

**BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE**  
**Monday, 6 March 2023**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee  
held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 6 March  
2023 at 6.30 pm

**Members:**

Sandra Jenner - Chair	Mark Bostock - Frobisher Crescent
Jim Durcan - Deputy Chair	Dave Taylor - Gilbert House
Christopher Makin – Deputy Chair	Miranda Quinney - John Trundle Court
Adam Hogg - Chair, Barbican Association	Tim Hollaway - Lambert Jones Mews
Graham Wallace- Andrewes House	David Lawrence - Lauderdale Tower
Fiona Lean - Ben Jonson House	Monique Long - Mountjoy House
Andrew Tong - Brandon Mews	Jane Smith - Seddon House
Andy Hope – Breton House	Sandy Wilson - Shakespeare Tower
John Taysum – Bryer Court	Guy Nisbett – Speed House
Gordon Griffiths - Bunyan Court	Rodney Jagelman - Thomas More House
Alan Budgen - Cromwell Tower	Mary Bonar - Wallside
Helen Hudson - Defoe House	Petre Reid - Willoughby House

**Officers:**

Graeme Low	-	City Surveyor's Dept.
Stephanie Robertson	-	City Surveyor's Dept.
Barry Ashton	-	Community and Children's Services Dept.
Paul Murtagh	-	Community and Children's Services Dept.
Jason Hayes	-	Community and Children's Services Dept.
Anne Mason	-	Community and Children's Services Dept.
Rosalind Ugwu	-	Community and Children's Services Dept.
Helen Davinson	-	Community and Children's Services Dept.
Matthew Stickley	-	Town Clerk's Dept.

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**1. APOLOGIES**

Apologies for absence were received from Jane Smith, who was represented by David Graves.

It was noted that James Ball of Brandon Mews had stood down from the committee and had been replaced by Andrew Tong.

It was noted that Fiona Lean, Helen Hudson, and David Lawrence had joined the meeting remotely.

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

There were no declarations of interest.

### 3. **MINUTES**

The committee noted that residents of Lauderdale Tower were supportive of the comments of Cromwell Tower residents regarding proposals for its sprinkler system.

**RESOLVED** – That the minutes of the meeting held on 30 November 2022 be approved, subject to an amendment that the statement that the ‘Asset Management Working Party was steering the programme’ be amended to read that the ‘Asset Management Working Party was waiting to receive the detail of the programme’ resulting from the Stock Condition Survey.

### 4. **ACTION TRACKER**

The committee received the Actions Tracker and requested that the start date within the tracker be updated when items were added to the tracker and not amended in future and that the online meeting held on 16 November 2022 as part of the Savills’ Stock Condition Survey was also attended by the Asset Maintenance Working Party.

The committee noted that the Brandon Mews Canopy item, which had been due for an update, had been omitted in the agenda. The committee requested that the Action Tracker and the Agenda Plan be aligned for future meetings.

**RESOLVED** – That the report be noted.

### 5. **2022/23 ELECTRICITY PRICE FORECAST UPDATE AND METER QUERY**

The committee received a report of the City Surveyor which presented the view of estimated electricity costs for City of London Barbican Estate Office housing sites. The committee discussed changes made to the original forecast due to the onboarding of the Power Purchase Agreement, together with adjustments made by the supplier through the application of an incorrect charge.

The committee raised concerns and expressed dissatisfaction regarding metering, standing charges, and invoice issues, and discussed the dispute resolution process, proposed completion timelines and the delays to the reconciliation process. Officers confirmed that the reconciliation of 2021/22 and 2022/23 charges would be completed by 31 March 2023.

**RESOLVED** – that the report be noted, i.e. -

- The benefit of the PPA from 1st January 2023.
- 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.

- That the consumption and costs are currently validated via a contract with Team Energy Auditing Ltd. and via Sigma, the City's current energy monitoring software.
- That Total Energies are lodging a dispute with Elexon (the National Grid) regarding estimated data for Speed House.
- The continued support with site regarding available supply capacity.

