



## Barbican Estate Residents Consultation Committee

**Date:** MONDAY, 27 NOVEMBER 2023  
**Time:** 6.30 pm  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:** Sandra Jenner - Defoe House (Chairman)  
Jim Durcan - Andrewes House (Deputy  
Chairman)  
Christopher Makin (Alderman) (Deputy  
Chairman)  
Gordon Griffiths - Bunyan Court  
Jane Smith - Seddon House  
John Taysum - Bryer Court  
Mary Bonar - Wallside  
Sandy Wilson - Shakespeare Tower  
David Lawrence - Lauderdale Tower  
Adam Hogg - Chairman of the Barbican  
Association  
Fiona Lean - Ben Jonson House  
Sally Spensley – Frobisher Crescent  
Tam Pollard – Speed House

Rodney Jagelman - Thomas More House  
Andrew Tong - Brandon Mews  
Tim Hollaway - Lambert Jones Mews  
Helen Hudson - Defoe House  
Andy Hope - Breton House  
Dave Taylor - Gilbert House  
Monique Long - Mountjoy House  
Petre Reid - Willoughby House  
Miranda Quinney - John Trundle House  
Graham Wallace - Andrewes House  
Alan Budgen - Cromwell Tower

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

**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**

To agree the minutes of the Barbican Estate Residents Consultation Committee held on 4 September 2023.

**For Decision**  
(Pages 5 - 14)

4. **ACTION TRACKER**

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

**For Information**  
(Pages 15 - 30)

5. **BARBICAN ESTATE OFFICE TRANSFORMATION UPDATE**

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

**For Information**  
(Pages 31 - 36)

6. **WORKING PARTY UPDATES**

To receive updates of the various Barbican Residential Estate working parties.

**For Information**

- a) Asset Maintenance Working Party - 14 August 2023 (Pages 37 - 42)
- b) Asset Maintenance Working Party - 16 October 2023 (Pages 43 - 46)
- c) Car Park Charging Working Party Minutes - 4 September 2023 (Pages 47 - 50)
- d) Car Park Charging Working Party Terms of Reference - 20 July 2017 (Pages 51 - 60)
- e) Gardens Advisory Group - September 2023 (Pages 61 - 62)
- f) Gardens Advisory Group - November 2023 (Pages 63 - 64)

- g) Barbican Wildlife Garden - November 2023 (Pages 65 - 74)
- h) Barbican Wildlife Garden Information Sheet - November 2023 (Pages 75 - 76)
- i) Service Charge Working Party - September 2023 (Pages 77 - 80)
- j) Service Charge Working Party - November 2023 (Pages 81 - 84)
- k) Service Level Agreement Working Party - 3 August 2023 (Pages 85 - 86)
- l) Service Level Agreement Working Party - 9 November 2023 (Pages 87 - 90)
- m) Underfloor Heating Working Party - November 2023 (Pages 91 - 92)

**7. MAJOR WORKS UPDATE**

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

**For Information**  
(Pages 93 - 128)

**8. BEN JONSON HOUSE SURVEY RESPONSE**

Executive Director of Community and Children's Services to be heard.

**For Information**

**9. EXTENSION TO REPAIRS AND MAINTENANCE CONTRACTS**

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

**For Information**  
(Pages 129 - 138)

**10. FIRE SAFETY UPDATE**

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

**For Information**  
(Pages 139 - 144)

**11. LEASE PROTOCOL**

Executive Director of Community and Children's Services to be heard.

**For Information**  
(Verbal Report)

**12. BLAKE TOWER**

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

**For Information**

13. **PROGRESS OF SALES AND LETTINGS**

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

**For Information**  
(Pages 145 - 150)

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

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

## BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE Monday, 4 September 2023

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 4 September 2023 at 6.30 pm

### Present

#### Members:

Sandra Jenner - Defoe House (Chair)	Rodney Jagelman - Thomas More House
Jim Durcan - Andrewes House (Deputy Chair)	Andrew Tong - Brandon Mews
Christopher Makin (Alderman) (Deputy Chair)	Claire Hersey - Lambert Jones Mews
Gordon Griffiths - Bunyan Court	Helen Hudson - Defoe House
Jane Smith - Seddon House	Dave Taylor - Gilbert House
Mary Bonar – Wallside	Petre Reid - Willoughby House
David Lawrence - Lauderdale Tower	Miranda Quinney - John Trundle House
Adam Hogg - Chairman of the Barbican Association	Graham Wallace - Andrewes House
	Alan Budgen - Cromwell Tower

#### Officers:

Emma Bushell	- City Surveyor's Dept.
Helen Davinson	- Community and Children's Dept.
Judith Finlay	- Community and Children's Dept.
Michael Gwyther-Jones	- Community and Children's Dept.
Jason Hayes	- Community and Children's Dept.
Anne Mason	- Community and Children's Dept.
Paul Murtagh	- Community and Children's Dept.
Anne Mason	- Community and Children's Dept.
Matthew Stickley	- Town Clerk' Dept.

1. **APOLOGIES**

Prior to the consideration of the items listed on the agenda, the Chair remarked on the recent death of Mark Bostock, Common Councillor since 2017 and Deputy since 2022, and invited the committee to mark a moment's silence in his memory.

Apologies for absence were received from Monique Long, Sandy Wilson, Andy Hope, and Fiona Lean, for whom Anne Toovey, Ted Reilly, Fred Rodgers, and Stephen Chapman substituted respectively.

Apologies for absence were also received from John Taysum.

Jenny Nesbit attended the meeting online as the representative of Frobisher Crescent.

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 welcomed feedback that the first meeting of the Car Park Working Group had been productive and had a clear sense of purpose. It was noted that the working group was not a decision-making body but that proposals on car parking arrangements would be brought to the Barbican Estate Residents Consultation Committee and ultimately the Barbican Residential Committee in due course.

In response to a question related to an item discussed at the August meeting of the committee, officers agreed that a summary of the roles and responsibilities of resident engineers would be shared with the committee following the meeting.

**RESOLVED:** To agree the minutes of the Barbican Estate Residents Consultation Committee meeting held on 5 June 2023.

4. **ACTION TRACKER**

The committee received a report of the Executive Director of Community and Children's Services.

The Chair agreed to meet with officers to review the outstanding actions and determine their prioritisation, and the methods through which outstanding actions were reported to the committee and seen through to completion.

5. **2022-23 ELECTRICITY UPDATE**

The committee received a report of the Executive Director of Community and Children's Services.

The committee noted that the City of London Corporation had agreed to commission and pay for an audit to be undertaken by external consultants regarding the reconciliation of the two years where usage energy charges had been inaccurate, and to ensure that these issues had been remedied. The committee noted that a positive meeting between officers and residents had taken place on the morning of 4 September to discuss all aspects of the commissioning of the energy audit. It was agreed that the two resident nominees would be involved in all phases of the audit.

**RESOLVED:** To note the report.

6. **2022-23 REVENUE OUTTURN FOR DWELLINGS SERVICE CHARGE ACCOUNT**

The committee received a report of the Executive Director of Community and Children's Services.

In response to questions, officers agreed that future reports could be presented in the format used for service charge reports and that the report in question could be shared with the committee outside following the meeting in this style. Officers agreed to share a table of variances following the meeting.

The committee noted that an independent audit was to be commissioned of service charges, paid for by the City of London Corporation, and that two residents had been nominated to be involved in the commissioning and ongoing reporting of the audit.

Residents reported that their own surveying of other residents within Ben Jonson House suggested that there were approximately 70% of dwellings which had reported water ingress issues with a number of these issues continuing. Officers agreed to meet with residents of Ben Jonson House to discuss the matter further.

It was further noted that balcony repairs were a significant element of the repairs spend and it was confirmed that a survey was being commissioned to determine the extent of the problem with a view to undertaking such work on a programmatic basis to achieve economies of scale and other associated benefits.

**RESOLVED:** To note the report.

7. **BARBICAN ESTATE WINDOW REPAIRS/REPLACEMENT REPORT**

The committee received a report of the Executive Director of Community and Children's Services.

The committee noted that a weblink which would provide access to the completed surveys would be provided in the coming weeks.

The committee expressed its frustration at the delay in effecting a programme of work to achieve economies of scale and associated other benefits. The committee expressed frustration that the work was originally committed to in June 2021 and that the report made no mention of this.

**RESOLVED:** To note the report.

8. **2022-23 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL CHARGES ACCOUNT**

The committee received a joint report of the Chamberlain and Executive Director of Community and Children's Services.

**RESOLVED:** To note the report.

9. **BARBICAN ESTATE REDECORATION PROGRAMME 2020-25**

The committee received a report of the Executive Director of Community and Children's Services.

The committee discussed the data within the report and discussed how and when redecorations were logged as completed. It was noted that Gilbert House and Willoughby House had logged formal complaints with the City of London Corporation regarding the quality and poor management of the works and it was understood that another House had made an application to the First-tier Tribunal. The committee discussed the delay between works being completed and inspections being undertaken. The committee considered that the report, as written, had presented a more positive overview of the programme than it warranted and asked officers to be more candid in future.

In response to questions, officers agreed to share a breakdown of the costs per block of the programme following the meeting. The committee discussed the need for a cyclical works programme to ensure the estate remained well maintained. In response to questions, officers confirmed that in remedying the works the priority for the Corporation would be for the contractor to remedy works at their own costs and that a report on the possibilities for payment for said works could be brought to the next meeting of the committee. It was clarified by officers that where issues were identified with the quality of works that the costs of corrections would not be borne by residents.

**RESOLVED:** To note the report.

10. **BARBICAN ESTATE MAJOR WORKS FIVE-YEAR ASSET MANAGEMENT PROGRAMME**

The committee received a report of the Executive Director of Community and Children's Services.



The committee expressed disappointment that a series of outstanding questions and comments from the Asset Maintenance Working Party had not been answered nor referred to in the report as presented. The questions and comments were tabled by the Chair, to which officers agreed to provide written responses following the meeting:

#### Process and management approach

1. Greater detail is required on the City's proposed approach to managing this programme of potential works, including:
2. Who will be responsible for delivery? Is the intention to recruit a programme director? And if not, why not?
3. What is the proposed governance structure? We presume there would be a programme board, including key stakeholders and resident representatives.
4. What is the intended programme and project reporting cycle and approach?
5. Who is the programme sponsor?
6. What project and programme management methodology will be applied? E.g. Prince2, MSP.
7. What is the proposed approach to ensuring lessons are captured, learn, and applied through the programme and through phases from one block to the next?
8. What other specialist project and programme resource requirements have been identified?
9. Has a gap analysis been carried out to identify what capabilities are present within the City's current resources and what additional resources will need to be brought in?
10. What is the proposed project gate approach? We note reference to the City's gateway process but understand this is primarily financial, rather than a project governance methodology.
11. We note the City's gateway process is currently under review. When is this review expected to complete and when will updated processes be shared?
12. Can details of the current process that applies in the meantime be shared?
13. Has engagement has been carried out with the Arts Centre to understand any lessons from their renewal works?
14. Section 13 notes recruitment challenges. How does the City propose to address these and ensure that the right resources are in place to manage this programme effectively?
15. Please provide a diagram showing proposed governance and team structures.

#### Finance

1. At all points it should be made clear what year figures were calculated as well as whether or not inflation adjustment has been applied.
2. Section 5 includes £4.3m for lifts. Does this include allowance for standardisation of components and reuse of work already carried out on the Tower Lifts? If not, why not?

3. The figures include no allowance for professional fees and project costs. Can the City update the figures to provide an estimate for this?
4. What is the proposed approach to managing financial risk, particularly in light of rising construction costs?
5. Section 9 states that there are areas where the City has high confidence in the costs presented and other areas where confidence is lower. While examples are given, we would like a full list of areas of scope, categorised or RAG'd (red / amber / green) by confidence.
6. Section 11 notes the estate's listed status is expected to impact on estimates. Has this been accounted for in the figures presented? If not, why not?

### Scope

1. The report makes repeated reference to like for like replacement, e.g. section 10 which states that modernisation isn't accounted for in costs. This seems unlikely to apply universally, i.e. it is hard to believe that Savills costed like for like replacement of 50 year old electrical equipment rather than modern equivalents. What will the approach be to modernisation in the following scenarios and has this been accounted for:
  - a. Situations (potentially electrics) where modernisation is legally required.
  - b. Situations where modernisation is cheaper due to the age of items in scope for replacement and the extent to which industry and best practice have moved on.
  - c. Situations where modernisation is desirable to address the climate crisis, e.g. single vs double glazing.
2. Underfloor heating is excluded (section 17). While we agree the current system is largely maintainable there are isolated instances where this is not the case. As with the windows, the City needs to have an adequate strategy for addressing such edge cases which can scale if more widespread renewal becomes necessary. (i.e. not repeating the approach that has been used to manage the windows issues.)

### Other

1. Section 3 notes that there has been consultation with the AMWP. While there is some truth to this and we have been discussing and giving feedback on the outline plan for years 1-5, the report was presented to the working party but feedback given was not incorporated which is extremely disappointing. Consultation should be meaningful and reports should be shared with the working party far enough in advance of finalisation to ensure feedback is can properly be addressed.
2. What are the proposed next steps? The Barbican Residential Estate Consultation Committee is merely asked to note the report.

A motion was moved by the Chair, Sandra Jenner, and seconded by Graham Wallace, requesting that further information be provided regarding the governance, finance, and scope of the programme of works. This was put to the committee and agreed.

It was agreed that the committee would provide nominees to the programme stakeholder board following the meeting.

In response to a question, officers confirmed that the City Surveyor's Department was investigating whether reinforced autoclaved aerated concrete had been used in the construction of the Barbican Estate and that a report on the matter would be brought to the next meeting of the committee.

**RESOLVED:**

The Barbican Residential Estate Consultation Committee is concerned that there are many outstanding comments and questions still to be answered about the Major Works Five-Year Asset Management Programme before work should begin. These are to be included in the minutes of the Barbican Residential Estate Consultation Committee meeting of 4th September 2023.

The immediate concern is the appropriate governance of such a high cost, complex and inherently risky programme which requires resource with the capability and capacity to deliver the programme successfully.

The Barbican Residential Estate Consultation Committee is therefore calling for preliminary work to be undertaken, involving resident nominees, to establish a formal Programme Board of stakeholders; terms of reference; authority framework, programme/project management methodology etc, taking expert advice as necessary, before any other work on the programme begins.

**11. BRANDON MEWS CANOPY**

The committee received a verbal report of the Executive Director of Community and Children's Services.

The committee noted the work undertaken to check City of London Corporation records and that 24 leases were in the process of being checked for canopy clauses. The committee discussed what commitment, if any, the Corporation had given regarding the ongoing maintenance of the canopy roof and noted that the legal advice of the Corporation's Comptroller and City Solicitor's Department was being sought to inform interpretation of the information found thus far. It was noted that a range of leases were in place across the residential estate.

**12. BLAKE TOWER UPDATE**

The committee received a verbal report of the Executive Director of Community and Children's Services.

The committee noted that a meeting with the Town Clerk and Chief Executive was scheduled for the end of September 2023 and that the matter would be reported back to the committee in due course.

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

There were no questions.

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

The Chair advised the committee that she had accepted several items of urgent business.

Barbican Estate Transformation Programme and Action Plan

Officers advised the committee that the action plan was being delivered in accordance with its timeline and that the recruitment of a permanent Head of Barbican Estate Office was likely to take place in November 2023. It was noted that the recruitment to this role had been agreed and that agreement on an increased salary was expected in the coming days.

Breach of Lease Protocol (Verbal)

The committee noted that proposals to amend the lease protocol with respect of the carpeting of floors and keeping of animals would be brought to a future meeting of the committee.

Repairs and Maintenance Procurement Update (Verbal)

The committee expressed its dissatisfaction that the complex briefing had not been provided in a written report for the meeting, to which officers responded by confirming that a written summary of the matter would be provided following the meeting and that it was proposed to extend a contract with a supplier which residents were dissatisfied with because officers had not initiated the procurement early enough. It was further agreed that a timeline for the procurement would be provided to the next meeting of the committee.

The committee discussed the financial impact of outsourcing repairs and maintenance as compared to this service being provided in-house and noted that it was likely that any affected staff would be subject to the Transfer of Undertakings (Protection of Employment) Regulations 2006.

Underfloor Heating Working Party

A motion was moved by Ted Reilly and seconded by Adam Hogg requesting that further information be provided regarding the governance, finance, and scope of the programme of works. This was put to the committee and agreed.

**RESOLVED:**

1. The Barbican Estate Residential Consultation Committee strongly supports the Underfloor Heating Working Party in its efforts to establish a trial of individual Controls for our heating system. Plans are well developed for a trial for 14 homes on Wallside (the smallest individually metered group of homes on the estate) including the design of the control and metering system, and a suitable legal framework within which this trial will operate. If the current study indicates that individual system is feasible, the City's Climate Action team will be approached for financial support. There will be no cost to leaseholders or Wallside freeholders.
2. The Barbican Estate Residential Consultation Committee asks the Barbican Residential Committee to support this initiative.

**The meeting ended at 20:30.**

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Chairman

**Contact Officer: Matthew Stickley, Governance and Member Services Manager  
Matthew.Stickley@cityoflondon.gov.uk**

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Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Barbican Highwall – Planned Maintenance of the Public Realm	Mar-20	RCC		This relates to additional funding for the walkways, for the inspection and maintenance for a number of items, i.e., smoke vents, drainage galleys, 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.	Micheal Gwyther Jones		<p>Barbican Highwalk – existing hard and soft landscape This is funded directly from BEO Landlord budget and is always reactive repairs carried out by COL term contractors. The budget is limited but Helen Davinson reports that Paul Murtagh identified an extra £50K and Helen is intending to use some of this to do some repointing which will both improve tiling surfaces and inhibit the weeds coming back.</p> <p>Barbican Highwalk PH II – proposed hard and soft landscape. In terms of maintenance going forward, once the waterproofing scheme completes, anticipated 2027, reactive maintenance requirements will decrease. However planned maintenance will increase,</p>

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
							<p>for example drainage, furniture, artwork?, lighting, play and gym equipment. Following completion of the works a detailed maintenance requirement schedule will be provided by the Contractor which will allow the formulation of a maintenance plan. The project will allow for a defects period be that 12 or 24 months although there will be a maintenance requirement within that defects period. The new landscape will require an ongoing higher maintenance budget which will be identified at GW5 report although any costing will be an estimate. Funding source will need to be identified, agreed, and approved.</p>
Energy Update	Sep-22	RCC and BRC	A progress report was requested regarding the energy audit		EB	November	Unfortunately, in spite of undertaking some soft market testing our initial



Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
							<p>procurement failed. After discussing this with a few providers it would seem the issues are their internal resource and also the breadth of the brief. There was concern from providers that whilst they could deliver on the core elements of the work there were wider elements that lay outside their business expertise. I am engaging again with PCMG who already conduct audits on energy costs for the City to get more understanding on what service they could provide. I am hoping to have a response from them before my update meeting with the residents involved, when we can decide as a group if this is sufficient to address the questions they have.</p>

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Lambert Jones roof	Nov-22	BRC	<ul style="list-style-type: none"> <li>Expected that remedial works will be complete before Christmas 2022</li> <li>Residents will not bear any additional costs in terms of delays</li> </ul>		JH	TBD	Works to LJM are complete. Enhancements for the blocks are being consulted on with residents.
Car Park Charging	Jun-23		To re-establish car park charging and electric vehicle working parties		RU	November	The car park minutes and Terms of reference will be shared by RU.
Minutes from previous meeting( pre September)	Sep-23	RCC (item 3)		A summary of role and responsibilities of resident engineers to be shared with the committee	RU	TBD	A report was sent to SJ, and list of queries still need to be answered.
Action Tracker	Sep-23	RCC ( Item 4)		The Chair agreed to meet with officers to review the outstanding actions and determine their prioritisation, and the methods through which outstanding actions were reported to the committee and seen through to completion	SJ/ DE	November	The chair worked with an officer to update the action tracker with the most recent actions from committee

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
2022-23 Revenue Outturn for Dwellings Service Charge Account	Sep-23	BRC/ RCC	<p>1.The Chair asked if the next meeting of the Committee could be sighted on the information on service charges sent to residents; redacted for data protection as necessary . The Chair suggested an informal session with officers in respect of service charges, before the December meeting, by way of a training session for Members.</p>	<p>1.In response to questions, officers agreed that future reports could be presented in the format used for service charge reports and that the report in question could be shared with the committee outside following the meeting in this style. Officers agreed to share a table of variances following the meeting.</p> <p>2.Officers agreed to meet with residents of Ben Jonson House to discuss the matter further.</p> <p>3.It was further noted that balcony repairs were a significant element of the repairs spend and it was confirmed that a survey was being commissioned to determine the extent of the problem with a view to undertaking such work on a programmatic basis to achieve economies of scale and other associated benefits.</p> <p>4.The RCC were told that serious water penetration was evident of balconies and the AD agreed that</p>	<p>1. AM. 2.PW 3.PW 4.PW</p>		<p>2. Fiona has been contacted and is establishing the house group availability and they will meet with RU and PW.</p> <p>3. The work will be commissioned and a further update will be provided for the meeting</p>

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
				it should be part of programmatic work.			
Barbican Estate Window Repairs/	Sep-23	BRC/ RCC	A weblink which would provide access to the completed surveys would be provided in the coming weeks.		JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Replacement Report							
Barbican Estate Redecoration Programme 2020 -25	Sep-23	BRC		<p>1. The RCC had asked for a more comprehensive cost report and the Assistant Director advised that this would be circulated with the Draft RCC minutes.</p> <p>2 . In response to a question about Bunyan Court's internal works, the Assistant Director agreed to investigate and feed back to Members</p>	JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Barbican Estate Major Works Five-Year Asset Management Programme		resolution RCC, 4th Sept, agreed by BRC, 11 September	<p>The Assistant Director had noted the challenge to the final costing, which would be clarified after the various surveys and as the projects develop.</p> <p>Members then noted the following resolution from the RCC and it was RESOLVED, that – the following be noted and agreed. The RCC is concerned that there are many outstanding comments and questions still to be answered about the Major Works Five-Year Asset Management Programme before work should begin, as set out in the minutes of the RCC meeting of 4th September 2023. The immediate concern is the appropriate governance of such a high cost, complex and inherently risky programme which requires resource with the capability and capacity to deliver the programme successfully. The RCC is therefore calling for preliminary work to be undertaken, involving resident</p>	<p>The Head of Major Projects advised that the outstanding responses had been formulated to the Asset Management Working Party and would be shared with Members of the RCC and BRC.</p> <ol style="list-style-type: none"> <li>1. Outstanding comments and questions detailed in minutes of 4th Sept need to be answered before work begins.</li> <li>2. Preliminary work to be undertaken, involving resident nominees, to establish a formal Programme Board of stakeholders; terms of reference; authority framework, programme/project management methodology etc, taking expert advice as necessary, before any other work on the programme begins..</li> </ol>	JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
			nominees, to establish a formal Programme Board of stakeholders; terms of reference; authority framework, programme/project management methodology etc, taking expert advice as necessary, before any other work on the programme begins.				

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Barbican Estate Office Review	Sep-23	BRC	The transformation action plan would be a standing agenda item brought to both committees in the future. The action plan will include timelines and milestones of workstreams.		SM/ KW	November	<p>The action tracker redesign is underway, facing minor IT delays for Microsoft Projects license installation.</p> <p>No issues are expected when transitioning from Excel.</p> <p>KE is coordinating with RCC and BRC Chairs for approval of the draft.</p> <p>After V1 approval, broader access will be granted.</p>



Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Barbican Estate Office Review	Sep-23	BRC/ rcc	<p>The Director would recruit for two additional posts to the transformation programme. The Executive Director agreed that the action plan needed refinement and an updated plan would be presented to November/ December.</p>	<p>Members then noted the following resolution from the RCC and it was RESOLVED, that – the following be noted and agreed.</p> <p>The RCC strongly supports the proposal and the reasons and justification for the Repairs Function to report to the Head of the Barbican Estate Office. For identical reasons, it considers that Major Works and cyclical programmes should come under the same management. The artificial distinction between repairs and major projects leads to poor performance.</p> <p>Over the next 30 years Barbican residents will be spending around £20+m each year on fabric interventions and this work and expenditure can be most effectively managed by officers reporting to the Head of the Barbican Estate Officer, rather than with split responsibilities which is also out of line with any</p>	JF/ GS	First meeting in 2024	<p>The recruitment has taken place and people have been hired. The action plan is an evolving document. A report will be presented to the Community and Childrens Services Committee in December firstly and then the subsequent BRC.</p>

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
				other facilities management operation.			

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Repairs and Maintenance Procurement Update	Sep-23	BRC/ RCC	<p>1. Reports that will be taken the governance process to be presented for information to both the RCC and BRC.</p> <p>2.The AD of Housing will engage RCC members and stakeholders to fully understand the issues, and ensure that the new specifications will suit the BEO.</p> <p>3. A dedicated Senior Quantity surveyor would be overseeing the process. A timeline with milestones and residents views should be circulated to wider committees by 11th October.</p>	<p>1. The RCC has requested a written report of the verbal update that was given at the meeting.</p> <p>2.It was agreed a time line of the procurement would be provided to the next meeting.</p>	MGJ	November	A committee report is being finalised for R&M Contracts and this will be provided to RCC for information.
Window Cleaning Contracts	Sep-23	BRC	A joint panel was requested for the mobilisation of contract.		RU	November	<p>Delay due to the re-issuing of section 20s and resident queries required negotiations with the winning tender of price. This has now been agreed 'standstill letters' to be sent by procurement next week. The EST will then contact the winning bidding, form the mobilisation panel, agree a mobilisation panel, and provide the pricing schedule</p>

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
							for estate, house and block mailed out to all households .Unfortunately this won't be in time for report deadline. Verbal update at the next meeting from mobilisation panel and answer any resident queries
Antisocial Behaviour of the Barbican Estate	Sep-23	BRC	A more detailed report would be presented to the RCC/ BRC at their next committee meeting		HD	November	Following a meeting of the Barbican association Security Sub Committee, the BEO has agreed to compile an information leaflet that will go to all residents. This will detail who to contact in what situation and what response residents can expect. The BEO have committed to getting a draft to the BA Sec Sub Com by the end of November for their comment in December
Brandon Mews Canopy	Sep-23	BRC	The committee would receive a full report at the next meeting BRC.		RU	2024	This is ongoing with legal at the moment, An update will be brought to the February Committee and this has

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
							been added to the forward planner
Blake Tower	Sep-23	BRC	The committee would receive a full report at the next meeting BRC/ RCC		JF	November	JF to provide a verbal update for Blake tower.
Breach of Lease Protocol	Sep-23	BRC	Members noted a full report for the upcoming committees in November / December		HD	November	A verbal update will be provided at committee. This has been added to the forward planner, and a further report will be presented at the next committee.
AOB/ Notice of Intention		BRC	leaseholders will have the opportunity to inspect the tender documents for the agency staff contract. The Governance process is via the Finance Committee but reports would also be presented to the BRC/RCC for information. Whilst accepting that that this is not a BRC Decision, the Chair asked for the Committee to be much better informed on such matters in the future. The Chair also encouraged full engagement from residents.		JF	TBD	This was agreed and the committee will be kept informed of progress

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
AOB/ Underfloor Heating Working Party				<p>RESOLVED, that – the following be noted and agreed. RESOLVED, that – the following be noted and agreed.</p> <p>The RCC strongly supports the Underfloor Heating Working Party in its efforts to establish a trial of individual Controls for our heating system. Plans are well developed for a trial for 14 homes on Wall side (the smallest individually metered group of homes on the estate) including the design of the control and metering system, and a suitable legal framework within which this trial will operate. If the current study indicates that the individual system is feasible, the City’s Climate Action team should be approached for financial support.</p> <p>There will be no cost to leaseholders or Wall side freeholders.</p>	EB	TBD	<p>The Underfloor Working Heating Party has worked with the Estate Operations to progress the design of the control system and legal implications. Legal work on any changes to the lease as well as any tax implications relevant to the new implications are to be confirmed. The equipment supplier, Schneider has also been approached to quote for supply of equipment. A separate feasibility study conducted by Ramboll, indicated that costs may be prohibitively high – however this will be verified when more detailed costs are returned by Schneider.</p>

<b>Committee(s):</b> Barbican Residential Committee – For Information Barbican Estate Residents Consultation Committee – For Information	<b>Dated:</b> 11 December 2023 27 November 2023
<b>Subject:</b> Barbican Estate Transformation Programme - Update	<b>Public</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	4,8,9,10,12
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	<b>N/A</b>
<b>What is the source of Funding?</b>	<b>N/A</b>
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	<b>N/A</b>
<b>Report of: Judith Finlay, Executive Director – Community &amp; Children’s Services</b>	<b>For Information</b>
<b>Report author: Scott Myers, Strategy &amp; Projects Officer</b>	

## Summary

This report updates Members of the Barbican Residential Committee & Barbican Estate Residents Consultation Committee on recent progress made on delivering the actions set out within the Transformation Programme action plan.

## Recommendation(s)

Members are asked to:

- Note and comment on the direction of travel

## Main Report

### Background

1. An action plan has been developed to capture all the recommendations from the Altair review and to demonstrate progress against each action with timescales.
2. The delivery of the action plan is overseen by the Barbican Estate Transformation Programme Board which has been meeting on a fortnightly basis to review progress. Recently, the Programme Board has moved to a monthly meeting schedule. In addition, there are associated workstreams focussing on distinct areas of service improvement which are also being captured within the plan.

### Current Position

3. Since September 2023, progress has been made on key aspects of the delivery of the Barbican Estate Transformation Programme, as well as expanding the capacity for delivery within the Transformation Team.
4. The below sets out progress made since our last update in September 2023.
5. All the actions within the Transformation Programme Board remain on track to their agreed timescales. These timescales remain under review as we re-design the action plan.
6. As the transformation programme action plan is currently being re-designed it has not been shared alongside this paper. However, a copy of the action plan will be distributed during the meeting and circulated to Members of both committees as a supplement following the meetings.

#### Interim Service Improvement Manager for Programme Delivery

7. To provide additional resource to the Transformation Programme, an Interim Service Improve Manager has been recruited on a temporary 6-month contract, which has provided the programme with additional capacity, as well as being a key member of the Transformation Programme Board.
8. The Interim Service Improvement Manager has responsibility for developing and scoping the programme's action plan, which has been developed and based on recommendations set out in the Altair review.
9. The Interim Service Improvement Manager has also begun developing specific workstreams for programme delivery, which include cost and risk management assessments, as well as estimated times of delivery.
10. The Interim Service Improvement Manager has been supported in part by the Programme's Strategy & Projects Officer.

#### Recruitment

##### Assistant Director – Barbican Residential Estate

11. Recruitment of a new Assistant Director - Barbican Residential Estate has been progressing to timescale.
12. Potential candidates were approached by the appointed specialist executive recruitment agency, and a longlist of candidates has been developed.
13. Following longlisting of candidates, a shortlist of candidates will be interviewed by an interview panel of Officers, elected Member and resident representative on the 4<sup>th</sup> of December, with a successful candidate starting in post as soon as possible.
14. Following the departure of Paul Murtagh (Assistant Director – Barbican & Property Services) in October 2023, Pam Wharfe has been appointed as Interim Assistant Director – Housing and is covering the Barbican aspects of this post.



## Communications

15. The Transformation Programme Board highlighted improvements needed in the way residents and staff are kept informed regarding programme progression and discussions had at programme board meetings.
16. It was proposed that a sub-group responsible for communication with residents and staff be set up. Membership of the group is made up of relevant members of the Transformation Programme Board, as well as a Communications & Engagement Officer.
17. The sub-group will develop and 'sign off' on all communications to residents and staff related to the programme, as well as being the editorial board of the weekly Barbican Estate Bulletin.
18. The sub-group's main aim is to streamline and improve all important communications issued, as well as ensuring an agreed and unified message.
19. The sub-group agreed and published a 'special' transformation programme bulletin on the 10<sup>th</sup> of November setting out progress and next steps.

## Staff workshops & wellbeing

20. The Barbican Estate Office have been running a series of workshops with staff to discuss recent developments and give them the opportunity to answer questions related to elements of change within the programme.
21. Staff have submitted a number of questions which have been answered through the development of an 'FAQ document'. Further workshops with staff are planned to be held shortly as a way of following up with staff and keeping them informed.
22. Additional focus on the wellbeing of our staff within the Barbican Estate Office. The City Corporation's Wellbeing Advisor has been meeting with staff on a one-to-one basis and providing additional support where required.

## Barbican Residents Meeting

23. As part of our efforts to keep Barbican residents up to date with our plans for delivering the transformation programme and current progress to date, an all-residents meeting was held at the Barbican Centre on the 12<sup>th</sup> of October.
24. 160 residents attended the meeting, where they heard from Officers and Elected Members on our key objectives and priorities for delivering change, as well as a summary of our action plan.
25. Residents were also given an opportunity to take part in a question-and-answer session, where they were able to ask questions relating to the programme. Where Officers did not have answers for specific questions, we will be publishing a response to questions document to be included in a future Barbican Estate Bulletin by the end of November.

26. A video recording of the meeting was published on the City Corporation's YouTube channel, and a short survey was circulated to attendees of the meeting to gauge usefulness of the meeting, as well as collecting feedback on topics discussed and ideas for future engagement.
27. As of the 13<sup>th</sup> of November, 23 residents have responded to the survey, with 15 of the 23 respondents finding the session 'useful' or 'very useful'.

#### Service Charge Audit

28. Work is underway to deliver an audit of the service charge systems and processes.
29. The work will be carried out by an appointed external Chartered Accountant.
30. Work is ongoing in consultation with the Service Charge Working Party to identify the scope of the work going forward.

#### Action plan redesign

31. Following the appointment of an Interim Service Improvement Manager, considerable work has been undertaken to refine and improve the programme's action tracker. These initial draft changes have been commented on by the Transformation Programme Board's resident representatives, with a view to finalising them within the coming weeks.
32. No changes to the scope of the actions have been made. However, refinement of the programmes workstreams have been completed, as well as further developing the more granular actions needed to deliver each workstream have been included.
33. This re-design will allow for greater focus and clarity relating to governance steps for each workstream as progression is made. It has also allowed for greater identification of timescales for each workstream, and improving clarity around resource and delivery timescales, which are still being developed.
34. The action plan is an organic document that will be continually updated as the programme progresses.

#### **Corporate & Strategic Implications**

Strategic implications – The improvement of the quality-of-service delivery to residents of the Barbican Estate is an important priority for the City of London. The external and independent review by Altair has provided a thorough evidence base of priority areas for transformation. The oversight and scrutiny of delivery of actions against the recommendations within the governance structures will involve both members and residents, increasing accountability and providing assurance to the wider resident population of the Barbican Estate.

Financial implications – The transformation action plan will be supported by a change management programme, which may have future resource and financial implications, dependent on the options which may be pursued. As part of the regular updates on progress against the action plan, the BRC & RCC will be fully consulted and appraised, prior to any changes being implemented.

Resource implications – See ‘Financial implications’.

Legal implications – None identified

Risk implications – None identified

Equalities implications – None identified

Climate implications – None identified

Security implications – None identified

## **Conclusion**

35. Progress on delivering the Transformation Programme Action Plan remains on track, and progress has been made since the last update provided to the BRC and RCC. Work will continue over the coming months to deliver the workstreams and further updates will be provided to staff, elected Members and residents on a regular basis.

### **Scott Myers**

Strategy & Projects Officer

Department of Community & Children’s Services

E: [Scott.Myers@cityoflondon.gov.uk](mailto:Scott.Myers@cityoflondon.gov.uk)

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## Minutes of Asset Maintenance Working Party 14 August 2023 Virtual on Teams

Attendee		Organisation
Tam Pollard	TP	Chair - Resident
Christopher Makin	CM	Resident, Alderman (first 30 minutes)
Fiona Lean	FL	Resident
Henry Irwig	HI	Resident, Minute Taker
Matt Dendy	MD	Resident
Randall Anderson	RA	Resident CC
Ted Reilly	TR	Resident
Jason Hayes	JH	CoL Housing Property Services
David Downing	DD	CoL Housing Property Services
<b>Apologies</b>		
Tim Cox	TC	Resident
Jim Durcan	JD	Resident, Deputy Chair of the RCC
Margarita Chiclana	MC	Resident
Mike Saunders	MS	CoL Housing Property Services
Rosalind Ugwu	RU	Interim Head of Barbican Estates Office
Helen Hudson	HH	Resident, Service Charge WP Observer

Item	Key discussion & action points	Who
1	<b>Minutes of prior meeting</b> Minutes were approved	
2	<p><b>Windows</b></p> <p>The joined-up survey report discussed in the June meeting is still not available. The working party expressed frustration at the continued delays.</p> <p>JH provided the following updates:</p> <ul style="list-style-type: none"> <li>• Ownership of the project has been transferred to the Major Works Team under his direction.</li> <li>• Work on the survey report is currently underway and the survey results will be shared with AMWP members by 18th August.</li> <li>• Due to limited internal resources, an external consultant with expertise in hardwood windows on a listed estate has been approached to avoid further delays.</li> <li>• How this consultant will be expensed, to Leaseholders or the City, has not yet been determined and JH will report back once it has been determined. JH to update at next meeting.</li> </ul>	<p><b>JH</b></p> <p><b>JH</b></p>



Item	Key discussion & action points	Who
	<ul style="list-style-type: none"> <li>• DD agreed to better highlight the cautions about items that needed to be added to the raw costs (inflation, fees, etc.) on the spreadsheets.</li> <li>• TP and HI suggested that caution should be exercised in timing of general release of the information ahead of the lift decision and inclusion of the missing window repair/replacement data.</li> <li>• JH undertook to consult with his senior colleagues regarding timing matters.</li> </ul> <p>Related Considerations -</p> <ul style="list-style-type: none"> <li>• Later Phase Hardwood Window and Door Considerations: <ul style="list-style-type: none"> <li>- A strategic ongoing maintenance programme needs to be put in place which takes into account the exposure of these elements to the weather.</li> <li>- The scope of repair and/or replacement of hardwood windows and doors in 15 to 20 years (after the first 1–5 year period) will rely on regular survey sampling of both high-risk and low-risk locations. Some fenestration might not need replacement for decades, if ever.</li> </ul> </li> <li>• Elevator Specifications: <ul style="list-style-type: none"> <li>- The City is utilizing an open protocol approach using only UK suppliers to ensure timeliness and cost-effectiveness of service and parts replacement. This approach does preclude those manufacturers/suppliers who insist on a single source contract.</li> </ul> </li> </ul>	<p>DD</p> <p>JH</p>
4	<p><b>Redecorations</b></p> <ul style="list-style-type: none"> <li>• The new Clerk of Works is onboard. During the process of inspecting blocks to follow up on the concerns of residents, they found several issues that needed to be addressed, e.g. omitted items.</li> <li>• Problems related to earlier redecorations and damage that appears to have occurred after completion of the current work have also been identified and will be addressed.</li> <li>• The plan is to complete the inspection of all blocks in the next few weeks, working with house groups, and identify all issues that need rectification.</li> <li>• In the interim redecoration activity is on hold to ensure that existing problems are addressed and do not re-occur.</li> <li>• The aim is still for all external redecorations to be completed in 2023 but this is dependent on when projects are restarted, how many are done in parallel, and the weather.</li> </ul>	JH
5	<p><b>Fire Signage</b></p> <ul style="list-style-type: none"> <li>• TR confirmed that the quality of the fire signage, including its thickness, was satisfactory.</li> <li>• JH stated that the specifications for the signage had been commissioned and that, by the next meeting, a package will be ready for tender.</li> <li>• The package will not include any signage that will be impacted by the fire door project.</li> </ul>	JH

Item	Key discussion & action points	Who
6	<p><b>Fire Doors</b></p> <ul style="list-style-type: none"> <li>Architects 'rePurpose' have been instructed to complete design services for the first tranche of fire doors (Tower Blocks).</li> <li>JH provided detail on preparation work completed to date to allow for review by planning, fire prevention and sustainability consultants. The project was still on target with more detailed timelines expected for the October meeting.</li> <li>TR and CM noted that while it was the City's prerogative to undertake and fund this project, it was not requested by residents.</li> </ul>	JH
7	<p><b>Garchey</b></p> <ul style="list-style-type: none"> <li>No progress since June meeting despite efforts due to scheduling challenges.</li> <li>Commitment still in place for preparation of a comprehensible analysis of the impact of surface drainage on potential Garchey removal.</li> </ul>	TR/MS
8	<p><b>Tower Block Lifts</b></p> <ul style="list-style-type: none"> <li>The first S20 process has now finished.</li> <li>Subsequently, the lift consultant had sent across the final draft of the specifications to the resident representing the three house groups to share with his counterparts for their comment. There had been inadvertent slippage in forwarding this to them, but this has now been done.</li> <li>Despite some hesitancy about the necessity of the work for one of the blocks, JH expected little in the way of further comment as the first draft had been subject to intensive review.</li> </ul>	JH
9	<p><b>Repairs / Housing Management system / Repair Trends</b></p> <ul style="list-style-type: none"> <li>While progress appears to have been made in resolving outstanding issues on the CIVICA system, some remain related to interfaces between its various components.</li> <li>JH provided assurances that historical information remained intact and would be available for reporting to identify repair trends.</li> </ul>	MS
10	<p><b>Future Meeting Dates and Minute Takers</b></p> <p>16th October      Fiona 11th December    Jim</p> <ul style="list-style-type: none"> <li>Further minute takers: Matt, Randall, Tim, Ted</li> </ul>	Various
	<p><b>AOB</b></p> <p>Lighting:</p> <ul style="list-style-type: none"> <li>The replacement of public area fluorescent fixtures and lamps with more efficient and longer lasting LEDs was referred to the AMWP by the Service Charge Working Party for consideration.</li> <li>There was strong consensus about the potential value of such lighting replacement. The possible advantages and</li> </ul>	



Item	Key discussion & action points	Who
	<p>disadvantages of tying it to the upcoming critical electrical project was reviewed.</p> <ul style="list-style-type: none"> <li>• The general sentiment was to proceed without delay but that a detailed cost/benefit analysis should be undertaken on a pilot basis on one or two blocks, as suggested by the RCC Chair in her email to JH dated 11<sup>th</sup> August.</li> <li>• JH undertook to investigate this further and identify blocks and/or situations where the replacement of fluorescents with LEDs could be easily accomplished independently of the larger electrical programme.</li> </ul> <p><b>Meeting closed at 6.40pm</b></p>	<p><b>JH</b></p>

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**Minutes of the Asset Maintenance Working Party 16<sup>th</sup> October 2023**  
**Virtual on Google Meets**

<b>Attendee</b>	<b>Initials</b>	<b>Organisation</b>
Tam Pollard	TP	Chair - Resident
Henry Irwig	HI	Resident
Matt Dendy	MD	Resident
Randall Anderson	RA	Resident, CC
Ted Reilly	TR	Resident
Tim Cox	TC	Resident
Jim Durcan	JD	Resident, minute taker
Margarita Chiclana	MC	Resident
Helen Hudson	HH	Resident, Service Charge Working Party
Jason Hayes	JH	CoL Housing Property Services
<b>Apologies</b>		
Mike Saunders	MS	CoL Housing Property Services
Fiona Lean	FL	Resident

<b>Item</b>	<b>Key Discussion &amp; action points</b>	<b>Who</b>
1.	<b>Minutes of the prior meeting 14 August 2023</b> Minutes were approved	
2.	<b>Windows</b> TP asked about the Windows survey. JH to check if anonymised drawings can be made available. Will share link to drawings. TP wants information on the actions following the survey. JH looking at the options in terms of refurbishment or replacement. Windows will need to be tested to confirm the type of timber. BRE is involved to confirm that the original design is not compromised. JH waiting for cost confirmation before finalising the tender documents. HI enquires about the timescale. JH to share timescales. 7 windows are in a poor state. Looking at preventative measures e.g better coatings. There is a challenge in matching new and old hardwoods	JH  JH
3.	<b>Forward Works Programme</b> (formerly Saville Stock Condition Survey) Officers are looking at options in terms of Programme Board Membership in addition to the Chairs of the BA and RCC. Where repairs are urgent action may be needed before the Forward Works Programme is ready. TP queried whether infrastructure is shared between the Residential areas and the other Barbican Estate organisations. JH confirmed that it is. Collaboration with other Barbican areas is complicated by need for Section 20 notices for Residents' blocks. Timing of the Barbican Centre works may	

	not be aligned with BRE. In response to a question from JD JH confirmed that there is not a formal protocol governing collaboration on projects between different parts of the Barbican Estate. JH emphasised that the programme is not just looking at capital works but also on-going maintenance after the capital works are completed. There may be scope to share service contracts as well as capital works across different Barbican organisations.	
4.	<p><b>Redecorations</b></p> <p>JH working to overcome problems including: workmanship issues, post redecoration damage in Gilbert, flaking paint on skirting boards from interaction with cleaning materials. Paints used were Class 0 as that is more fire retardant than the Class 3 originally applied. JH has requested sample boards to show eggshell and matt finishes. Dulux have conducted paint sampling to check preparation and painting.</p> <p>MD asked about the current contractors. McLoughlins have a five year contract. JH has now issued further work orders but the situation is being closely monitored by the Clerk of Works.</p> <p>HI asked whether the costs of damage incurred during the redecoration would be offset against the contract and not treated as a cost to the block e.g. broken windows in Bryer. JH replied that should be the case but will check and report at the next meeting.</p> <p>TR spoke positively about workmanship standards in Shakespeare and the provision of free good quality singing.</p>	JH
5.	<p><b>Fire Signage</b></p> <p>Contract tenders are delayed waiting for information. Efforts to recruit Project Managers have been unsuccessful to date due to intense competition for staff. RA reported that there were recruitment issues across the Corporation which were being addressed</p>	
6.	<p><b>Fire Doors</b></p> <p>JH had circulated a draft consultation document. Aim is to provide very secure doors that will not need augmentation. Door specifications will exceed requirements. Awareness of needs of residents/ leaseholders with limited manual dexterity / strength. Are looking at ways to make doors easy to open. TR welcomed the consultation document but expressed concern about timescales and work completion. Agreed that JH should proceed with the consultation document. TP to raise issue of recruiting Project Managers with the RCC and the Programme Board</p>	JH TP
7.	<p><b>Garchey</b></p> <p>No progress to report in the continuing absence through ill health of key staff. JH reports that the appointment of an Interim Manager is under consideration</p>	
8.	<p><b>Tower Block Lifts</b></p> <p>Shakespeare has agreed to proposal but still waiting for responses from Lauderdale and Cromwell. The issues that were delaying Lauderdale and Cromwell appeared to relate to cosmetic finishes. JH was asked to proceed in the preparation of contract documents.</p> <p>TC to chase Cromwell. JH to chase too.</p>	JH TC, JH

9.	<b>LED Lighting</b> There is a great deal of variation in lighting across the Estate. JH working on a Lighting Strategy but there are issues in ensuring that changes provide value for money	
10.	<b>Civica Repairs System</b> – update on status of implementation No action pending MS’s return	
11.	<b>Civica Repairs Trends</b> No action pending MS’s return	
12.	<b>Other Business</b> Dates for future meetings and minute takers 11 <sup>th</sup> December - Fiona 19 <sup>th</sup> February – Matt Further minute takers – Randall and Tim	
13.	<b>Any Other Business</b> MC queried the balance between repairs and replacements. JH provided assurance that repair options are being very carefully considered. Water penetration in Ben Jonson. JH is progressing issues in regard to preventative maintenance. AMWP to flag concerns about the difficulties of recruiting Project Managers to the RCC as it is stopping progress on a range of issues.	JH TP

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## Car Park Charging Working Party

Monday 4<sup>th</sup> September 2023

### Attendees:

Anne Corbett - Member

Jim Durcan – Barbican resident

Alderman Christopher Makin – Barbican resident

Rosalind Ugwu – Interim head of the Barbican Estate

Anne Mason – Service Charge and Revenue Manager

Julie Fittock – Senior Principal Surveyor , Corporate Property Group, City Surveyor's Department

**Apologies** – Rodney Jagelman – Barbican resident

**1 Election** – Chair and Deputy Chair

Chair – Anne Corbett

Deputy Chair – Jim Durcan

2 Agreed that the **terms of reference** would remain as per the committee meeting dated Thursday 20<sup>th</sup> July 2017. (Page 1) RU to arrange for them to be retyped.

3 It was agreed that the **Report to June's RCC** required further research and additional data:

JD discussed a requirement to provide further data on charges, income, and deficit, with trend analysis on car park usage over the last 10 years to understand the impact of diminishing returns. Also, comparative costs for City of London car parks e.g., Golden Lane, London Wall, and Smithfield. (AM & RU). What statistics can we access to better understand the impact on our projections regarding general car ownership, Ulez and congestion charge?

CM suggested that a smaller group would be convened for forensic analysis of the data (TBC)

JF recommended contacting Ken Stone who manages Col public car parks. However, JF did point out increased parking conflicted with COL's environmental strategy to encourage the use of public transport.

### Car Park usage:

Clarification required on the tenure of bays as many bays are used for purposes other than residential licences including contractor, Metwin- RU to investigate how the bays and workshop are being charged for within the contract and investigate the implications if charges raised.

AC requested that a full audit was completed and reported by categories (Stores and CP bays) Data should also be used to provide projections on usage, with calculations conducted against reduced charges e.g., Barbican residents have moved to other local CP including London wall could be attracted back if charges are reduced or held. (AM)

**Local developments** (and policy decisions)

- Corporate user – let on long lease agreement.
- Roman house – No car parking
- Golden Lane – 66 flats a new development known as City of London Primary Academy Islington (COLPAI)
- **Opportunities:**

Current situation is not sustainable due to the 12% TOM, maintenance of the car parks has been reduced. There is now a need to explore different operating models – cost benefit analysis.

More flats and so more storage requirements

London Wall, Golden Lane, and Smithfield do not have 24 hr cover, EV parking (can this be expanded) or the Car Parking Attendants (CPAs).

Amazon Hubs and more have previously been reported on and rejected. SJ & RU to review previous reports to bring to next meeting for discussion – details of the objections to be provided. AM explained the following: residents do not like unknown persons using the car parks for security reasons.

Areas of under used could be sectioned off for commercial usage, Guildhall Girls school search for additional space (RU to report back when a meeting has been organised with the John Hall, Bursar and Michael Gwyther-Jones: Head of new developments)

Investigate the car park usage – Barbican Arts centre.

RU to provide information on Golden Lane charges and availability – consider offering spaces to Golden Lane residents (Advertise)

RU to contact the Corporate user who are seeking further car parking spaces in the Barbican. Report back to the WP on the potential income.

**Electric Vehicles** (including mobility scooters)– Transferred to and reinstate the EVWP. RU to contact Ted Reilly, SJ is the lead (RU to provide information on number of residents requiring a service and current facilities)

#### **Action points:**

Provide details of and review current Charging Policy - (AM)

Accounts and projections for last 10 years (AM)

Current usage audit and provide data to include a breakdown on CP stores, Purpose-built stores, Car parking and Tenure. (SJ & RU)

Car park charges for local car parks –London Wall, Smithfield, Golden Lane, Barbican Arts (RU)

Walkabout – to understand the layout, location of CPA boxes and areas currently with low usage (JD, AC, CM & SJ)

Corporate user Meeting – RU & SJ

Understand the value residents place on the CPAs – concierge and security. Can the additional non- landlord functions be quantified. Important for the future CPA review.



### **Post meeting updates:**

Jim Durcan, Christopher Makin (Alderman), Anne Corbett conducted a comprehensive tour of the car parks, and spoke to several CPAs on 15/09/2023

Since the meeting there has been a request from working party members for additional information as follows and provided on 18<sup>th</sup> October 2023:

1. The total number of CPAs on City contracts
2. The total number of agency staff and number of years in post
3. CPA job description
4. CPA salary range with and without on-costs
5. CPA sickness management policy
6. Income from all sources and expenditure over the last 5 years
7. Amount paid by Corporate user for management per annum.
8. Individual yearly management charge for residents who have bought a space.
9. Amount paid by the school for its delivery service access.
10. Progress re the Deutsche Bank contract negotiations – we have agreed the additional 12 parking bays, agreement on charges and lease agreement is pending.
11. Income and expenditure for the storage units which are underneath the Barbican blocks – again 5 years.

The following items remain outstanding:

Income and expenditure for the storage units which are in the car parks – 5 years – issues identified with accuracy of reporting.

CPA safe working practice guidelines \_ Steven Johnson to send under separate cover.

Management fees/charge for the car park members of staff and physical space – CP charges are not as per request AM to update at the next meeting.

Confirmation of arrangements for income from Corporate user licence agreement.

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## **Barbican Residential Committee - Car Park Charging Working Party**

**Date:** THURSDAY, 20 JULY 2017  
**Time:** 9.00 am  
**Venue:** COMMITTEE ROOM 1 - 2ND FLOOR WEST WING, GUILDHALL

**Members:** Ann Holmes (Chairman) Susan Pearson  
Randall Anderson Deputy John Tomlinson  
Paul Murtagh Michael Bennett

Officers in attendance

Ann Mason – Community and Children's Services  
Michael Bradley – City Surveyor  
Julie Mayer – Town Clerk's

**Enquiries:** Julie Mayer  
tel.no.: 020 7332 1410  
[julie.mayer@cityoflondon.gov.uk](mailto:julie.mayer@cityoflondon.gov.uk)

**John Barradell  
Town Clerk and Chief Executive**

## **AGENDA**

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

3. **TERMS OF REFERENCE**

Members are asked to consider the draft Terms of Reference:

*'To proceed in the reference of the Grand Committee to review the charging policy of the present and potential uses of the car parking areas of the Barbican and to report back thereon, with recommendations'.*

An extract from the draft Minutes of the Barbican Residential Committee on 5<sup>th</sup> June 2017, in respect of the decision on Barbican Car Park Charging, is attached.

**For Decision**  
(Pages 1 - 4)

4. **METHODOLOGY AND TIMETABLE**

A briefing note from the Chairman of the Barbican Residential Committee.

**For Discussion**  
(Pages 5 - 8)

5. **VALUATION BRIEF AND CHOICE OF VALUERS**

**For Discussion**

6. **UPDATE ON PLANNING APPLICATIONS**

**For Information**

## 9. **BARBICAN CHARGING POLICY FOR CAR PARKING**

Members considered a report of the Director of Community and Children's Services in respect of the Barbican Charging Policy for Car Parking. The Chairman reminded Members of the previous report, presented to Members of the Barbican Residential Committee in December 2016, which had resulted in the report before them today and made the following statement:

*'In the light of the many objections raised by residents to these proposals, I want to make a few comments. I rarely speak to a script but, on this occasion, I shall, as I shall be asking for my comments to be minuted.*

*The role of this committee is to oversee the management of the estate and its ancillary properties on behalf of the City of London Corporation. It's important to be clear that the Barbican Estate has no social housing. Its flats are let and its leases sold at market rates.*

*Those who have purchased leases for car parking have a right to a parking space. Otherwise, land currently used for car parking is a city asset and, subject to planning permission, can be used for such purposes as the city sees fit. It can't be used for commercial car parking, however, since current city planning policies prohibit the creation of any further such spaces.*

*And, under planning law, of course, residents must, be consulted about any proposed change of use to what are currently car parking spaces. Residents do not, however, have any rights in deciding the charging basis for those spaces.*

*Many have mentioned the need to review how the service charge element of payments for car parking are apportioned. They are right and work on this is underway. As many of you know, preparation for consultation regarding the planning application for storage units is also underway. At this stage a working party would be inappropriate and, in any event, a comprehensive plan for the car parking area is not within the gift of this committee.*

*All that said, however, the proposals before us aren't contingent on those matters being decided. The proposals are based on decisions, already taken by this committee:*

- 1 - that car park rental charges should ensure a fair return to the City*
- 2 - to arrive at this, an independent valuation was required*
- 3- that if increases were to be significant, they would be phased in.*

*There have been two key objections from residents, which are relevant to these proposals - that the basis of the valuation is unreasonable, and that the increases proposed are unaffordable to significant numbers of users.*

*Following comments at the RCC, I asked for further valuations to be sought. It has not been possible to secure these in time for today's meetings, but the Surveyors' department have canvassed estate agents and I shall ask Michael Bradley to update us, as soon as I've finished speaking.*

*At this meeting today, I suggest we first, discuss and then vote as to whether we accept the valuation and the surveyor's update. If we vote against this, I suggest two further valuations be sought and the proposals deferred to our September meeting.*

*If we accept the valuation, I suggest we move to discuss and vote on*

*1 - the point on the valuation scale at which increases should be set*

*2 - the number of years over which the increase should be phased in*

*Having had that discussion, we will move to any amendments needed and then vote on the proposals before us.*

*If those are defeated, then I will need a proposal as to a different basis of charging and, if this is accepted, officers will need to bring forward new proposals.'*

Members noted the request from the Barbican Estate Residents Consultation Committee for additional valuation reports, as they felt that those provided in this report were inadequate; i.e. the comparison to the Dolphin Estate. Although owned by the City of London, which is a Local Authority, the City Surveyor had worked on the basis that the Barbican was more akin to a private development rather than a council estate or social housing and had never been within the Housing Revenue Account. The City Surveyor therefore instructed Kinney and Green to obtain evidence of comparable parking charges for private developments. Members noted that the report from Kinney and Green advised that a value of between £1,750 - £2,250 could be applied to each car space, instead of the current charge of £1,225 pa. The City Surveyor advised that, since Kinney and Green issued their report they had provided the following additional comparables for resident only car spaces (inclusive of service charge) at the following developments:

- **Imperial Wharf**, Townmead Road, Fulham SW6 (600 apartments): Standard cars. £2,200 pa. Car spaces are only offered to residents. There are 600 resident car spaces of which approximately 25% are vacant.
- **St George's Wharf**, Vauxhall SW8 (1,100 apartments): £2,485 pa. Non-residents may lease spaces but at a higher tariff
- **Chelsea Bridge Wharf**, 372 Queenstown Rd, London SW8 (number of apartments not known. Possibly 500+): £2,020 pa. Non-residents may lease spaces but at a higher tariff.

Members felt that these new evaluations were not particularly helpful as the sites were new developments in affluent areas, which also fell outside of the congestion zone area.

During the discussion, in which all Members were invited to comment, the following points were made:

1. The report should be considered alongside other storage charging policy reports. Members noted that they had been scheduled for consideration at this meeting but the planning application was withdrawn for further consultation.

2. Given that substantial capital funds had been generated by the car parks; i.e. the Heron Development, should they have been credited to the car park account?
3. If 25% were to give up their car park spaces, then would this negate the benefit of the higher charges? Some Members felt that the 25% decrease should be taken into consideration as part of the valuations.
4. If charges were below the market rate, then all spaces would be full but this was not the case.
5. There had been a deficit on the car park account for the past 2 years and many spaces were empty and in poor condition. However, the car parks were costing the City of London Corporation £400,000 pa and therefore it was unsustainable.
6. A breakdown of management and supervision charges, including concierge duties had been requested by the RCC.
7. Concern was expressed about the process and not just market options; i.e. the cost of the Consultant.
8. The views of residents had not been taken into consideration and responses to Ward Members had been unprecedented. There were particular concerns about vulnerable and/or disabled residents.
9. Whilst the outcome of the information provided by the valuations was beyond the control of officers, some Members challenged whether the brief to officers had been fully captured in the report. Some Members felt that it had not provided an explanation of the elasticity of demand but it was accepted that this could be difficult to calculate.
10. The decision in December had sought fair value, not to maximise the asset.
11. The possibility of involving other Committees in the decision, which should be wider than just the price; i.e. it should consider alternative uses and 'balancing the books'.
12. If Members could not reach a decision today, then officers could revert to the default position of an RPI linked increase, which would cover the notice period for a price increase and avoid any unnecessary loss of revenue. The Chamberlain advised that the Committee had used RPI in the past but many other Committees now used CPI and therefore recommended CPI going forward.

It was proposed by Randall Anderson, Seconded by Mark Bostock and RESOLVED, that:

1. The car park charges for 2016/17 be increased, in line with CPI, in time for the statutory notice period.

It was proposed by Randall Anderson, Seconded by Jeremy Mayhew and RESOLVED, that:

1. Members receive a further report, in the context of the City's Car parking policy; to include a range of valuations from more comparable developments, a survey of users and study of usage, alternative uses (including storage) and cost allocation (including car park attendants).

2. **Members note the earliest stage for the report to come back to the Committee be December 2017 or possibly March 2018; i.e. when storage charges would be due for Review.**
3. **A Member/Officer working party be established to consider this matter further.**



## **Briefing Note to the first meeting of the Barbican Residential Committee – Car Park Charges Working Party**

**20 July 2017**

### **Context**

As well as overseeing the management of the Estate, the remit of the BRC includes overseeing ancilliary buildings and services, such as shops and car parks.

The terms of residential leases or tenancies make clear what is included and this is covered by rents or, for the vast majority, service charges. Service charges may make neither a profit nor a loss, and any expenditure above a certain amount has to be consulted on, and leaseholders' views on tenders taken. In the Barbican, consultation goes much further than this, with house groups and a consultative committee given the opportunity to comment on all non-confidential matters coming to the BRC.

By contrast, ancilliary services are not available, as of right, and are situated on land, which is a corporate asset. The land is in the gift of the Corporate Assets sub, not the BRC. In practice Corporate Assets sub tends to look favourably on use by city service committees. It is known that other such committees may seek use of some of the land, currently used for ancilliary services for Barbican residents. Under Standing Order 55, if land is proving surplus to a committee's requirements, it should be passed back to Corporate Assets sub. The land in question was made available for car parking when the estate was built, and such use has been in decline for many years. Whilst Corporate Assets sub has accepted conversion to storage, as this is primarily for the use of residents, it is unlikely that uses such as a consolidation centre would be approved as falling within the remit of the BRC, and the land would need to revert to Corporate Assets. Income from BRC activities on this land goes into the car park account and can only be used for running and reinvestment of services in the car park areas.

To date, the majority of this land has been used for car parking. Car parking has been made available to Barbican residents, residents of Golden Lane Estate, and friends and contractors of residents (free for up to 5 hours per day and £10 for 24 hours thereafter). Parking at £10 per 24 hours is also available for residents who hire cars from time to time. Currently, 288 residents own leases for car parking spaces and 672 rent them. The demand for car parking has lessened every year for some time, and the car parking account has run at a loss for many years. Use cannot be extended to the public, as this runs counter to City planning policy. A lesser proportion of this land has been used for storage for residents.

The BRC is charged with eliminating its deficit on the car park account. To date, the main way of doing so has been considered to be by increasing the number of storage units in the car parks. Doing so has coincided with a review of car parking charges.

## **Data required**

### ***Service charge***

This is the cost of servicing the total space in the car park, designated for car parking or storage, and includes admin, concierge, repair and maintenance and insurance. It should be spread over spaces used for both parking and storage, as the associated costs will be the same. The cost to each user will then be dependent on the size of the space.

This will require a detailed study as to the spread of concierge duties as between:

- 1 - individual users leasing or renting spaces
- 2 - casual use by residents hiring cars
- 3 - use by visitors/contractors
- 4 - use by non-car park or storage using leaseholders ( i.e. residential tenants and leaseholders benefitting from non-car park activities of concierge - e.g. taking in parcels etc.)

Uses 1 and 2 should be allocated to the car park account and uses 3 and 4 to the general service charge. If the latter exceeds the proportion contained in the residential lease, an additional general lease category will be needed to cover it.

The cost of the parking/storage service should be the charge made to those who have purchased a lease on a space. Whilst it will constitute a cost to the car park account for renters.

### ***Other costs***

other costs will include

#### ***Car parking***

- estimated voids

#### ***Storage***

- estimated voids
- amortisation cost of unit and installation

### **Outcome sought**

The car park account should not only seek to eliminate the deficit, but to build up reserves for major works, which may become necessary, and to make the account robust in terms of unforeseen voids, changes of use etc.

### ***Suggested Methodology***

- 1 - To complete the calculations of costs outlined above
- 2 - To determine the brief and seek two more valuations for both car parking and storage spaces

3 - To obtain planning permission

4 - To consider the possible income and expenditure streams for each group of users, including casual users, visitors and contractors

5 - In the light of the above findings and in order to achieve the desired outcome, to make recommendations to BRC re use and charges

***Timetable***

- Meet 30 July to finalise remit, agree methodology and timetable, determine brief for valuations, receive an update on planning application for storage units, and decide a meeting date for September and a provisional date in the week beginning 5 November

- Meet late September to consider findings on costs and possible charges and to draft recommendations

- Meet asap after planning decision to finalise recommendations

Ann Holmes

13 July 2017

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## **Gardens Advisory Group Report to the RCC Sept 2023**

The Gardens Advisory Group, working in four teams, inspected the four sections of the Barbican Gardens in the week beginning July 24th. We were very pleased to welcome City Gardens Manager, Jake Tibbetts, to every one of our inspections and Helen Davinson, from the BEO, to two of them. Many thanks to GAG members for their active participation in the inspections and for the reports on the areas inspected.

Since our last report in June the combination of rising temperatures and rainfall has enabled plants, shrubs and trees to put on new growth with the result that the gardens are looking much better than they did at this time last year. The new trees in the St Giles' churchyard have overcome the shock of being transplanted and are flourishing.

The contribution of the gardeners to these improvements cannot be over stated. Planting and gapping up, pruning and shaping bushes and shrubs, trimming the lawns and keeping the weeds and over enthusiastic plants under control requires great skill, knowledge and unrelenting effort. We are very fortunate in our gardeners. During the inspections it emerged that many City gardeners are reluctant to be assigned to the Barbican but, once they are here, they enjoy it far more than they anticipated.

Substantial progress has been made in four further areas. We have previously reported on the need for 'at height' work that, in order to comply with health and safety requirements and to ensure the well being of staff, required specialist teams. That work has now been completed resulting in substantial improvements in the gardens beside the waterfall, the hanging garden in front of Thomas More and in the sculpture court. In addition various works on the lake has been completed: the weir wall and the igloos have been repaired and the waterfall and fountains have been restored to full working order. We reported some issues of broken and uneven paving in the gardens. These problems were dealt with very promptly. The shallow pond under Bryer was plagued by blanket weed. Some of the pumps and pipes have been replaced resulting in a much more attractive pond.

We previously reported on the issue of waterlogged areas in the Thomas More Garden which also affects the paved path adjacent to Thomas More House. These problems, which are apparent after spells of heavy rain, are caused by the lack of drainage in the garden. Retrofitting drainage in the gardens would be expensive and disruptive. Alternative options being discussed by GAG, the BEO and City Gardens include some further tree planting of species that would tolerate these conditions and serve to soak up more of the rainwater and considering whether it might be possible to re-route the paved paths away from the worst affected areas. These discussions are at a very preliminary stage.

There is an issue with the three Raywood Ash trees planted on the Speed Gardens Lawn. These trees, as they mature, are prone to splitting and shedding limbs. So far this has been managed by heavily pruning their crowns. This alleviates but does not solve the problem and creates further issues as pruning weakens the trees and limits their new growth. An alternative solution would be to plant three new, more suitable trees e.g. Pride of India trees - *Koelreuteria paniculata* on the lawn. (Pride of India trees are notable for the colour of their leaves and for their blossom and do not split.) Once these had established themselves and spread their crowns the Raywood Ash would be removed. This solution would maintain shady areas on the lawns and lessen the disruption by spreading it over a longer period. GAG will consult the house groups adjacent to Speed Gardens but would welcome comments from other houses too.

Although it is outside the scope of our inspections the Barbican Wildlife Garden (BWG) is part of the Barbican Gardens. The attached note, prepared by the BWG as part of its submission to London in Bloom, provides a comprehensive view of the garden and the work of its volunteers.

Although it is not part of the Barbican we have been informed of a public consultation that is to take place concerning Barber Surgeons Gardens with a view to developing a master plan for the area. A news release to publicise the consultation can be viewed here: [Have your say on improvements to Barber-Surgeons' Gardens \(cityoflondon.gov.uk\)](https://www.cityoflondon.gov.uk/news-releases/2023/08/23/have-your-say-on-improvements-to-barber-surgeons-gardens). The survey is available here: [Barber-Surgeons' Gardens - Give My View](https://www.cityoflondon.gov.uk/surveys/2023/08/23/barber-surgeons-gardens-give-my-view).

The survey will close on Wednesday 27 September 2023. Contributions from Barbican residents will be welcomed.

Once again I am asked by the Gardens Advisory Group to highlight the progress that has been made with the Barbican Gardens and the co-operation we receive from City Gardens and BEO officers.

Finally, Elizabeth Simpson from Seddon House has resigned from the Working Party. Elizabeth's contributions were much appreciated and will be missed. Suggestions for a replacement would be welcomed. At present our members are drawn from Andrewes, Breton, Bryer, Cromwell, Gilbert, Lauderdale, Seddon (2) and Shakespeare so a nominee from an unrepresented House would be good.

Jim Durcan  
Chair  
Gardens Advisory Group

## **Gardens Advisory Group Report to the RCC November 2023**

The Gardens Advisory Group, working in four teams, carried out their quarterly inspections of the four sections of the Barbican Gardens in October. We were very pleased to welcome City Gardens Manager, Jake Tibbetts, to every one of our inspections. Many thanks to GAG members for their active participation in the inspections and for the reports on the areas inspected.

Since our last report in September the combination of unseasonably warm weather and copious rainfall has extended the usual growing season. Unfortunately the growing season for weeds has also expanded meaning that the gardeners have had to go on weeding extensively which impacts their ability to conduct more usual Autumn tasks e.g. pruning and shaping shrubs and bushes.

Despite vagaries of the weather the inspections revealed well tended gardens that are, in the main, flourishing although it is inevitable that some replacement and gapping up will be required. The Gardens Advisory Group would like to express its appreciation of the hard work and skill of the gardeners in keeping the Barbican Gardens such an attractive feature of the estate.

Although it is outside the scope of our inspections the Barbican Wildlife Garden (BWG) is part of the Barbican Gardens. The attached note, prepared by the BWG, provides a valuable update on the state of the garden and the work of its volunteers.

The Barbican Gardens are included in the listed status of the estate. Much attention has been focused on the buildings resulting in the Savill Stock Condition Survey and the on-going development of plans to remedy the building issues that have appeared in our fifty year old estate.

The GAG believes that we need to devote time, attention and resources to the gardens too if we are to ensure that they will continue to flourish in the face of climate change and that they play their role in supporting greater bio-diversity in the City. We appreciate that the Corporation, by embarking on a rolling programme of podium renewal, is already taking steps to deal with some of these issues but there is no comprehensive plan for the private gardens.

Consequently we would like to propose that the RCC request the BRC to ask officers to organise a comprehensive survey of the private gardens and, on the basis of that survey, to produce plans to secure the future of the gardens. Those plans should include not just the gardens but also proposals in relation to budgets to cover staffing (including, for example, specialist teams brought to work at heights by the waterfalls or in the sculpture court) and the financing of new plants, shrubs and trees. Having clearly defined budgets would improve accountability. It is envisaged that any major works on the gardens would be spread over a number of years in order to minimise the disruption at any point in time and to allow the costs to be spread. The development of any plans would involve extensive consultation with leaseholders before the plans came to the RCC and BRC.

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## Barbican Wildlife Garden Activity Log May 2023 to end October 2023

<https://twitter.com/BarbicanWLG>

<http://www.barbicanwildlifegarden.org/>

### Section A - Community Participation

#### May

Labour candidate at the next National election, Rachel Blake, visited the Garden on 5 May.

Sarah and Susanna from St Georges Park in Farringdon visited on 10 May to get advice on pond construction and maintenance as they are considering adding a pond to their garden. We have agreed to stay in touch and collaborate as neighbouring gardens.

We have also been approached by Museum of the Order of St John who are developing a project to form a gardening club with a local school, based at their garden in Clerkenwell and have asked us to support them which we have agreed to do. This will involve at least one organised visit and possibly other forms of collaboration.

Christine from Inner Temple also wishes to visit, date to be confirmed.

Volunteers are creating a leaflet for Nic Secret Garden and Rescue Nursery to be used at OGSW and the BWG has agreed to cover the printing costs for Nic.

Activity log for January to April has been supplied to GAG for their next meeting.

Ryan, a member of Friends of City Garden, has joined the group.

Corresponding with Ben Bishop at CoL to identify some funding for planting for the tree pits on Fann St. Initial plantings are dying due to heavy use by dogs and associated trampling.

Volunteers hosted a young resident, Milan, for his birthday on 14 May along with 11 of his friends for an impromptu "bird watching" session. Thoroughly enjoyed by all, and excellent feedback from Milan's parents. Volunteers have been made honorary members of the Barbican Barn Owl Brigade by Milan and a new record of 11 people in the bird hide was set.

Path through meadow and grass around meeting area mown on 4 May. OG signage put up on 17 May. Paths weeded on 17 May to prepare for more spreading of wood chip by FoCG on Sunday 21 May ably assisted by some group members. Some cutting back of overhanging branches along paths ahead of OG. Fann St hedge threaded to reduce path obstruction.

First workshop took place on 24 May and was well attended by 16 people including 10 visitors. Konstantinos Tsiolis came with Ben Bishop and will carry out the pollinator survey in early June.

James Newbury from McGees, the contractor involved at 1 Golden Lane, visited the Garden to review how they might help as part of their community contribution. His boss will visit on June 22 with a carpenter to look at ways to increase harvesting capacity.

Visit by new outreach worker at the Neaman Practice and she will email us to explain her role.

IYN judging set for 5 July with Lisa Wilkinson at 4pm. A summary of the year is being prepared to give to the judges during the visit.

Fortune Street Funday will take place in September and one option is to combine with FoCG to have a stall and activities.

## June

Path cut first week of June ahead of Open Gardens. Plants donated from Nic's nursery (violets), Fiona (house begonias) and Kathrin (Morning Glory seedlings) for OG plant sales. Open Garden Weekend a great success with 890 visitors across the two days (670 on Saturday). A total of £214.50 was raised from refreshments and £59.47 from plant sales. The garden was written up in the Evening Standard in the lead up to the weekend and Kabir Kaul came by on Saturday and made a video in the garden and posted it on Twitter and it had a good response.

Half remaining wood chip for paths bagged up. About 6 bags remaining on ground in compost area.

Half yearly group meeting to be held on 5 July to discuss maintenance items for the garden over summer.

James and Roger from McGee, a local contractor, attended the garden and have offered to build further rainwater harvesting capacity in the compost area, as well as upgrade the existing set up behind the bird hide. A proposal has now been received and forwarded to the BEO for approval.

Workshop on bees, given by Sarah Hudson, well attended by 24 people including three common councillors, Golden Lane Estate residents, and several residents who do not regularly visit the Garden and were very impressed.

## July

London in Bloom judging took place on 5 July with Lisa Wilkinson.

Proposal from McGees has been forwarded and they wished to start on 10 July but we haven't had approval from the BEO yet so the start may have to be deferred.

Offsite meeting held on 5 July to discuss jobs and issues that we don't usually have time for on a Wednesday. A table of actions has been documented for activities starting in July covering:

- Refurbishment of benches and buildings (with a clean out at the same time)
- Relocation of compost and expansion of capacity if possible
- Plantings for the herbaceous border resilient to climate change and to extend flowering season for pollinators
- Action needed on Annes pond which looks to have no life in it (see environmental responsibility)
- Short time on Instagram at the end.

This meeting was followed up by a walk around of the garden on 12 July, specifically dealing with the compost capacity, ponds, benches and other woodwork. A revised action list for summer activities was included in the 12 July checklist.

Work on the noticeboard continues with the proof for board 1 now received. Some small tweaks have been needed but otherwise it is ready.

Remaining wood chip spread near bottom gate on 5 July. Remainder bagged on 19 July ahead of relocating the compost bins. Logs in compost area moved to scrub barrier and copse; large trolley needs to be returned to gardeners store on Ben Jonson.

Two medical groups visited the garden from nearby - Maggies at Barts on 19th and a dementia group with a local resident on 18th July. Konstantinos Tsilis also visited on 18 July for second pollinator survey. We have been invited to a butterfly workshop on GLE on 22 July and to an Urban Nature Project event by NHM on 8 September at Camley St, Kings Cross.

Helen Davinson approved the McGees work to increase water harvesting capacity week of 17 July and final measurements took place on 20th July. Work commenced at month end with the removal of the tree from the compost area.

Chateau sorted out on 19 July with some tables and chairs removed and tool needs, three border forks and one landscape rake required. Cobbled path to the side of meadow pond scraped back and re-exposed.

We will be participating in the BA open day in TM on 3 September, running a stall with information on bees and butterflies and being available to talk to people about the BWG and its work. Jules may also run bug hunt and we may have a drawing activity for children.

Jo submitted a funding application to the Culture Mile Action Funder site for plants for the herbaceous border. Also requested the BEO whether a bench being removed from Gilbert Bridge could be relocated to the garden.

## August

Volunteers from the Natural History Museum have contacted us to ask whether they can visit on 23 August. Visit went ahead and coffee and refreshments served at end. Also representatives of the Garden will be attending the NHM's Urban Nature Project day at Camley St, Kings Cross.

It is now bulb ordering time so group has been asked for suggestions about what we should consider buying this year. Jo will circulate a list for comment before ordering.

Ben Bishop has contacted us asking to install climate change sensors in the garden.

Path work continued in order to keep them clear for visitors.

A draft of the second information board has now been circulated. A few tweaks are needed and a meeting is planned for mid September to finalise.

The sum of £88 has now been received from LPGT, from OGSW. ActionFunder BID closed on Monday 21st August so now waiting to hear if we have a grant for replanting the pollinator bed. A cherry tree is to be donated to the garden from an allotment on the Peabody Estate (will be transplanted in October).

McGees finished the new water harvesting facility mid month and installed the new water butts. Bulb order placed using the £200 donated by a Barbican resident.

At month end, bird hide and conservatorium treated with eco friendly wood sealant ([www.ecowoodtreatment.com](http://www.ecowoodtreatment.com)) Seats still to be done and McGees will paint the new water harvesting facility. Locks ordered for the taps on the water butts.

## September

BWG participated in the BA summer party on 3 September in TM. Information leaflets provided to residents, as well as a bug hunt and drawing activities for children. Donation made to Bumblebee Trust for the leaflets they sent. **Page 67**

Jo and Francis participated in the Camley Street event hosted by the Natural History Museum's Urban Nature Project, which focusses on providing support for biodiversity in city settings. Excellent networking opportunity with good talks by GiGI (about recording observations), Konstantinos (on pollinators) and Grow to Know, set up in the wake of the Grenville fire. Decision that we would try to create a new nesting area for solitary bees the herbaceous border as part of the revamp of the border in the autumn. Both Victoria from GiGI and Becky from Urban Nature Project have been invited to the Garden and Victoria has been asked to speak at a workshop next year.

Jo and Nic attended LiB awards ceremony 21 September, both Nic's Garden and BWG awarded Outstanding. Really fabulous afternoon and a delight to see the pleasure on the faces of other winners, especially some of the younger gardeners just starting out.

Funding application to Culture Mile successful and we have £1000 to replant the pollinator bed. Want to form a small working group to steer the process including developing a planting plan (for range of pollinators, and early and late) and also a bed preparation plan. Work began on compiling a plant list and Sarah Baker from the BID scheme will be visiting on 11 October to see how the project is coming along.

Heath Hands, a group from Hampstead Heath, visited the Garden on 22 September, an excellent opportunity for like minded discussion. An invitation was issued to the BWG to the Heath including Kenwood House. James from McGees, who built the new shelter (provisionally called the Keep) in the compost area, visited again on 27th with the contractors who worked on the project and photos taken with the BWG volunteers. Joanna Leydon, the new person at CoLC responsible for the BAP, is visiting on 11 October.

Rosamund Herington, a member of GAG and also of the Kent Gardening Trust, visited the Garden on 5 October, ahead of a visit by the KGT on 24 October. They are interested in wildlife gardening so an opportunity to share experiences.

The autumn bulbs arrived week of 25th September. They will be photographed and a thank you sent to the resident who £200 donation paid for this year's bulbs. The first Information Board also arrived the week of 25th and looks fantastic. Currently being stored in the new Keep until it can be installed.

## **October**

Agreement in early October to participate again next year in London Open Squares weekend but with reduced hours both days (11am until 4pm). Victoria Kleanthous, whom we met at the NHM day at Camley St park, has agreed to speak at one of our workshops next year.

City of London police have confirmed that, subject to operational requirements, they will be able to trample the meadow again this year on 15 November, and again on 6 December. Joanna Leydon, the new Waste Strategy and Biodiversity Group Manager at CoLC, visited the Garden on 11 October. Sarah Baker from Culture Mile (who provided funding the replanting of the pollinator bed) will be visiting the Garden on 1 October. Also the Kent Garden Trust visited on 24th October with Jo giving a short talk and Ben Bishop speaking on climate resilient gardening.

Plimsoll Productions contacted BWG through the website about a natural history series they are proposing to make for the BBC. They wish to include a central London garden as part of the programme and have approached about the possibility of using the BWG. Spoke with Jo on 19 October and they have been directed to Helen Davinson should they decide to proceed.

## Section B - Environmental Responsibility

### May

Ivy on Cobalt building cut back on 4 May at the request of the building managers. This is so investigation of water ingress can take place. No active nests found in the ivy but evidence birds including wrens and dunnocks are using the back of the scrub barrier.

Started adding water to the meadow pond on 21 May with four cans, another four on 24 May. Ten then added on 31 May as water level very low. Anne's pond holding well.

*Significant sightings:* dragonfly observed in long grass near meadow pond;

### June

Anne's pond water levels still good and birds and frogs observed using it. Ten more cans of butt water added to meadow pond on 7 June. Last of butt water put into meadow pond on 14 June (4 cans).

Pollinator survey carried out on Monday 5 June by Pollinating London Together. Candy Blackham from LPGT visited on Tuesday 6th to take pre-event publicity shots of the Garden. Konstantinos visited again on 28 June to carry out another survey but deferred it for weather conditions and stayed for the bee workshop instead.

There may be a problem with Annes pond that requires investigation. A sick frog was observed and given the level of leaf mulch in it, the oxygen levels may have become depleted. While spawn was laid this year, we had no tadpoles in this pond.

*Significant sightings:* leaf cutter bee observed during the workshop;

### July

Annes pond appears to have developed a problem and now seems to have no life in it. The sludge build up may have deoxygenated it so decision made that we should dredge it in the autumn, cut back some overhanging branches and add some oxygenating plants. In the longer term we need to look at the edge treatment. This issue was discussed during 12 July walk around and it was agreed that external expertise was needed before finalising what actions should be taken. Meanwhile, some cutting back of the pyracantha was carried out with this and broom to be trimmed further. The bird cherry and other which overhang the pond should be cut back in Autumn. Cutting back of dead bird cherry branches took place on 19th July.

Some cutting back around the edge of the meadow pond to try to better define the bank. Lots of small frogs and other pond life visible along the edge so disruption minimised.

Second pollinator survey conducted by Pollinating London Together on 18 July. Still to decide location for bee hotel, so decision to ask Konstantinos advice.

Last of butt water added to meadow pond on 19 July.

Preparatory work carried out behind compost bins so that composting can be relocated off the concrete slab and onto the ground. Also decommissioned shrubbery composting, with the intention of adding the meadow and leaf arisings this fall to compost directly onto the garden and composting in situ.

Dredging of Anne's pond begun, with little sign of life. Clear that oxygen levels in pond have become too depleted for life so we will have to ensure leaf removal from now on and also manage the overhanging foliage.

*Significant sightings:* dragonflies and damselflies observed despite the lower water levels showing that the larvae are surviving well;

## **August**

Pond skimming and dredging continued in August. Waders to be supplied by the gardeners so that centre of pond can be dredged as well. Pebble path around meadow pond re-exposed.

Area cut back around cage bird feeders to assist cleaning. Also tree cut back to stump in new compost area.

Konstantinos carried out another pollinator survey on 23 August in sunshine. Agreement reached with him for bee hotel to be mounted near the rosemary in the pollinator bed, with the rosemary to be pruned back to keep it clear. Metwin to be asked to mount it.

*Significant sightings:* Insert text

## **September**

Compost bins have now been relocated and rebuilt further north, moving them off the concrete slab and onto natural ground which will improve composting. Will Ross, composting expert from Middlesex St came along to help.

Moth survey by Sarah Hudson but conditions too windy so only two moths in the traps, a box moth and a yellow underwing. Ben, Charlie and Ella from CoLC accompanied Sarah on the survey.

Helen Davinson has agreed for Metwin to install the bee hotel.

Work continued on Anne's pond to keep some of the surface clear. Eight (8) cans of water (from new butts) added to meadow pond on 20th September, following rain. Water level now healthier at the end of the month and dragonflies still being sighted.

Spot watering of all whips and new plantings continued throughout the month. Compost bagged up for use at the end of the month. Teething problems with the new water butts sorted out by McGees and photos taken for use by McGees on social media.

*Significant sightings:* large bumblebees seen coming and going from the dead wood in the copse and spinney indicating what an important habitat this is becoming;

## **October**

Post for bee hotel cemented into the ground in the herbaceous border near the rosemary, ready for the bee hotel to be mounted. Group members to research into hoverfly lagoons as our current attempt is not proving terribly effective.

Three (3) cans of water added to Annes pond and four (4) to meadow pond on 18th October. Water butt levels at end of month: 2 full and 2 half full out of the six butts.

Decision taken to start tackling the parrot weed in the meadow pond from beginning of November but for extra care to be taken with pond life especially mayfly/dragonfly larvae.

*Significant sightings:* Insects continuing to forage in the Fann St tree pits into October; carder bees still frequenting their nest in the shrubbery; queen bumblebee nesting on edge of fernery near meeting area;

## Section C - Gardening Achievement

### May

#### *Activities:*

Foraged skimmias planted near Anne's pond and in herbaceous border near rosemary (together with marjoram). Comfrey, ivy leaf cranesbill and nipplewort thinned in the herbaceous border to create space for new plantings. Thyme and rosemary plants relocated.

All whips watered and growth cleared from around those in the orchard and shrubbery. Clumps of spent snakehead fritillary bulbs planted in the NW, SE and SW quarters.

Pellitory in the wall thinned in the bed near front gate. Old branches cut back from the palisade. Also cutting back along the paths started ahead of OG, and overhanging bird cherry at top of steps trimmed.

Spent bulbs left by a resident planted in the fernery including 2 pots of blue bells, 2 pots of scilla siberica, and 2 pots of ornithogalum. Allium bulbs planted in the herbaceous border.

Bind weed preferentially removed from the SW quarter of the meadow. Nipplewort and sow thistle thinned from herbaceous border.

Fann St hedge cut back on street side at end of month. Weeding and watering of tree pits on Fann St with some original plantings surviving the dogs and skateboards.

#### *Garden Observations:*

Buttercups in flower from start of month; speedwell spreading all over northern half of meadow; new cluster of native bluebells has appeared at the NW corner of the meadow; first Star of Bethlehem appearing; mares tail, water mint and spearwort, good oxygenators, spreading well by the meadow pond; greater celandine in flower in the shrubbery; yellow rattle appearing throughout NE quarter of meadow; clumps of hedge bedstraw, common vetch, campion, mugwort, ox eyed daisy and wild marjoram; teasels growing well in north of meadow; raspberry, golden raspberry and currants all starting to show fruit along the palisade; pear tree now in flower; honeysuckle near top entrance flowering mid month; common vetch now flowering and also a good clump of bladder campion has appeared in the NW quarter; first ox eye daisy noted on 17 May; end of month yellow rattle spreading to SW quarter of meadow; poppies, kana-weed, ox ey daisies, corncockle, hemlock, bladder campion all flowering; cow parsley flowering in meadow orchard; watercress and water mint flowering in meadow pond; nepeta and borage flowering well in herbaceous border.

*Rescue plantings* - foraged skimmia planted behind Anne's pond; foraged skimmia and marjoram planted near the existing rosemary; spent bulbs donated by Mihai planted in the fernery and herbaceous border including allium, blue bells, scilla siberica and ornithogalum;

### June

#### *Activities:*

Clearing around pear trees, crab apple whips and cherry sapling. All watered well. Scrumptious apple has mildew.

Second week of June had to use the hosepipe to water the orchard as the Garden is very dry from lack of rain. Bunyan ramp hedge also watered. Whips that couldn't be reached by hosepipe watered with cans, including Fann St pits.

Two (2) echinaceas donated by Nic planted in the herbaceous border. Watered well following week, together with miscellaneous selection in herbaceous border. Last week of month snapdragons, rescued from elsewhere in the City, added to herbaceous border.

Bind weed removed from climbers on the palisade and new growth tied and threaded in. Goji berry very sick so trench dug around it before thorough watering. Nettles thinned near goat willows at edge of meadow orchard.

#### *Garden Observations:*

Common mallow and meadow cranesbill now appearing; plane trees on Fann St border are already shedding their leaves through stress and centre of meadow is already brown in second week of June; annual larkspur observed for the first time in NW quarter of meadow; ragwort now flowering in several places; new flowering rush in meadow pond.

*Rescue plantings:* 2 echinaceas donated by Nic into the herbaceous border; 7 snapdragons planted in herbaceous border.

### **July**

#### *Activities:*

Nettles thinned around the goat willows. Second week of July, more nettles thinned out to provide more space for the ornamental cherry. A couple of recent whip plantings were also being strangled. Running repairs to the palisade and some rethreading.

Three more snapdragons and one wood aster planted in the herbaceous border. Four skimmias and a hellebore in the spinney, all left over from OG. Twenty four (24) echinaceas seedlings potted up to bring for planting in the herbaceous border. Two (2) oxalis and three (3) salvias all donated by Nic added near the top gate. Six (6) salvias added to the herbaceous border, also from Nic.

#### *Garden Observations:*

Musk mallow in SE quarter of meadow; scabious now in the NW quarter, new to the meadow; annual larkspur is also spreading across the north half of the meadow; corn marigold in the meadow; also observed in meadow midweek: cinquefoil and wall rocket; in third week of July Cherry plum and hawthorn berries ripening in the Fann St border, wayfarer and elders ripening and brambles fruiting in the shrubbery. while rowans ripening and hazelnuts falling early; meadow still with many flowering third week of July including burdock, birds foot trefoil, cinquefoil, wall rocket, wild carrot, prickly ox tongue, knapweed, ragwort and larkspur; white and bladder campion dropping seeds; nepeta and lavender still flowering in herbaceous border, enjoyed by many bees;

*Rescue plantings* - 3 snapdragons and 1 wood aster in the herbaceous border; 4 skimmias and a hellebore in the spinney; 9 salvos and 2 oxalis from Nic;

### **August**

#### *Activities:*

Clearing around all fruit trees and whips to keep bases free from weeds and other fast growing plants. Mulched afterwards. Clearing in meadow orchard revealed a field maple with a branch that is split and needs cutting to make safe. Continued clearing of nettles throughout August to keep goat willows near pond free.

TCV has again been booked to scythe the meadow. The suggestion is that we ask them to look at the Fann St hedge while they are in the Garden and either cut it, if they have time, or provide advice on its maintenance.



Discussions also began on autumn meadow seeding. Suggestions include more campion (SE quarter), Devil's bit scabious, vipers bugloss (again as it didnt take last year) and bloody cranesbill. Also some discussion about whether we should consider cutting the meadow in the Spring as well as the autumn scything.

Water mint planted in Annes pond and a donated vinca planted nearby in the old bird bath.

Jo ordered autumn bulbs mid August. Order to include winter aconite, erythronium, narcissus lobularis, english bluebells, tulip turkestanica, leucojum, camass, snakehead fritillia, allium siculum. Order to be placed from peat free nursery.

Tree obstructing the new composting area cut down to assist access. Marsh marigolds around Annes pond split and replanted. Watering of whips and new plantings continued to month end.

#### *Garden Observations:*

Cyclamen flowering at top gate in mid month; quince and fruit trees fruiting in meadow; first autumn crocuses flowering in the meadow by end of month;

*Rescue plantings* - Water mint in Annes pond; vinca in the old bird bath; 3 foxgloves donated by Francis in the herbaceous border; hellebore donated by Vicky planted near the old stone bath in spinney;

### **September**

#### *Activities:*

Whips watering continued into September and throughout month. Two (2) liriopes (from Bunhill) planted along the path near the compost area.

Discussions have started again about the tree work which was carried over from winter 2022/2023. Helen Davinson is going to assist in approach Jake to get the work scheduled. Francis will update his scope of work from last year, following the heavy winds in the middle of September.

Seed order for the meadow placed mid month. Order to include 250g of Emorsgate Wildflowers for Clay Soils EM4F for the SW quarter and 500g of Emorsgate Wildflowers for Hedgerows EH1F for the SE quarter and orchard. The SE quarter is to be left unscythed this year.

Some cutting back of the rosemary in the herbaceous border in order to make space for the bee hotel. Needs further pruning in the autumn. The ivy on the outside of the Bunyan ramp fence also cut back in order to keep the security lights on the ramp clear.

Two more foraged sarcococca planted in the spinney and two rescue ferns into the fernery.

*Garden Observations:* Insert text

*Rescue plantings* -Two (2) liriopes from Bunhill planted near compost area; two sarcococca into the spinney; two ferns into the fernery;

### **October**

#### *Activities:*

Bulbs delivered and stored in the chateau bin ahead of planting. Fernery and meeting area cleared of vinca and ivy first week of month ready for planting mid month. Clearing of weeds in Fann St pits started but so many insects still foraging that work was halted for now. Nettles cleared from south end of the herbaceous border. Encroaching ivy cut back in the fernery.

Meadow scythed on 12 October with SE left unscythed. Arisings raked into heaps. Arisings moved from meadow on 25th October and spread as mulch at the end of the meadow orchard, spinney, copse and at the foot of the steps. Areas under the heaps scarified to open up the bare patches ahead of seeding. The NW quarter may need mowing again later in the season. Advice received on the Fann St hedge. The street size shrubs have sufficient length to be laid (recommended this be carried out in October 2024) and the meadow side shrubs should be lowered by 6 foot (could be done immediately).

Bulb planting proceeded in mid month including:

- 100 narcissus lobular (Lent daffodil) and 50 leucojum in cleared area near meeting area.
- 100 English bluebells in the copse
- 25 winter aconite and 10 dogs tooth violets into the spinney
- 25 winter aconite and 10 dogs tooth violet in the fernery
- 100 camassia spread across the SE and SW quarters, with some added behind the meadow pond;
- 50 fritellaria mileagris planted in NW quarter (around 30) and orchard (remainder)
- 100 tulipa turkestanica planted in the NW quarter, along northern edge of path, some along the SW edge of meadow and the remainder along northern edge of the orchard.

Cherry rescued from the Peabody Estate planted behind the new compost area. Dead birch removed from copse. Dead bird cherry cut back behind the meadow pond. Following meeting in the Garden with Jake Tibbets and Helen Davinson, the tree surgeons are hoping to do the tree work in the shrubbery, carried over from last year, by Christmas.

Broken poles along the palisade mended.

#### *Garden Observations:*

Last years bulbs in fernery appearing by mid month;

*Rescue plantings* -rescue Cherry donated by Peabody Estate;



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Contact us here [www.barbicanwildlifegarden.org](http://www.barbicanwildlifegarden.org)

## **COMMUNITY PARTICIPATION AND ENGAGEMENT**

1. *Community engagement activities*
  - a. Three workshops for local community - Invertebrates, Climate Resilience and Bees.
  - b. Attended community event on Golden Lane Estate organised by Tempo to mark 10 years of volunteer time credits system.
  - c. Collaborated with Golden Lane Estate to both open to the public for London Open House festival on 10 September - hosted over 80 visitors.
  - d. Volunteers helped run the City BioBlitz workshop in Bunhill Fields and top scored with 1238 sightings.
  - e. Hosted young residents for information sessions - volunteers have been made honorary members of the Barbican Barn Owl Brigade and donation made to RSPB as thank you.
  - f. Received donation from local resident for use on garden projects - planning to use to modify bird hide roof.
  - g. Offering advice and support to local group who are developing a community garden at St Georges near Farringdon station
  - h. Developing strong relationship with the City's new Environmental Resilience Officer Ben Bishop. Common councillors invited to all garden workshops and some attended.
  - i. Both current Lady Mayoress, Felicity Lyons and previous Lady Mayoress, Hilary Russell, (for second time) visited in the autumn to see the police horses "trampling" the meadow.
  - j. Visits from both our local member of Parliament, Nikki Aitken, and also the prospective Labour candidate at the next election. She described the visit as "joyous".
  - k. Connection made with Pollinating London Together and the garden will host pollinating surveys this year. First took place on Monday 5 June.
  - l. Collaboration with Museum of Order of St John's who are organising a gardening group with one of the local schools and wish to include visits to the BWG.
  - m. Connection with Natural England's blue and green social prosccribing programme. Coordinator Laura Brown visited the Garden in April. Also connected with new outreach worker at local medical practice working in the same field.
  - n. Approached by Christine from Inner Temple garden to visit to share information about wildlife gardening.
  - o. Continued to network with our Garden Ambassador Kabir Kaul and attended his book launch last September. He visited over OGSW.
  - p. Participated in Big Garden Birdwatch and Big Butterfly Count.
  - q. Open Gardens weekend - 890 visited and raised over £270. Featured in the Evening Standard in lead to weekend; included in LPGT pre-event photography.
  - r. Collaboration with local group Friends of City Gardens to refresh the paths. Will also join with them for local Fortune Street fun days.
2. *Social and other media*
  - a. Twitter followers now at XX.
  - b. Instagram account launched - now have 273 followers
  - c. Website - updated monthly; 27 made contact through this channel in last 12 months.
  - d. Press - small feature in Times in March due to frog population; Evening Standard ahead of OG; regular articles on invertebrates in Barbican Life plus one on the involvement of local police horses in the Garden; Amanda Tuke, a columnist with the Birdwatcher visited to do a feature on the garden.
3. *New group members* - Lucy and Ryan (both local but from outside the Barbican Estate).
4. *Projects*
  - s. Successful application for funding from City of London Corporation for garden information boards.
  - t. Now in progress with design for first board complete and second/third in progress.

## **ENVIRONMENTAL RESPONSIBILITY**

1. *Environmental responsibility activities:*
  - a. *Ponds* - Oxygenating plants now doing well, benefiting pond life; *carex pendula* planted to provide habitat for insects;
  - b. *Wildlife plantings* - new plantings in herbaceous border focussed on early pollinators; 50 new saplings, all fruit bearing, to increase food for wildlife
  - u. *New infrastructure* - new log piles in the spinney; increased composting capacity (and use of new wool blankets as cover); extra bird baths over the heat wave and shallow bee baths; added mud lagoon from recycled ceramic sink to herbaceous border for pollinators; volunteers now carry sugar solutions in summer for distressed bees; hanging water bath for small birds.
  - c. *Other* - making our own fertiliser by soaking nettles in buckets
  - v. *External* - Now managing the tree pits on Fann St in an effort to improve the green corridor to Fortune St Park in Islington.
2. *Continuing efforts*
  - a. Water use - minimised hose pipe use over summer months. To extend pond life, added tap water to butts this year for first time and left for several weeks before use for nutrients to drop out.
  - b. Herbicide and pesticide free
  - c. Where we purchase rather than foraging, we buy from peat free nurseries
  - d. Weekly litter picks
3. *Wildlife*
  - a. *Biota count: Mammals XX; Amphibians XX; Birds XX; Invertebrates XX; Plants XX; Fungi XX*
  - b. *Notable sightings* - Dragonfly and damselfly larvae despite pond dryness over summer; new and diverse range of fungi; green woodpecker; Three nest boxes were used last nesting season, two by blue tits and one by great tit.
4. *Projects*
  - w. Modify roof of bird hide using a donation by local resident.
  - x. New rainwater capture - local contractor to build new awning with butts in compost area.

## **GARDENING ACHIEVEMENT**

1. *Rescue plantings* - Over 120 rescue and foraged plants added to garden, including in the herbaceous border, spinney, fernery and around ponds. In addition around 50 spent bulbs retrieved from around the City added to meadow, fernery and herbaceous border.
2. *Meadow*
  - c. 87 species now recorded (including grasses) compared with 34 in 2012.
  - d. New species this year - perennial sweet pea, wall rocket, fennel
  - e. Yellow rattle now firmly established in both NE and SW quarters
  - f. Snakehead fritillaries count at 22 this year and more spent bulbs planted
  - g. Wild marjoram, planted several years ago, has now taken
  - h. Acquired new scarification rakes - which we lend to FoCG
2. *Elsewhere in garden*
  - a. Coppicing in the spinney this year with hazel cuttings struck and watered in
  - b. Continuing efforts to create a "woodland floor" in the spinney and copse
  - c. Hedge along Bunyan ramp threaded to increase density
  - d. Donated tayberries added along the palisade
  - e. Winter tree work deferred to autumn so as to not disturb nesting
  - f. Wild primrose planted in fernery and around gate together with 300 mixed bulbs
  - g. Wild marjoram, sage, thyme, together with foraged winter heliotrope, alexanders and creeping ivy all added to herbaceous border. Seeds sown - borage, evening primrose and vipers bugloss together with foraged seed.

## Service Charge Working Party Report to RCC, September 2023

### 1.Members

Bernie Burrows

Adam Hogg

Helen Hudson

Sandra Jenner – Chair

Frits van Kempen

Fred Rodgers

Sally Spensley

Ted Reilly has also been working with us on Energy.

### 2.Areas of Activity since last report

- BEO Review
  - Further work continued on implementation. Adam and Sandra are representatives on the newly created BRE Transformation Board, with Judith Finlay (Chair), Mark Wheatley, Anne Corbett, Helen Fentimen, Gerri Scott, Rosalind Ugwu and Paul Murtagh.
  - A Project Manager has been assigned to the implementation team and further resources are being sought.
  - An action plan is being produced, this is work in progress. The Way Ahead paper needs to be updated to complement it.
  - Service Charge Audit by independent, external consultants is being commissioned. Dave Taylor and David Lawrence, both accountants and long-serving previous members of SCWP, have agreed to oversee this workstream.

- Energy

We have been pressing at meetings:

- for the reconciliation by house for the 2 years where we knew there were errors - 21/22 and 22/23 - showing how much residents had paid; how much they should have paid and the difference.
- for evidence that the reworked usage and costs were correct and that this year's usage and cost will be correct.
- To understand how charges are now calculated.

It has now been agreed that an audit by independent, expert consultants will be commissioned to undertake the reconciliation and consider the efficiency and effectiveness of how usage data is collected, bills reconciled, data provided and manipulated to present as service charges.

Ted and Sally have already attended a meeting to discuss terms of reference and procurement of the consultants. They will be on the team assessing consultants' bids and will oversee this workstream generally.

- Repairs

- We have been pressing for more and better information on the results of the belated surveys on the topmost, exposed windows. And the establishment of a programme of work:
  - To achieve economies of scale,
  - To achieve longer warranties,
  - to avoid our neighbours having to experience water ingress to their homes before any action is taken and
  - to avoid the lag between identification of a problem and getting it fixed.
- At last, a report showing number, urgency and cost was received recently and has now been presented to RCC and circulated to House Groups.
- We have also received information on windows which have already been replaced since end 2020.

- Budget 22/23 outturn; Budget 23/24

Meetings held on 22<sup>nd</sup> May and 8<sup>th</sup> August with Officers.

- There are considerable overspends on repairs. We identified a high spend on water penetration and balcony repairs in particular and suggested that there could be a need for a programme of work rather than continuing to undertake piecemeal repairs. Paul Murtagh agreed that a programmatic approach would deliver the same benefits for this work as for window replacement – detailed above and agreed to take it forward.
- Energy remains problematic – covered above.

- We continue to be dissatisfied with the escalation of service charges, presentation of the figures, variances against estimates and explanations thereof and the lack of commitment to actively manage costs by budget-holders.
- The BEO Review has highlighted these key issues so hopefully we will be able to make more inroads into cost control during the implementation phase. The audit, discussed above, should also provide useful information and recommendations on improvements.

Given the amount of work to be done we have continued to work in groups of 2 so that a deeper dive can be undertaken into key elements of Service Charges:

Sally Spensley and Ted Reilly - Energy;  
Helen Hudson and Fred Rodgers - Repairs;  
Bernie Burrows and Frits van Kempen - Programmed work;  
Adam Hogg and Sandra Jenner - the BEO itself.

We will need to reconsider the approach and work of the Working Party in the context of the Implementation of the BEO Review.

Sandra Jenner  
Chair, SCWP  
September 23

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Service Charge Working Party Report to RCC, November 2023

## 1.Members

Bernie Burrows

Adam Hogg

Helen Hudson

Sandra Jenner – Chair

Frits van Kempen

Fred Rodgers

Sally Spensley

Ted Reilly has also been working with us on Energy.

## 2.Areas of Activity since last report

Meeting 8<sup>th</sup> November - notes attached.

We reviewed all the outstanding actions from previous meetings with Pam Wharfe, Paul Murtagh's replacement. Pam has committed to investigating the issues and allocating dates for their delivery.

A further meeting is to be arranged with Anne Mason present to discuss Service Charge outturns, variances etc, improvements to budget process and the production of next year's budget and outstanding issues from the previous report.

It was agreed that a deferred payment scheme would be investigated for those residents who are in financial difficulty meeting service charge bills.

Gerri Scott is already investigating the viability of paying service charges monthly by direct debit.

- BEO Review
  - Further work continues on implementation. Adam and Sandra are representatives on the BRE Transformation Board, with Judith Finlay (Chair), Mark Wheatley, Anne Corbett, Helen Fentimen, Gerri Scott, Rosalind Ugwu and Pam Wharfe.
  - In addition to the Project Manager, a Service Improvement Manager has been recruited to drive implementation.

- The action plan is a working document and is being updated.
- Service Charge Audit by independent, external consultants is in the process of being commissioned. Dave Taylor and David Lawrence, both accountants and long-serving previous members of SCWP, are overseeing this workstream. This first audit must be a full 'drains up' review not a superficial overview.

- Energy

Following on from the agreement that an audit by independent, expert consultants would be commissioned Invitations to Tender were sent to six consultancies. Unfortunately, no bids have been received due to the complexity of the work necessary.

City Corporation's Energy Group are considering next steps, including approaching the big Audit companies and whether it would be possible, without compromising either audits, for it to be undertaken by the same firm as the Service Charge Audit.

NB the audit has 2 strands:

- 1 A detailed reconciliation for the 2 years where we know there were errors - 21/22 and 22/23 - showing how much residents had paid; how much they should have paid and the difference (if any).
- 2 An end-to-end review of the process which results in our energy service charges for efficiency and effectiveness and accuracy.

Ted and Sally are overseeing this from our perspective and they have recently been joined by Francois-Xavier Villemin who has undertaken some detailed analysis of Thomas More House energy costs.

- Repairs

- We continue to press for progress on the programme of work on the topmost, exposed windows to achieve the benefits.
- Jason Hayes is investigating using different suppliers/contractors for window repairs to see whether costs can be reduced without compromising standards. Due diligence needs to be undertaken on all firms under consideration. One under consideration does not have FENSA registration .
- There were 3 windows requiring urgent replacement. It seems that repairs may be feasible. Further work continues on this.
- We are still pressing to see the surveys for the topmost, exposed windows.

- There are some 50 balconies needing repairs and a programmatic approach is required to achieve economies of scale and other benefits but no progress has been made on this. In the meantime work on balconies has been halted due to the Health and Safety ban on hot works. An alternative approach – cold pouring – is being tested
- PW is organising a survey of leaks by specialist consultants

Given the amount of work to be done we have continued to work in groups of 2 so that a deeper dive can be undertaken into key elements of Service Charges:

Sally Spensley and Ted Reilly - Energy;  
Helen Hudson and Fred Rodgers - Repairs;  
Bernie Burrows and Frits van Kempen - Programmed work;  
Adam Hogg and Sandra Jenner - the BEO itself.

In due course, we will need to reconsider the approach and work of the Working Party in the context of the Implementation of the BEO Review

Sandra Jenner  
Chair, SCWP  
November 23

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## **Report of the Service Level Agreement Working Party to the Residents Consultation Committee for its meeting on 4 September 2023**

At a well attended meeting on August 3<sup>rd</sup> the major focus areas for this Working Party included:

**KPIs** – The on-going implementation of the Barbican Estate Office Review (BEOR) has given added urgency to the Working Party's efforts to ensure that all significant areas covered by the SLAs have KPIs associated with them. It is essential that service levels are adequately monitored so that improvements or deteriorations resulting from the BEOR can be identified and remedied rapidly. Work is continuing to identify and fill any gaps. The response from officers to requests for changes continues to be very positive.

We reported last time that our monitoring continues to be hampered by implementation issues with the Civica software. This has resulted in some data not being recorded and therefore being unavailable. Civica was introduced five quarters ago and the problems have continued since then. The issue has been escalated in Property Services but remains unresolved. This is unacceptable. Given the intended transformation under the BEOR, which relies heavily on process improvement and improved data flows and accessibility, the Working Party wonders whether Civica is that most appropriate software for the Barbican or whether we need something that is actually fit for purpose.

Members queried the differences in the number and costs of repairs between blocks. It was recognised that we are still dealing with short runs of data but we lack a clear explanation for the apparent differences. It was observed that larger blocks seem to have more expensive repairs. Officers pointed out that the Barbican had been built in three phases using different contractors for each but it is unclear whether that helps to explain the variation in costs.

It was agreed that, at our next meeting, we would look in more depth at variations between blocks.

Last time we reported on the evidence of increasing issues with water penetration. Under the SLA there should be an annual programme of clearance and de-scaling of roof and balcony drains as well clearances on a reactive basis. At present there is no KPI data to confirm the progress of the annual programme nor the frequency of reactive clearances. Recognising that prevention is better than remediation we will pursue this matter

### **Safety Culture (previously known as iAuditor)**

It was reported last time that the software can also be used to record needed repairs including lights but it does not link directly to the Repairs system. It was recognised that capturing needs in real time was progress but that the absence of an electronic link to ensure repairs and lights are fixed was a problem. Perhaps this is an issue that could be handled under the BEOR Transformation Programme?

The software is still being 'tweaked' to ensure that the results it records are not overly positive thereby disguising problems that need attention. The software has been adjusted to recognise the different requirements of terrace and tower blocks and work is in progress to capture the needs of smaller blocks including Brandon, Lambert Jones and Postern.

The cleaning supervisor uses the software during the course of their regular inspections. House Officers also use it during their six weekly inspections. Any residents who wish to accompany their House Officer on one of these inspections would be very welcome to do so.

Use of the software has now been extended to include the patrols conducted every two hours by CPAs. These patrols, which cover matters including lights, litter, repairs, unauthorised parking etc. are using the software to provide real time reporting and requests for action.

In its last report the Working Party welcomed the progress that had been made in the recruitment of permanent cleaning staff to reduce the need for temporary or agency staff. Consequently the Working Party was disappointed to learn that such recruitment had been suspended pending the outcome of the BEOR. Reliance on temporary and agency staff will increase costs over the short term and result in less satisfactory performance.

**Officers attending House Groups and AGMs.** This was reported to the last RCC. Officers will contact House Group Chairs shortly.

**Single Point of Contact** - work on this is still in progress

**Communications Strategy** - the Communications Strategy remains on hold pending the BEOR. Given the extent of communication failings listed in the Altair Report the Working Party is aware of the urgency and gravity of this matter but remains constrained the lack of clarity on the resources that will be made available.

**Report to RCC** The Chair undertook to write a report on the meeting and circulate it for comments. The deadline for reports to the RCC is 21<sup>st</sup> August

**Date of next meetings:** Thursday 9 November

At our next meeting we should have dates for the RCC throughout 2024 and will arrange dates for all SLAWP meetings in that year.

## **Report of the Service Level Agreement Working Party to the Residents Consultation Committee for its meeting on 27 November 2023**

This working party met on Nov 9<sup>th</sup>. It was a well attended and lively meeting which considered a wide range of issues. Those present included Tony Swanson, Andrew Tong, Jane Smith, Juliet McNamara (Carey), Jim Durcan, Rosalind Ugwu, Helen Davinson, Robbie Eunson, Ella Ashton, Luke Barton and Steven Johnson.

**1. KPIs:** a spreadsheet containing KPI data was circulated in advance.

Civica: concern was expressed that after 7 quarters and escalation the Civica software was still not producing reliable and consistent data in relation to a range of KPIs. Officers stated that Pam Wharfe (interim replacement for Paul Murtagh) was in the process of bringing in a consultant who is familiar with the software and with the Civica organisation. This was welcomed by the Working Party (WP) which has previously emphasised the need for resolution of these issues or replacement of the Civica software.

Complaints: it was observed that the number of complaints is increasing, that fewer are receiving responses within the 10 working day target and that fewer are being resolved at the first stage of the complaints procedure. Officers acknowledged the validity of these observations and drew attention to the increasing number of difficult to resolve complaints about repairs. The WP will continue to closely monitor this situation.

Barbican Estate Bulletin: KPI data showed that the number of Bulletin subscribers continues to rise. The Bulletin is sent out to 2085 subscribers every week. The extent of this degree of coverage was warmly welcomed by the WP. Questions were raised as to whether the circulation list was restricted to leaseholders and residents and as to how many of the emails are opened by recipients. Officers agreed to provide more information on these matters. They also agreed to consider a suggestion that Barbican Life be asked to carry a piece encouraging more leaseholders/residents to sign up to the Bulletin.

Lifts: KPI data on lift availability was the subject of an extended discussion. Expressing availability across a number of lifts over a quarter may mask serious problems with individual lifts. Concern was also expressed about waiting times for lifts in tower blocks at peak periods. It was agreed to distinguish between corridor and staircase blocks in future reporting and to give consideration to reporting when individual lifts are out of action for extended periods. This latter issue will be discussed further before any action is taken. It was recognised that the lift refurbishment programme for the towers is being planned which should improve their availability and service.

Cleaning: joint inspections with House Group representatives showed a welcome and significant improvement in Quarter 2. Work is on-going to adapt the iSafety software to better reflect the situation in the smaller blocks e.g. Lambert Jones Mews. Moving staff from agency status to employment is proceeding.

Repairs: the introduction of comparative data showing repairs in Quarter 2 of the current year and Quarter 2 of the previous year was welcomed but concern was expressed that the WP is still struggling to identify trends over time or meaningful differences between blocks. It was accepted that there are limits to the amount of data that can be provided. Officers suggested that analysis of the data would be part of the role of the new Contracts

Manager who could present the results of their analysis to the WP making it easier to identify the underlying issues.

In response to a query officers explained that, where repair costs are borne by individual flats rather than the block, this is shown as Recharges.

No repairs data was shown for Lambert Jones or Wallside in the most recent quarter because no repair orders had been raised.

The prohibition on 'hot works' by the Corporation for H&S reasons has resulted in some 20 repairs being delayed. A trial of the effectiveness of 'cold work' is being conducted. If that is successful then it is hoped that the backlog of cases will be resolved rapidly.

Water penetration covers a number of different issues – balcony leaks, ingress beside windows, roofs and corroded cast iron down pipes. The WP was assured that the review of balconies was proceeding with the aim of establishing a programme of works rather than one-off repairs.

## **2. Terms of References**

The WP agreed to defer consideration of its terms of reference until its next meeting.

## **3. 24 Hour Cover following staff resignations**

Officers reported that the Resident Engineers' Manager and one of the Resident Engineers had resigned. Given that the team of four resident engineers, including the manager, have been responsible for providing 24 hour emergency cover that is a serious loss.

Emergencies include a whole range of issues e.g. lift trappings, water leaks, lighting failures inside blocks, keys breaking off in locks etc. The KPI data showed that, over the last two quarters, an average of nearly 60 out of hours incidents were reported each month. Not all of those incidents are necessarily emergencies that required immediate intervention but they did require consideration and appraisal by experienced personnel.

Officers stated that the two remaining resident engineers had agreed, as a short term measure, to provide 24 cover between them but such an arrangement is not sustainable. Interviews are to be held next week for an interim resident engineer manager although it is not clear that acceptable candidates are prepared to provide 24 hour cover.

The WP expressed grave concern about the current situation and its potential to adversely impact service provision. Officers stated that using call out services was not an option because of unacceptably long response times. Discussions between the BEO and Property Services (resident engineers reporting lines are through Property Services although they work exclusively on the Barbican) to resolve this situation are on-going.

## **4. Elevator Service Arrangements**

The WP's attention was drawn to a recent incident when a lift in Thomas House House was out of action from Friday until Monday. Given that THM is a staircase block this raised concerns about those residents unable to use the stairs e.g. those with mobility issues or



buggies etc. Normal practice in such cases is for the CPAs to post notices explaining the situation and offering support to residents in need. In this instance the problem coincided with a shift change-over by CPAs which, unfortunately, resulted in the appropriate notices not being posted.

The contract with the lift service company provides for two engineers and an assistant to be available during normal working hours. Outside of normal hours engineers are expected to attend within an hour if anyone is trapped and within four hours otherwise. In the TMH case the engineers did attend on Friday. They attended again on Saturday but were unable to resolve the problem because of the lack of a suitable part. When they returned on Monday with the needed part the problem was resolved. Some spare parts are held in stock but, in this instance, the part needed was not held.

## **5. Window Cleaning Contract**

The WP requested an update on the Window Cleaning Contract. Officers explained that the contracting process had been delayed by mistakes with the original Section 20 notifications. Those mistakes have now been rectified and it is expected that 'standstill letters' (notifications to the unsuccessful bidders for the contract) are expected to be sent next week. Unsuccessful bidders then have ten days to lodge an appeal against their rejection. It is unusual for unsuccessful bidders to appeal.

Once that process is complete officers, together with some residents who have shown a keen interest in window cleaning, will meet with the successful contractor to clarify contract terms, expectations, communications to residents about cleaning schedules etc. The involvement of residents in this way is in line with a commitment given by the Interim Head of the BEO during an earlier discussion at the RCC. The residents involved are drawn from a pool of those who have been critical about performance under the old contract, have been selected to represent the variety of blocks in the Barbican (without involving every House) and are not otherwise involved as resident representatives. The names of the residents involved will be shared with the WP once they are finalised.

In the light of resident pushback about the costs reported in the new schedule officers have held meetings with the successful contractor which have resulted in some cost changes. The old contract originated in 2017 and the overall cost increase since then was in line with inflation. The new schedule of costs per block will be made available as soon as it is finalised.

## **6. AOB**

The WP expressed its very real appreciation of Robbie Eunson's contribution as a House Officer and to the workings of the SLAWP. The WP further expressed very real regret at his impending departure and wished him every success in his new role.

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## Underfloor Heating Working Party

### Rethink

#### **Background**

For various reason we have lost all but two of the resident members of this working party and there are no longer any BEO officers available to advise on changes or implement solutions. We need to recruit new members, make better use of the City's Energy team and BEO staff, and modify our objectives.

#### **Objectives**

The RCC will set the working party a series of tasks, which it will investigate, implement a solution, or dismiss and move on. The initial tasks include. Investigate the potential for strategic shifting of the heating load profile over the day.

- Investigate the potential for using weather forecasts to modify the load profile on a day-to-day basis.
- Investigate and design commercial and technical solutions for individual controls.
- Investigate the potential for block-wide improvements to the thermal structure of buildings.
- Investigate and provide designs for thermal improvements to flats, which will be implemented by residents at their expense.

Additional tasks will be assigned to the working party from time to time by the RCC.

#### **Resourcing**

This working party has been getting increased and valuable technical support from the City's Energy team, but it needs help from the BEO and Housing Major Projects teams to implement solutions to the projects outlined above.

#### **Resident Members**

The recent webinar has generated a considerable interest from informed and supportive residents, wishing to join the working party. We will initiate a recruitment process to find new effective members.

#### **Coordination with other working parties**

The working party will work closely with other RCC working parties particularly the Asset Maintenance Working party, with whom it should, ideally, share a resident member.

#### **Climate and Zero Carbon Working Party**

Given the changes in scope and membership we should rename the working party.

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# Agenda Item 7

<b>Committee(s):</b> Barbican Estate Residential Consultation Committee Barbican Residential Committee	<b>Dated:</b> 27/11/2023 11/12/2023
<b>Subject:</b> Major Works Team – Progress Report	<b>Public</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	1, 2, 12
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>If so, how much?</b>	N/A
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	N/A
<b>Report of:</b> Judith Finlay Executive Director of Community and Children’s Services	<b>For Information</b>
<b>Report author:</b> Jason Hayes Head of Major Works	

## Summary

The purpose of this report is to update Barbican Estate Residential Consultation Committee and Barbican Residential Committee on the progress that has been made with Major Works on the Barbican Estate and to advise Members on issues affecting progress on individual schemes.

## Recommendation

Members are asked to note the report.

## Main Report

### Background

This report provides further detail on each of the existing major works projects currently being delivered to the Barbican Estate. It will provide key updates on each project identifying any pertinent issues arising, progress, reports, KPI’s and other relevant documentation relating to the work of the Major Works Team.

### Considerations

1. The works, in the main comprise:
  - Window Repairs/ Replacements.
  - External and Internal Redecorations.

- Tower Lift Replacements.
  - Fire Door Replacements (update provided in Fire Safety Report).
  - Fire Signage (update provided in Fire Safety Report).
  - Barbican Estate Lighting (update provided in Fire Safety Report).
  - Barbican Future Works Programme.
2. Major Works is monitored and managed at several levels both corporately and within the department. This includes:
- Gateway Process.
  - Barbican Residential Committee.
  - Barbican Estate Residential Consultation Committee.
  - Project and Procurement Sub Committee.
  - Housing Programme Board.
3. Members are asked to specifically note the following updates:

***Progress of note on key projects***

4. Window Repairs/ Replacements

Officers have engaged consultants including architects and BRE (Building Research Establishment) to assess the seven urgent windows and establish the differing designs between blocks, the conditions of the windows (in order to prioritise the programme of work) and understand the complexities of delivery (scaffold etc.).

We have several appointment costs to consider but the work stages will be:

- Identify the wood species via a BM Trada specimen sample.
- Identify the known issues and test for water tightness, and air tightness.
- Review historic repairs for the windows to understand common issues.
- Produce specification for the work.
- Tender/ procure the work.

Officers are expecting to complete two windows at a time, and following specialist contractor engagement, we are confident that these windows can be repaired rather than replaced.

Procurement of any contractors will require a technical assessment of the experience for the delivery of heritage projects, similar window systems and require FENSA accreditation to ensure work is Building Regulations compliant. Recent experiences have seen contractors put off tendering for specialist work through disproportionate tender requirements for the value of the work. Early contractor engagement will be essential.

Repairs trends are being assessed for the Barbican Estate windows to help understand the common repairs raised and this will allow a focus on what commonalities are present, and where these may be more common (more exposed to weather). This will compliment the surveys already undertaken.

With the wider project scope, the same process described above will apply but a more strategic approach for ventilation and performance can be ascertained in conjunction with resident consultation. Another Corporation estate has valuable data that will help provide direction and inform decisions on what work can be done to help with the longevity of the windows, potentially lower energy bills, contribute to comfort whilst being sustainable in retaining as much of the original heritage material as possible.

For the wider repairs contract, a full set of construction drawings for each of the window types will be required to identify the full range of repairs that will help inform the schedule of rates. Each repair will present an opportunity to include new seals and overhaul each window when repairs are undertaken.

A review of the windows presents further opportunities to enhance the performance of the window frames and glazing. Existing seals could be replaced with brush and compression seals to help seal the windows better for air tightness. Where double or single glazing is present, vacuum glazing could be utilised to increase the thermal performance of the glazing. Examples of performance for comparison are shown as:

- Single glazed - 5.7Wm<sup>2</sup>K;
- Double glazed – 1.5-1.9Wm<sup>2</sup>K
- Heritage double glazed – 1.1-1.4Wm<sup>2</sup>K
- Vacuum glazing – 0.5Wm<sup>2</sup>K

Any changes to the windows will require Listed Building Consent.

An invitation for Members of the BRC, RRC and AMWP will be sent, to view the refurbished window in the Grade II\* listed Crescent House, Golden Lane Estate where a fully refurbished window has been completed with the installation of vacuum glazing.

Following issues raised with accessing the surveys, a request will be placed with IT colleagues to set up a download link for the documents for viewing. The original link is: [Housing and Property Services - Surveys - All Documents \(sharepoint.com\)](#)

## 5. Internal/ External Redecorations

Final inspections for the outstanding blocks have taken longer than expected due to further snagging issues raised. Whilst this is frustrating, it does allow the contractor to address any further issues picked up by officers and the Clerk of Works.

The current Clerk of Works arrangement is working well, and quality of the workmanship has improved significantly. There are still areas of damage to address but these are caused by equipment moving throughout the blocks, and

cleaning materials used to keep common spaces clean for example. The damage is not caused by the redecorations contractor. Questions have been raised around the integrity of the paint applied but samples taken from site have proved that the surfaces have been prepared properly and the correct number of coats applied.

Dulux take the samples from site, once work is completed, and these samples are sent to an independent third-party laboratory for analysing. Once analysed, a report is returned via Dulux for our records. This process is essential due to the functional properties of the paint. Older paint in the corridor areas was designated as Class 3 whereas the new paint is Class 0 for the requirements under Building Regulations to prevent the spread of fire. The paint has a functional purpose for fire safety and therefore has differing properties compared to normal domestic paints used within the home. Class 0 paint appearance is affected more by application and imperfections with the existing substrate in which it is applied.

To clarify the paint specification, the same specification has been used as the last round of cyclical redecorations. Any changes to specification during contract delivery may attract additional charges. The paint for the corridors is the same class 0 matt finish but there is an opportunity to change this to eggshell. The eggshell finish will have more of a sheen, may coat more evenly but could highlight older repairs to the existing substrate more than the matt finish. A sample of the eggshell class 0 paint will be left in BEO reception for viewing, for those residents yet to undertake the internal redecorations.

Before the next cycle of redecorations is tendered, it is recommended that a full review of the specification is undertaken and that this is consulted on with residents. Changes could include further preparation of surfaces and additional layers of paint in certain areas. Increases in the specification will make the work more expensive through increased labour and material costs. Further preparation of surfaces will additionally see restrictions due to the presence of asbestos and lead paint in some areas.

Individual updates for the blocks are as follows:

Mountjoy – *(Internal)*:  
Complete and signed off.

Gilbert House – *(Internal)*:  
Joint inspection of the block was completed, and several issues raised. Many of the issues raised were due to damage caused by other means unrelated to the work of the redecorations contractor. These issues have been raised with the appropriate areas of responsibility, to help prevent further damage from occurring. Remedial work will take place and not be recharged to leaseholders.

Willoughby house - *(Internal)*:  
Joint inspection with block representatives completed. Snagging raised and action points agreed with further sampling to ascertain whether work has been completed to the required standard set out by the specification. Clerk of Works to return week commencing 13<sup>th</sup> November to pick upon the issues raised. Samples by Dulux will



be taken in addition to this inspection to ascertain the quality of coatings and preparation.

Cromwell Tower – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20<sup>th</sup> November.

Andrewes House – *(Internal)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20<sup>th</sup> November.

Ben Jonson House – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 13<sup>th</sup> November.

Bryer Court – *(External)*:

Work complete, Clerk of Works report received and actions complete. Officer to sign off week commencing 20<sup>th</sup> November.

Bunyan Court – *(External)*:

Complete and signed off.

Defoe House – *(Internal)*:

Joint officer inspection complete, snagging items including damage by others resolved. Joint resident inspection to be organised.

John Trundle Court *(External)*:

Complete and signed off.

Breton Court - *(External)*:

Complete and signed off.

Seddon Court - *(Internal)*:

Currently being snagged following completion of the work.

Shakespeare Tower - *(External)*:

Work complete, snagging on-going.

Lauderdale Tower - *(External)*:

Not yet complete, works ongoing.

Frobisher Crescent - *(Internals)*:

Works starting week commencing 13<sup>th</sup> November.

Bunyan Court - *(Internal)*:

Works starting week commencing 13<sup>th</sup> November.

Breton Court - *(Internal)*:

Works starting week commencing 13<sup>th</sup> November.

Cromwell Tower - (*Internal*):  
Works starting week commencing 13<sup>th</sup> November.

Speed House (*Internal*):  
Works complete snagging on-going.

Appendix 1 to this report is the Dulux report showing details of the inspections for the functional class 0 coatings.

Appendix 2 to this report is the pricing schedule for the redecorations project.

## 6. Tower Lift Replacements

Sign off from the three-tower block (Cromwell, Shakespeare and Lauderdale) representatives were received week commencing 6<sup>th</sup> November. The next steps will be to procure the contract which is expected to take approximately three months from advertisement of the tender. Tender will be advertised from January 2024 to ensure a better response rate rather than advertise over the Christmas period.

The estimated budget for all three blocks is £4.6m. Early market engagement has shown that there is very little interest from contractors for this work. Officers and the lift consultant from Butler and Young will continue to try and engage with contractors over the next couple of months prior to tender.

## 7. Barbican Future Works Programme

It was agreed to set up a Programme Board of stakeholders before any further work on the future works programme occurs. Terms of Reference have now been drafted and these are being reviewed internally by officers.

Questions were raised by the Asset Maintenance Working Party (AMWP) and responses to those questions are attached to this report as appendix 3.

## 8. Staffing Resources

The Major Works Team are once again experiencing difficulties in attracting the number and calibre of staff we require. We do still have vacancies within the team and, we continue to try and recruit to these vacant posts as quickly as possible.

## **Appendices**

Appendix 1: Dulux Report

Appendix 2: Pricing Schedule

Appendix 3: AMWP Responses

Jason Hayes

Head of Major Works

[Jason.hayes@cityoflondon.gov.uk](mailto:Jason.hayes@cityoflondon.gov.uk)

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# Site Visit Report

## Barbican Estates, London EC2Y 8EN



K&M McLOUGHLIN  
DECORATING LTD



## Site Visit Report

Date 11.01.2023

**Site address:** Barbican Estates

**Attendees present:** Akzonobel  
K &M Decorating LTD

**Location:** Mountjoy House, Gilbert House, Willoughby House

**Specification** Dulux Pyroshield Matt

- I was asked to visit site at the Barbican Estate. A query was raised about the finish achieved on the walls and ceiling after using Pyroshield Matt.
- I inspected several floors on various blocks. I am happy to confirm that the existing finished sections on the walls and ceilings appear to be in a good sound condition. We noticed isolated sections on walls and ceiling which were patchy/streaky
- Due to the lighting conditions and the surface profile of the walls & ceilings (not smooth & even due to repairs) this has caused the finish to look patchy in areas
- The sections completed in the resident's corridors using the Matt finish appear to be streaky and patchy (when viewed at an angle) however when we inspected the same areas following the BS recommendations for inspections (10.1, 10.2, 10.3, 10.4) the pacy streaky finish was not visible.
- The walls are not smooth and even there was multiple areas which have been made good over time and these are not flat/flush with the existing wall.

- The design of the walls in Willoughby House are round/semicircle we inspected the painted walls and there was no flashing present. The ceiling did show some patchy areas however when viewed directly face on the patchy appearance was not visible.
- The ceiling also has multiple areas which have been made good and were not flat/flush to the ceiling

## **BS6150 Painting of Buildings 2019**

### **Inspection**

#### Under 10.1 General

Inspectors should have good knowledge of the materials, processes and techniques employed in the painting of buildings and should be suitably experienced and competent in the inspection of painting works. Wherever possible, there should be continuity of inspector, with the same standards applied throughout the project. Inspection should not be carried out by multiple individuals who are not suitably experienced.

#### Under 10.2 Duties of the Inspector

c) ensuring that defects from other trades, e.g. plaster or dry lining defects are identified, rectified and made good at the stage when only the first coat of paint (mist or priming) has been applied, in order to avoid costly re-application of a full paint system if such defects are identified at a later stage of inspection;

*NOTE If repair works, e.g. fine surface filling, are attempted at too late a stage in the painting process then it becomes near impossible to mask the repairs through paint application.*

#### Under 10.3 Inspection Process

Inspection should be carried out in a reasonable manner taking into consideration the site conditions. No other trades should be working in the same area at that point in time.

Work should be inspected without the use of aids, e.g. torches/mirrors, and should be inspected from a distance of 1 m face on to the item using the same lighting conditions under which the project was carried out. Where possible, an inspection should be carried out prior to final lighting being switched on.

*NOTE As this will highlight any defects which could reasonably have been identified and corrected whilst working under temporary lighting.*

#### Under 10.4 Final Inspection

Whether or not work has been subject to stage inspection, it should be inspected on completion. Inspection should be under the same conditions of adequate lighting that were used when painting was carried out (see 5.5.2). However, completed work should not be viewed or snagged under a greater lux than the final lighting scheme. As with stage inspection, work should be inspected from a distance of 1 m face on to the finished item. In some circumstances, as noted in 10.3, this might be the only inspection carried out.

Final inspection should be made in the presence of the contractor or the contractor's representative.

### Critical lighting

- Critical lighting occurs when sunlight or another source of light strikes a wall surface at an angle of 15 degrees or less. At this angle, any irregularity in a wall surface may cast a slight shadow, causing the wall to look patchy, or uneven.
- Critical lighting is a term used on occasions where the variable porosity / texture of a surface, painted or otherwise, is being highlighted by the low angle that light is striking it at. Typically, floor to ceiling windows with no dressings, or sometimes the type of lighting used – up lights / downlights in shopping centres. Some people refer to variable sheen as ‘flashing’.
- The phenomenon of critical light is most likely to affect the appearance of wall coatings on large walls that are generally flat and lack shape or other architectural lines to help break up the wall area. Any elevation may be affected at a certain time of day for a short time period, then disappear as the sun changes its angle. It is important to understand that critical light is a natural phenomenon and will not adversely affect the performance of a wall coating system.

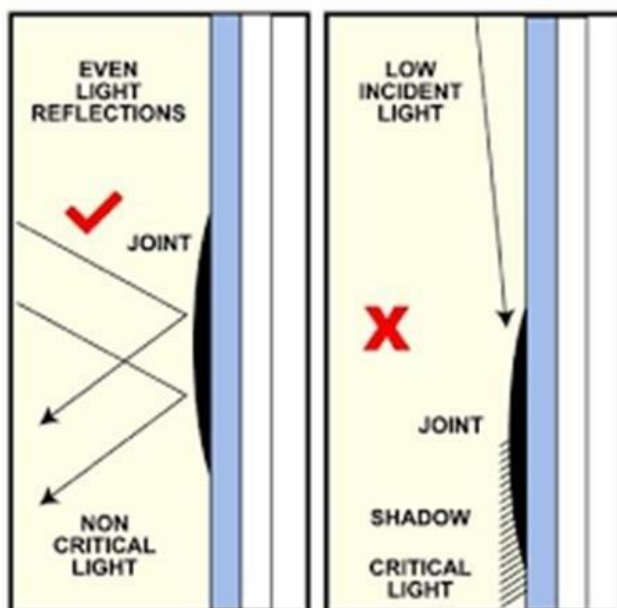






Fig 1, Walls & ceiling affected by critical lighting



Fig 2, Walls affected by critical lighting, where the light is not hitting the wall sections this appears to be smooth with an even finish

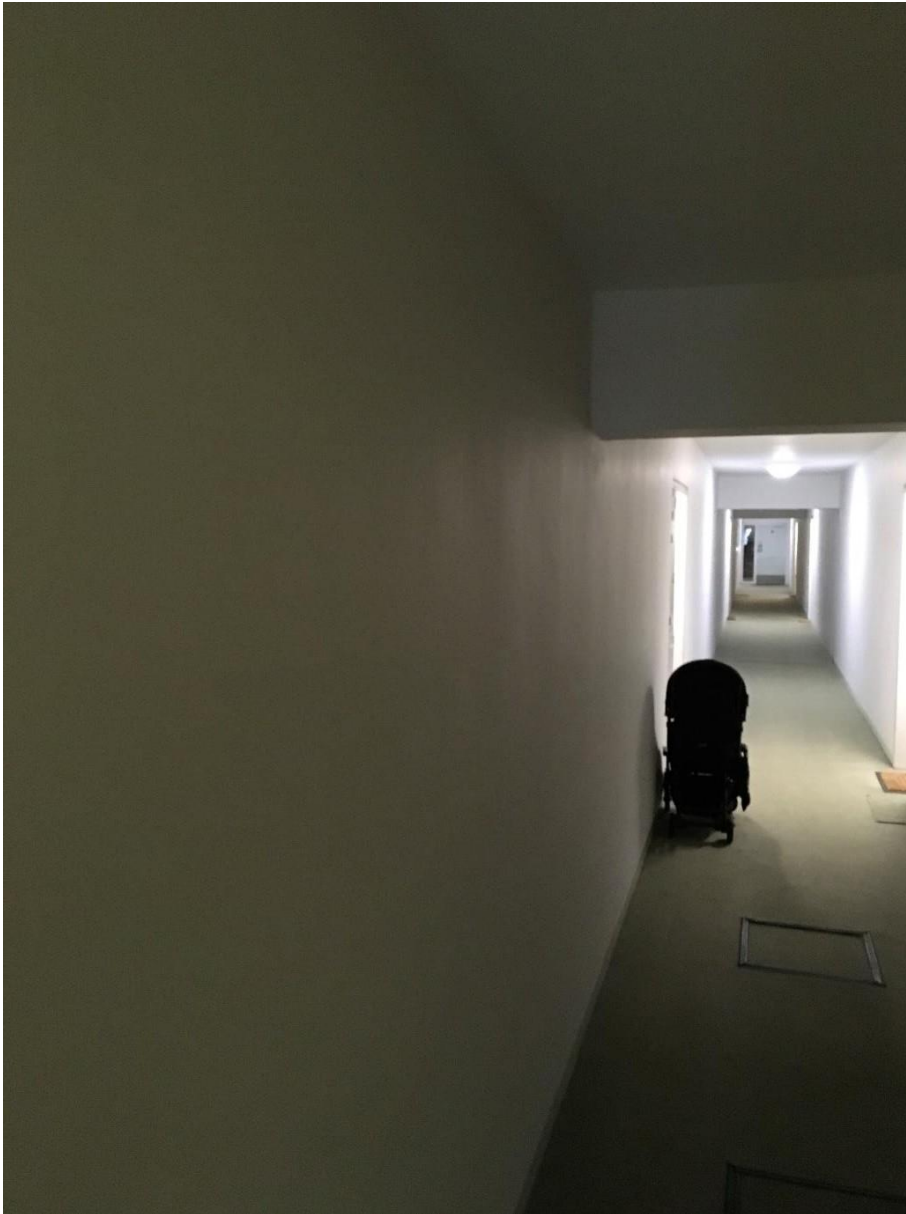


Fig 3, another example of walls affected by critical lighting, when views head on the finish is acceptable and no flashing can be observed

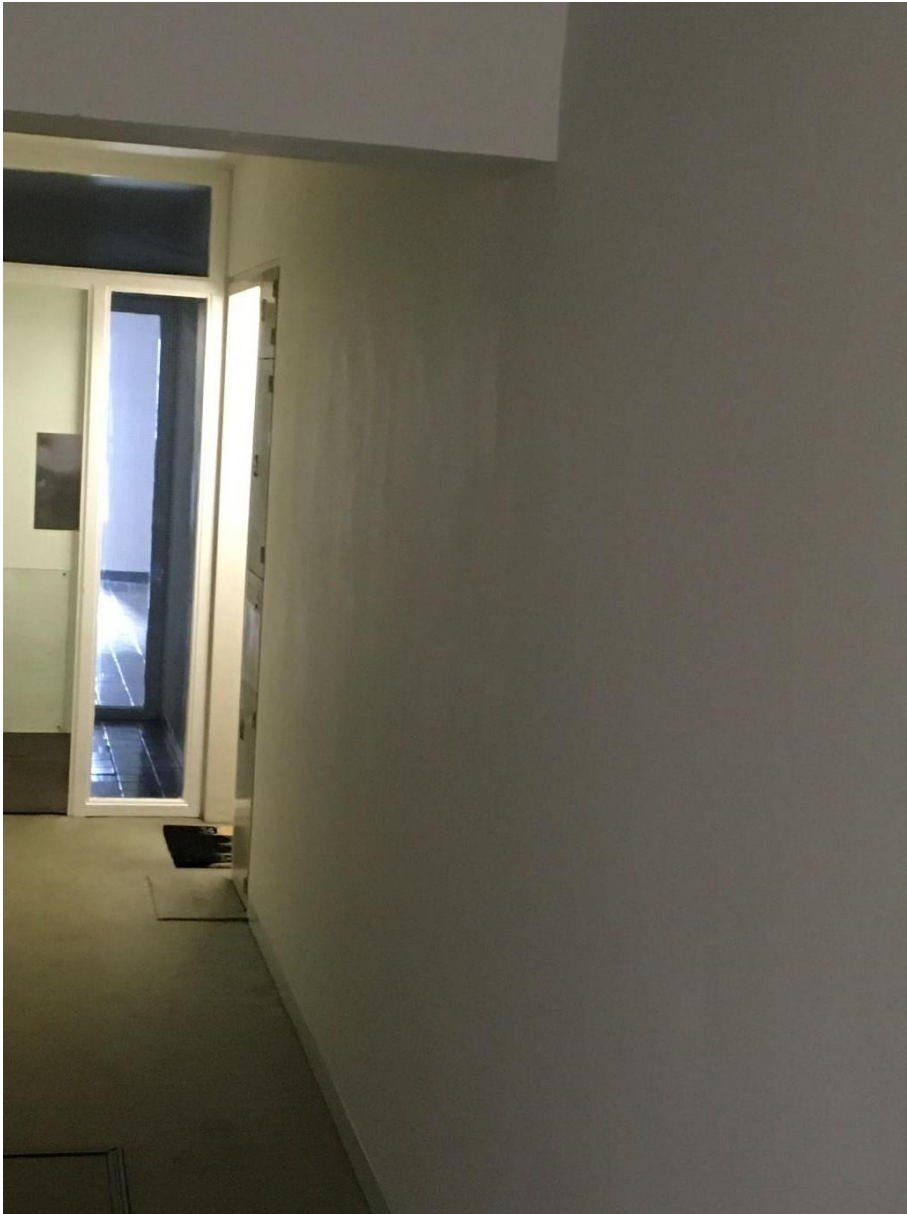


Fig 4, walls not smooth and even



Fig 5, streaky finish on ceiling when viewed from angle however when viewed face on no patchy/streaky effect was observed



Fig 6, Walls are not smooth and even

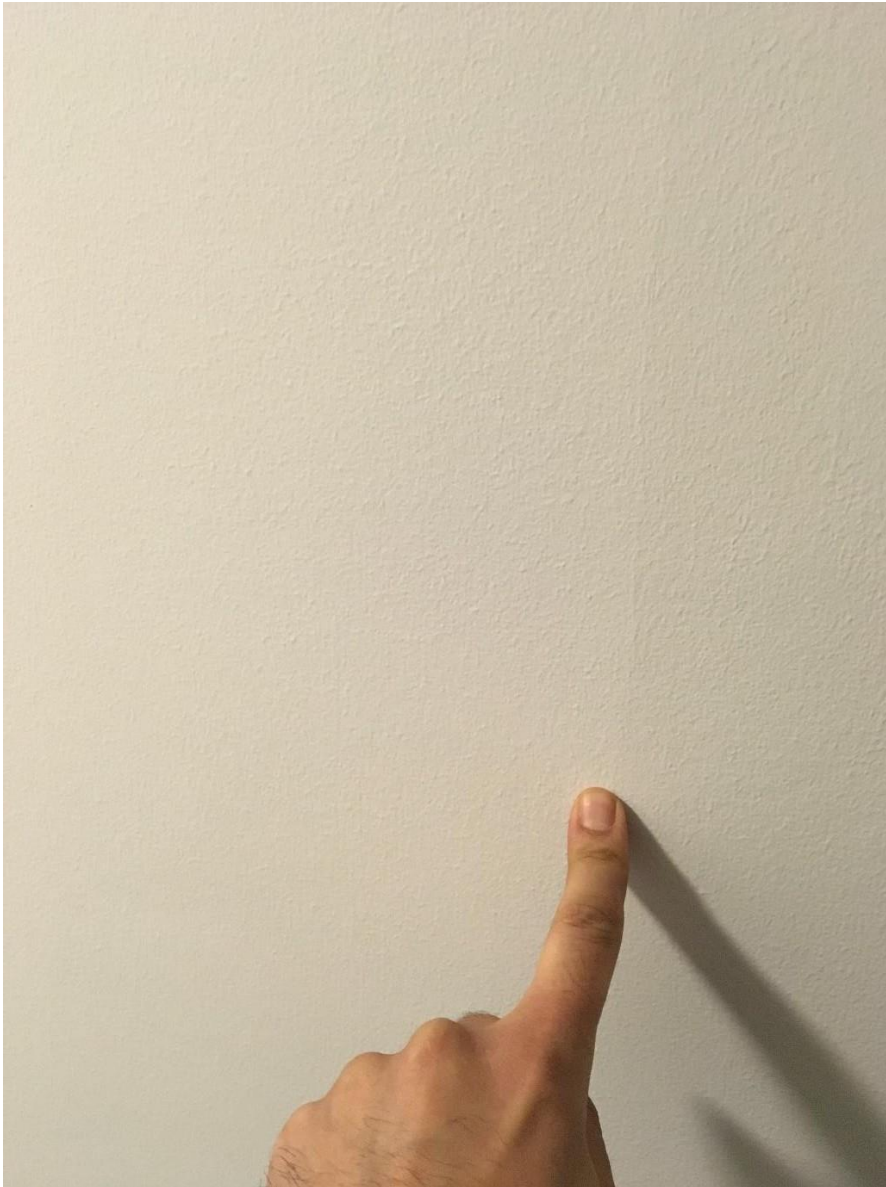


Fig 7, Walls are not smooth and even due to repairs



Fig 8, no flashing observed on walls which were curved



## Conclusion

We are happy to report further to your query that there are no issues with the performance and standard of the paint finish or workmanship. The Pyroshield range is designed as a flame-retardant product, so may not always give the same decorative finish that a normal paint range would give.

The flashings /streaky finish on the walls and ceilings is associated with critical lighting/uneven wall & ceiling sections. Combined with the fact that the Pyroshield is a performance coating and not a decorative finish.

We discussed on site a way forward and I have advised a trial/benchmarking with our Pyroshield Eggshell to help minimise the patchy effect.

We hope that you find this information helpful.

**Kind Regards,  
Technical Support Manager  
Dulux Decorator Centre 360**





**Barbican Estate - Redecoration Works**

FINANCIAL REPORT NO. 5

19 October 2023

1.0 SUMMARY		Additions £	Total £	Previous	+/- Change £	3.0 AUTHORISED EXPENDITURE (Excl VAT)	
	Omissions £						£
1.1 Contract Sum	-	-	3,501,207.34	3,501,207.34	+0.00	3.1 Contract Sum	3,501,207.34
1.2 Provisional Sums	-162,000.00	0.00	-162,000.00	-162,000.00	+0.00	3.2 Employer's Agent Instructions	113,710.50
1.3 Employer's Agent Instructions	0.00	113,710.50	113,710.50	98,031.00	+15,679.50	3.3 TOTAL	£ 3,614,917.84
1.4 Anticipated Instructions	-82,565.89	67,244.75	-15,321.14	-100,253.33	+84,932.19	4.0 PAYMENTS (Excl VAT)	
1.5 By Building Analysis						4.1 Gross Certification to Date Nr 18	£ 1,466,388.66
1.6 Adjusted Value of Contract Works			3,437,596.70	3,336,985.01	+100,611.69	4.2 Retention Held	-43,991.66
1.7 Claims			0.00	0.00	+0.00	4.3 Amount Due	1,422,397.00
<b>2.0 TOTAL OF FORECAST FINAL ACCOUNT</b>		£	<b>3,437,596.70</b>	3,336,985.01	<b>+100,611.69</b>	4.4 Payments Invoiced	1,364,904.28
		<b>Under Budget</b>	<b>-63,610.64</b>	<b>-164,222.33</b>		4.5 Payments Made	<b>Assumed</b> 1,364,904.28
						4.6 Payments Due	<b>Excluding VAT</b> 57,492.72

- Notes:
1. All reported costs and allowances are exclusive of VAT and based upon information available to date.
  2. The 'Total of Forecast Final Account' excludes omission of Provisional Sums that are yet to be allocated. Refer Section 1.2 Provisional Sums
  3. Allowances included in Section 1.4, 'Anticipated Instructions' have not been authorised by instruction, but are believed to be in hand or under consideration. Where the works are believed to be funded from a provisional sum, an appropriate note has been included and deduction made from Section 1.2.

**Barbican Estate - Redecoration Works**
**1.2. PROVISIONAL SUMS**

CSA Ref.	Description	CSA Value £	Anticipated Cost £	Net Omission £	Net Addition £	+/- Change since last Report	Comments
0	Andrewes House - Internal - Repairs or unforeseen works	8,000.00	0.00	-8,000.00	+0.00	+0.00	Fire Door decoration - See EAI's item 9
1	Andrewes House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
2	Ben Johnson House - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	Repairs - See CAI's item 1, 12 and 16 plus Anticipated items 7 & 10
3	Ben Johnson House - Internal - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	Ben Johnson Internals not started yet
4	Brandon Mews - External - Repairs or unforeseen works	6,000.00	6,000.00	+0.00	+0.00	+0.00	
5	Breton House - External - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	Add'l coat to eyebrows. See EAI's 17
6	Breton House - Internal - Repairs or unforeseen works	7,000.00	7,000.00	+0.00	+0.00	+0.00	
7	Bryer House - External - Repairs or unforeseen works	8,000.00	0.00	-8,000.00	+0.00	+0.00	See EAI's item 3, 6, 19 and 20 plus Anticipated item 11
8	Bunyan House - External - Repairs or unforeseen works	12,000.00	0.00	-12,000.00	+0.00	+0.00	See EAI's item 7 and Anticipated item 3
9	Bunyan House - Internal - Repairs or unforeseen works	7,000.00	7,000.00	+0.00	+0.00	+0.00	Originally considered to be used to offset costs of works but advised only the £12k Being utilised - Meeting 02.06.23
10	Cromwell Tower - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	See EAI's item 18
11	Cromwell Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	
12	Defoe House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
13	Defoe House - Internal - Repairs or unforeseen works	9,000.00	0.00	-9,000.00	+0.00	+0.00	See Anticipated item 12
14	Frobisher Court - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
15	Frobisher Court - Internal - Repairs or unforeseen works	3,000.00	0.00	-3,000.00	+0.00	+0.00	See Anticipated item 9
16	Gilbert House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
17	Gilbert House - Internal - Repairs or unforeseen works	6,000.00	0.00	-6,000.00	+0.00	+0.00	See EAI's item 10

## Barbican Estate - Redecoration Works

### 1.2. PROVISIONAL SUMS

CSA Ref.	Description	CSA Value £	Anticipated Cost £	Net Omission £	Net Addition £	+/- Change since last Report	Comments
18	John Trundle - External - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	See EAI's item 8 and Anticipated item 2
19	Lauderdale Tower - External - Repairs or unforeseen works	16,000.00	0.00	-16,000.00	+0.00	+0.00	See Anticipated item 4. Originally the Internal Prov Sum had been omitted but should have been External
20	Lauderdale Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	Originally the Internal Prov Sum had been omitted but should have been External
21	Mountjoy House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	Internals now complete
22	Seddon House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	See Anticipated item 13
23	Shakespeare Tower - External - Repairs or unforeseen works	16,000.00	8,000.00	-8,000.00	+0.00	+0.00	Works in progress but currently on hold. Nothing extra to date.
24	Shakespeare Tower - Internal - Repairs or unforeseen works	8,000.00	8,000.00	+0.00	+0.00	+0.00	
25	Speed House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	Wrong Prov Sum originally omitted. Was External but should have been internal
26	Speed House - Internal - Repairs or unforeseen works	10,000.00	0.00	-10,000.00	+0.00	+0.00	See Anticipated item 14
27	Thomas More - Internal - Repairs or unforeseen works	9,000.00	0.00	-9,000.00	+0.00	+0.00	See Anticipated item 5
28	Willoughby House - External - Repairs or unforeseen works	10,000.00	10,000.00	+0.00	+0.00	+0.00	
29	Willoughby House - Internal - Repairs or unforeseen works	7,000.00	0.00	-7,000.00	+0.00	+0.00	See EAI's item 11 and Anticipated item 6
	<b>Total of Provisional Sums</b> £	<b>284,000.00</b>	<b>122,000.00</b>				
	All costs are inclusive of Overheads and Profit						
To Summary				-162,000.00	+0.00	+0.00	

**Barbican Estate - Redecoration Works**
**1.3. EMPLOYER'S AGENT INSTRUCTIONS**

E.I. Nr.	VO Nr.	Description	Omission £	Addition £	+/- Change since last Report	Comments
1	1	Repairs to Ben Johnson House	+0.00	+0.00	+0.00	Will be superseded. Originally £2,915 but £10K added in Anticipated to cover further repairs to be identified. This is a WCLLP allowance with KM costs awaited. 21.08.23 that not required
2	2	Repairs to Bunyan Court #1	+0.00	+0.00	+0.00	Superseded - See anticipated item 15
3	3	Repairs to Bryer Court	+0.00	+0.00	+0.00	Superseded by VO 31 (Anticipated Item 11)
4	4	Repairs to Bunyan Court #2	+0.00	+0.00	+0.00	Superseded - See anticipated item 15
5	5	Repairs to John Trundle Court	+0.00	+0.00	+0.00	Superseded - See anticipated item 14
6	6	Additional Coat to Bryer Court (eyebrows and w/w's level 6)	+0.00	+7,936.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
7	7	Additional Coat to Bunyan Court (eyebrows and w/w's level 6)	+0.00	+9,088.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
8	8	Additional Coat to John Trundle Court (eyebrows and w/w's level 6)	+0.00	+5,184.00	+0.00	Rate agreed at £16. Quants being checked. KM have been asked to justify quantities claimed.
9	9	Fire Door internal decoration - Andrewes House	+0.00	+11,750.00	+0.00	KM have been asked to confirm number of doors
10	10	Fire Door internal decoration - Gilbert House	+0.00	+5,218.50	+0.00	KM have been asked to confirm number of doors
11	11	Fire Door internal decoration - Willoughby House	+0.00	+8,531.50	+0.00	KM have been asked to confirm number of doors
12	12	Fire Door internal decoration - Ben Johnson	+0.00	+0.00	+0.00	KM have been asked to confirm number of doors. Confirmed 21.08.23 that not required
13	13	Additional Coat - Bryer Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 6
14	14	Additional Coat - Bunyan Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 7
15	15	Additional Coat - John Trundle Court (eyebrows and 'top level')	+0.00	+0.00	+0.00	18/11/22. See CAI item 8
16	16	Additional Coat - Ben Johnson (eyebrows and 'top level')	+0.00	+18,688.00	+0.00	Amended to WCLLP's assessed value. Quants being checked. Rate has been queried as has KM's allowance for access
17	17	Additional Coat - Breton House (eyebrows and 'top level')	+0.00	+4,224.00	+0.00	Amended to WCLLP's assessed value. Quants being checked. Rate has been queried as has KM's allowance for access
18	18	Additional Coat - Cromwell Tower (eyebrows and 'top level')	+0.00	+6,165.00	+0.00	Same applies as above except KM's price has been retained for reporting purposes as Cromwell is a tower and will attract higher access costs.
19	19	Bryer Court - