or capital spending?	Y
If so, how much?	£150,000
What is the source of Funding?	Policy Initiatives Fund
Has this Funding Source been agreed with the Chamberlain's Department?	Y
Report of: Deputy Town Clerk	For Decision/Information
Report author: Mark Gettleson, Head of Campaigns and Community Engagement	

Summary

This report provides an overview of engagement and communications with the City's residential population, a relationship shaped by its comparative size to our worker community (8,600 to 587,000) and with that of other authorities. It describes the way in which formal structures of community engagement and communications exist on our three managed estates, but are patchier outside. It puts consultation with our residents, including the City-wide residents' meetings, within this wider context.

It proposes a concerted campaign be undertaken to ensure that we can reach more of our residents more easily, irrespective of where they live, and that a central timetable be drawn up to ensure we have a better picture of what the organisation is asking and saying to residents and when. The report asks for funding to deliver the eight City-wide residents' meetings, which have been pledged by the organisation, but do not currently have budget to support, and wider activities to promote resident engagement. It asks for a Resident Campaigns and Communications Manager to be engaged for a period of 12 months to provide a central focus to deliver this work.

Recommendation(s)

Members of the Communications and Corporate Affairs Sub Committee are asked to:

- Support the proposals below to deliver the Residential Reset.

Members of the Policy and Resources Committee are asked to:

- Support the proposals to deliver the Residential Reset.
- Authorise £150,000 in funding from the 2023/24 Policy Initiatives Fund, categorised as ‘Communities’ and charged to City’s Cash to support the City-wide residents meetings (£35,000), outreach and promotional activities to support resident engagement (£50,000) and the recruitment of a Resident Campaigns and Communications Manager to lead this work over a 12 month period (£65,000).

Main Report

Background

1. “Residential Reset” has been one of the key priorities of the Policy Chairman since he assumed office. At its core is a wish to overhaul the City Corporation’s engagement with those who live here and ensure that residents are seen as a strategic priority across the organisation. While there are many complex issues relating to resident engagement in the City, this report aims to draw some of these together and suggests recruiting a new temporary role to oversee a campaign and series of activities aimed at providing a holistic approach to our resident engagement challenge.

Our residential population

2. Engagement with our residential community has been shaped by its size in relation to our worker community, as well as its absolute size. The latest census estimate puts our residential population at 8,600 – which compares to our estimated 587,000 workers, with the latter making up more than 98% of our total community.
3. Due to the hybrid nature of our electoral system, whereby all eligible residents and a small proportion of workers are eligible to vote, residents made up 31% of voters on last year’s Ward List. 71% of these were in the legislatively defined “residential wards” of Aldersgate, Cripplegate, Portsoken and Queenhithe, together electing a fifth of Common Councillors and where at least 85% of voters are residents. Residents also make up a substantial proportion of the electorate in Farringdon Within (42%) and Tower (27%).
4. Including temporary and student accommodation, there are an estimated 8,005 residential properties in the City, approximately half of which are outside of residential wards. The fact that only 29% of registered resident voters are outside those wards may point to lower levels of engagement and a more transient population.
5. In absolute terms, our number of residents remains extremely small compared to other authorities. According to the 2021 census, the average residential population of a single ward elsewhere in Greater London is approximately 13,000; one and a half times the size of our total across the City.

Engagement on our estates

6. On our three managed estates in the Square Mile, responsibility for resident engagement falls within the Housing and Barbican directorate, who provide a dedicated on-site estate office, communications and a programme of activities. Each estate has an organised residents association which can be used for additional engagement and consultation, with formal channels of engagement on the Barbican especially strong, featuring organised networks of committees and sub-committees covering a range of topics.
7. Housing and Barbican also maintain email lists for each estate, which while the data cannot be shared beyond this team, can be used to share relevant information from the City Corporation that may be of use and interest to residents. The sign-up statistics for these emails are below, remembering that properties may have several residents. The Barbican Estate team estimate that approximately two thirds of Barbican Estate residents receive their email newsletter, which is sent out regularly with high open rates.

Estate	Properties	Email sign-ups
Barbican	2,074	1,966
Golden Lane	575	196
Middlesex Street	250	124
TOTAL	2,899	2,286

Engagement outside our estates

8. For residents outside our managed estates, communications coverage is patchy. They are also less organised into formal residents groups than those living on our estates, though some are in contact with the City Corporation and with BIDs. While individual teams such as Planning hold email lists for specific purposes, there is no comprehensive way of reaching all our residents.
9. While all residential properties previously received a physical copy of the City Resident magazine, this ended in Summer 2021, and just 175 people have signed up to receive its email replacement, approximately 2% of our adult population. We must run a comprehensive multi-channel campaign to ensure a much higher proportion of City residents are persuaded to sign up for communications of this type, including gaining the permission of those on other email lists to receive them.

Consultation and engagement events

10. As an organisation, the City Corporation seeks to consult with its residents for statutory and other purposes. The above factors can mean that, in practice, a relatively small number of highly engaged residents from a particular part of our community are those most likely to give their opinion on City Corporation issues. Some officers in regular contact with residents suggest this can lead to “consultation fatigue” and further thought should be given to drawing up a consultation calendar across departments, attempting to ensure that residents are approached at an appropriate tempo.

11. Work should also be done, where appropriate, to ensure we're consulting early enough in the process for input to be meaningful – as well as better highlighting the sections of any proposals that may be subject to change, and the substantive effect resident input has produced. This reflects the approach set out in the recently published draft Developer Engagement Guidance produced by the Planning division. It may also be important to better delineate between resident consultation and communications that seek to explain as to why a certain initiative is being taken.
12. The expansion of the City-wide residents meetings to eight meetings a year (two meetings on four days), including one at each of our managed estates, will give more residents direct access to our elected members and officers, close to where they live. The recent meetings at Artizan Library saw almost 100 residents attend, with 72% of those completing the evaluation form saying the event was excellent or good.
13. Such formal settings, as well as many in-person consultations, while important, are likely to predominantly attract those already highly engaged in City life. In addition to these, we should explore more events that connect residents with members and officers in a less formal setting that allow relationships to build. It may be the case that while official meetings should be held out in the community, Guildhall and Mansion House should be used for more sociable activities, such as a Christmas event, increasing the number of residents who visit those special spaces. To this end, the small size of our resident population and large scale of our spaces is a significant advantage in growing our engagement and communications reach.

Use of data

14. The City Corporation undertakes numerous activities that connect us with residents at scale. These build up email lists used for that particular purpose. Working with City Solicitors, we should explore a form of words that would allow us to contact consenting residents for a host of engagement and non-statutory consultative processes, similar to the “strategic engagement” permissions used by IG. This would then be deployed across departments who regularly sign residents up to communicate with them about specific issues.
15. In the longer term, as is common practice in other authorities, we may wish to store information on our residents on a single CRM, with a 360-degree of their relationships and interaction with our organisation. This would enable us to better understand, engage and provide services for them.

Proposal

16. There is no single officer or team at the City Corporation with a holistic view or responsibility solely for engaging with our residents, irrespective of subject or where they live. This lack of a co-ordinated focus leads to a disjointed approach with significant gaps in our residential communications and engagement across the organisation.

17. It is proposed to recruit a Resident Campaigns and Communications Manager on a one-year contract at the equivalent of Grade E, reporting to the Head of Campaigns and Community Engagement, to oversee this programme and deliver for our entire residential community. They would take responsibility for the following:

- Develop and run a communications campaign to better engage our resident community with the City of London Corporation, focusing in particular on the collection of email addresses and creating effective content, online and offline, for residential audiences. Temporary staff and apprentices may also be engaged to help deliver this programme.
- Lead the delivery of the eight annual City-wide resident meetings, including invitations, venue hire and other logistics. Co-ordinate with other officers when required to ensure attendance and effective briefings for members. Explore additional informal events for residents to better connect them with the City Corporation.
- Co-ordinate with officers across the organisation looking to consult with residents and draw together planned consultations into a calendar, working to ensure these are presented in as clear, engaging and timely a manner as possible, investigating innovations from other authorities and internationally where appropriate.
- Work with the Housing team to help ensure the concerns and priorities of residents on our three managed estates are effectively fed back to our wider organisation and political leadership.
- Work across departments, and the Business Improvement Districts, to help improve engagement with residents outside our managed estates – including support with the creation of residents associations and other community activities. Identify and collate contacts in existing residents groups and ensure they are supported effectively.
- Liaise across City of London Corporation teams and institutions to ensure a resident offer and prioritisation is in place and well-communicated.
- Work with elected members with substantial residential communities in their wards, to ensure they have the support they need for resident engagement and that their concerns and ideas are fed back to officers.

18. It is proposed that the committee allocate £150,000 from the 2023/24 Policy Initiatives Fund to support its “Residential Reset” priority, including the pledged City-wide residents meetings (£35,000), outreach and promotional activities to support resident engagement (£50,000), and the recruitment of a Resident Campaigns and Communications Manager to lead this work over a 12 month period (£65,000).

Corporate & Strategic Implications

19. Strategic implications – Improving engagement with our resident community helps contribute to all elements of a flourishing society in the Square Mile, and helps us become better connected with our communities, digitally and physically.

20. Financial implications – It is proposed that the required funding of £150,000 is drawn from your Committee's 2023/24 Policy Initiatives Fund, categorised under 'Communities' and charged to City's Cash. The current uncommitted balance in the 2023/24 Policy Initiatives Fund is £574,000 prior to any allowances being made for any other proposals on today's agenda.
21. Resource implications – Additional support may be called upon from across the organisation to assist with the activities outlined in this report.
22. Legal implications – Information collected on City residents as part of an engagement must be stored securely and only shared within the organisation in a way that is compliant with the GDPR and other data protection legislation.
23. Risk implications – Failing to better engage with our residents risks making our consultations and communications less meaningful and impactful, leading us to be less effective and open to criticism in the way we operate as an organisation.
24. Equalities implications – By engaging more of our residents in our activities on a fair and equal basis, especially those not currently involved in our consultations and decision-making processes, the proposals contained in this report help to support our equalities duties and aspirations.
25. Climate implications – By promoting digital communications and being able to reach more residents by email, we will reduce the need to physical communications in the longer term.
26. Security implications – Any information held on residents as part of this programme must be stored safely.

Conclusion

27. The activities and proposals contained in this report are aimed at improving communications, engagement and consultation with our entire resident community, in a way that is scalable, long-lasting and works across organisational silos. In so doing, it hopes to create a more vibrant and connected Square Mile and realise the vision laid out in the organisation's Residential Reset priority.

Mark Gettleson

Head of Campaigns and Community Engagement

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Committee(s): Residents' Consultation Committee - For Information Barbican Residential Committee – For Information	Dated: 06/03/2023 20/03/2023
Subject: Update Report	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N/A
Report of Interim Executive Director, Community and Children's Services	For Information
Report author: Helen Davinson, Resident Services Manager	

Summary

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in January 2022. This report also provides updates on other issues on the Estate.

1. Agenda Plan

Property Services – see appendix 1

2. Public Lift Availability
3. Redecorations
4. Window Frame Survey

Recommendation: that the contents of this report be noted.

1. Agenda Plan

The table below includes a list of pending committee reports in 2023

Residents' Consultation Committee & Barbican Residential Committee

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
Independent Review	Paul Murtagh & Rosalind Ugwu	Special meeting Date TBC	Special meeting Date TBC
Resident Survey – actions and outcomes	Rosalind Ugwu		
Action Tracker	BEO		19 June
Car Park Charging Policy	BEO		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge Electric Vehicle SLA 	Working Parties		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2023 Property Services Update (Appendix 1) 	BEO		
Brandon Mews canopy – options appraisal	BEO		
Action Tracker	BEO		11 Sept
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		

2022/3 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge Electric Vehicle 	Working Parties		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2023 Property Services Update (Appendix 1) 	BEO		11 Dec
Action Tracker	BEO		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Service Charge Expenditure & Income Account - Original Budget 2023/24 & Original Budget 2024/25	Chamberlains		
Revenue & Capital Budgets – Original Budget 2023/24 and Original 2024/25 - Excluding dwellings service charge income & expenditure	Chamberlains		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Annual Resident Survey	BEO		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge Electric Vehicle SLA 	Working Parties		

Update Report: <ul style="list-style-type: none"> • Main update - Agenda Plan 2023 • Property Services Update (Appendix 1) 	BEO		

Contact:

Helen Davinson, Resident Services Manager

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2. Public Lift Availability

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

Lift	From April 2021 to March 2022	From April 2022 to December 2022
Turret (Thomas More)	97.24%	98.24%
Gilbert House	99.80%	99.58%

3. Redecorations

At the time of this report, the latest update is as follows:

<u>Block</u>	<u>Latest update</u>
Bryer Court	Initial decorations complete. Additional varnish coat to eyebrows and sliding doors to be complete this week
Bunyan Court	Initial decorations complete + additional coat partially complete. Repairs being inspected
John Trundle	Additional coat to high level areas complete. Repairs being inspected
Mountjoy	Decorations complete
Ben Johnson House	Initial decorations complete. Repairs inspection to commence after John Trundle and Bunyan Additional coat to upper floor to commence after Bryer Court
Gilbert House	Decorations 90% complete – currently undergoing snagging and remaining door appointments
Andrewes House	Decorations 90% complete – currently undergoing snags and areas of masonry yet to be finished
Defoe House	Initial decorations complete. Front door appointments are ongoing due to resident availability

Willoughby House	Decorations started across all staircases; preparation being made to corridors
Cromwell Tower	Decorations 90% complete – remaining areas to be completed in the coming weeks

<u>Upcoming blocks</u>	<u>Latest update</u>
Frobisher Crescent	Block currently undergoing fire stopping works due to be completed late March. Decorations to follow soon after
Seddon House	To commence late March/early April, resident communications being prepared
Speed House	To commence late March/early April, resident communications being prepared

4. Window Frame Survey

The survey to the top floor window frames is now complete and final reports are being compiled. The results will be presented at the next Asset Maintenance Working Party meeting. The survey identified a number of repairs and a small number of recommended replacements. Due to access, the 7th floor frames on the northern end of the estate were not inspected. Alternative access is being sought as these frames will either require scaffold or abseiling.

Committee(s): Residents' Consultation Committee - For Information Barbican Residential Committee – For Information	Dated: 06032023 20032023
Subject: Progress of Sales & Lettings	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain's Department?	
Report of Director of Community and Children's Services Report author: Anne Mason Community and Children's Services	For Information

Summary

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

Recommendation(s)

Members are asked to:

- Note the report.

Main Report

Background

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

Current Position

SURRENDERS/TERMINATIONS

2.

Case No	Type	Floor	Rent Per Annum	Tenancy commenced/ expired	Reason for Surrender	Date of Surrender
1	8a	19	£44,350	24/03/22 23/03/25	Non given	24/04/23

RIGHT TO BUY SALES

3.

	31 January 2023	19 August 2022
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.

	31 January 2023	19 August 2022
Sales Completed	872	870
Market Value	£168,441,271.97	£167,181,271.97

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

APPROVED SALES

8.

CASE	Block	Floor	Type	Price	Remarks as at 04/01/2023
1	Andrewes House	6	20	£850,000	Proceeding
2	Ben Jonson House	5	F2C	£535,000	Proceeding

COMPLETED SALES

9. Since the last report the sales of Flat A Andrewes House and 140 Thomas More House have completed.

SALES PER BLOCK

10.

BLOCK	TOTAL NO. OF FLATS	TOTAL NO. SOLD	NET PRICE £	% NO. OF FLATS SOLD
ANDREWES HOUSE	193	188	19,673,760.00	97.41
BEN JONSON HOUSE	204	197	15,554,954.83	96.57
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETTON 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	174	18,284,782.50	97.75
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	164	15,158,455.00	98.80
WILLOUGHBY HOUSE	148	147	14,972,670.50	99.32
TERRACE BLOCK TOTAL	1729 (1728)	1693 (1691)	154,197,473.33 (152,937,473.33)	97.92 (97.86)
CROMWELL TOWER	112	103	27,005,801.00	91.96
LAUDERDALE TOWER	117	114	24,553,779.63	97.44
SHAKESPEARE TOWER	116	111	30,001,185.60	95.69
TOWER BLOCK TOTAL	345 (345)	328 (328)	81,560,766.23 (81,560,766.23)	95.07 (95.07)
ESTATE TOTAL	2074 (2073)	2021 (2019)	235,758,239.56 (234,498,239.56)	97.44 (97.40)

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

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Committee(s) Barbican Residential Committee	Date: 200323
Subject: Barbican Arrears	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4
Does this proposal require extra revenue and/or capital spending?	N
Report of: Clare Chamberlain Interim Director of Community and Children's Services	For Information
Report author: Anne Mason	

Summary

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

Recommendation

Members are asked to note the report.

Main Report

Background

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

Current Position

3. Leaseholders and freeholders

		No of free/ leaseholders		
Charges raised for period	£14,364,858	2021		
Target level of net arrears 1%				
Actual level of net arrears 0.85%				
<i>Age Analysis of Debt:</i>	Dec 22	Sep 22		
Value of debts				
3 - 6 months	£145,943.23	77	£79,165. 32	77
6 – 12 months	£ 44,267.33	38	£ 28,375.50	31
12 - 24 months	£ 14,385.84	12	£ 19,861.01	13
Over 24 months	£ 53,503.57	5	£ 38,743.41	3
Total arrears outstanding	£258,099.97		£ 166,145.24	
<i>Action taken:</i>				
Amounts subject to arrangement	£ 59,879.22	30	£ 14,808.65	3
Amounts referred to Comptroller for recovery action	£ 65,909.58	4	£ 59,132.02	6
Amounts in dispute	£ 9,596.69	3	£ 0.00	0
Net debt outstanding	£ 92,204.57		£ 92,204.57	

There is a total of 114 leaseholders in arrears.

Of the amounts owing for over 12 months (£67,722.66) £53,874.55 is included in the amounts referred to C&CS and, the remaining £14,166.75 relates to 8 cases.

The net debt outstanding comprises 77 accounts.

4. Tenants

Charges raised for period	£1,496,637	No of tenants	53		
Target level of net arrears 1%					
Actual level of net arrears 0.37%					
	Dec 22		Sep 22		
<i>Age Analysis of Debt:</i>					
Value of debts					
3 - 6 months	£ 5,518.11	3	£ 541.64	2	
6 - 12 months	£ 0.00	0	£ 0.00	0	
12 - 24 months	£ 0.00	0	£ 0.00	0	
debts over 24 months	£ 0.00	0	£ 0.00	0	
Total arrears outstanding	£ 5,518.11		£ 541.64		
<i>Action taken:</i>					
Amounts subject to arrangement	£ 0.00	0	£ 0.00	0	
Amounts referred to Comptroller for recovery action	£ 0.00	0	£ 0.00	0	
Net debt outstanding	£ 5,518.11		£ 541.64		

There are 3 tenant in arrears.

5. Former tenants' arrears

Charges raised for period to	N/A	No of former tenants	2		
Target: as flats are surrendered infrequently the target is that action on arrears must be dealt with within 3 months					
	Dec 22		Sep 22		
<i>Age Analysis of Debt:</i>					
Value of debts 3 - 6 months	£ 6,545.00	1	£ 7,264.00	1	
Value of debts 6 - 12 months	£ 720.00	1	£ 5,460.00	1	
Value of debts 12 - 24 months	£22,834.43	1	£23,761.93	1	
Debts over 24 months	£47,243.76	2	£53,631.26	2	
Total arrears outstanding	£83,730.69		£83,730.69		

Action taken:

Amounts subject to arrangement	£	0.00	£	0.00
Amounts referred to Comptroller for recovery action/in dispute		£83,730.69		£83,730.69
Net debt outstanding	£	0.00	£	0.00

There are 2 cases in total.

Appendices

- Appendix 1 – Arrears Update (Non-Public)

Anne Mason

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