## 6. **REPAIRS AND MAINTENANCE UPDATE**

The committee received a report of the Interim Executive Director of Community and Children's Services, which provided an update on repairs and maintenance.

The committee discussed the risk of duplicating works and the importance of prospective works being thoroughly surveyed in advance of them.

The committee raised concerns on the process of the flawed survey which had not assessed the topmost exposed windows, as was intended, resulting in further delays to the tender process and letting of a contract to undertake the work on a programmed basis. Officers confirmed that the earliest date that a programmed approach could now begin would be September 2023. Officers apologised for the delay and said that lessons would be learnt.

It was confirmed that residents would not be charged for both the original flawed survey and the corrective survey. The committee further discussed which party would be responsible for paying for the surveys undertaken, the lack of coordination of repairs works, and the overlapping survey arranged for the estate, about which the committee noted its dissatisfaction.

The committee discussed the burden of standard minimum call out rates charged by contractors and requested that charges be negotiated, and it was suggested that a summary of the completed survey be circulated to the committee.

**RESOLVED** – that the report be noted.

## 7. **REPAIRS AND MAINTENANCE - RETENDER TIMELINE**

The committee received a report of the Interim Executive Director of Community and Children's Services, which provided an estimated timeline for the re-tender of the Repairs and Maintenance contract.

The committee discussed the prospect of hosting a working party meeting to discuss what should be considered as part of the retender of the Repairs and Maintenance contract and raised concerns about the lack of quality works undertaken as part of the current contract. It was agreed that officers would confirm the number of members they would request for such a working party and that the Barbican Estate Residents Consultation Committee would nominate representatives in response outside of the meeting.

**RESOLVED:** that the report be noted.

**8. WORKING PARTY UPDATES**

The committee received several updates:

8.1 **Gardens Advisory**

8.2 **Service Level Agreement**

8.3 **Asset Maintenance**

8.4 **Background Underfloor Heating**

8.5 **Service Charge**

**9. FIRE SAFETY UPDATE**

The committee received a report of the Interim Executive Director, Community and Children's Services, which information on how the City of London Corporation was working to ensure that its homes on the Barbican Estate were compliant with current health and safety legislation, best practice, and regulatory standards relating to fire safety.

The committee praised the quality of the works undertaken but raised concerns regarding the project management of the works.

**RESOLVED** – that the report be noted.

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

The committee received an update from Community and Children's Services Department staff.

It was reported that a programme of work was being compiled and would be considered at the Asset Maintenance Working Party. There was a discussion around the availability of staff to take forward such a programme, in terms of both capacity and capability. It was agreed that a revised governance structure should be considered to improve the management of the programme. It was suggested that a formal Programme Management model was required.

**11. BLAKE TOWER - ORAL UPDATE**

The committee received an update from Community and Children's Services Department staff.

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

### 13. **UPDATE REPORT**

The committee received the update report.

The committee expressed concerns regarding the report presented showing redecoration works were erroneously shown as. It was noted that the status of the redecorations would be revisited and updated in the report.

Officers accepted a proposal that residents be invited to join officers in reviewing the work undertaken given concerns about the quality of previous works.

**RESOLVED:** that the report be noted.

### 14. **PROGRESS OF SALES AND LETTINGS**

The committee received a report of the Interim Executive Director of Community and Children's Services, advised of the sales and lettings approved by officers since the last meeting.

**RESOLVED –** that the report be noted.

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

The committee discussed the cleanliness of vents around the building and the risks of fire damage when left dirty. It was noted that such cleaning works were scheduled on request.

A question was asked regarding delays on a project regarding lifts. Officers responded that there had not been any delays but that the specification of works would shortly be finalised.

### 16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was no urgent business.

**The meeting ended at 8.21 pm**

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Chairman

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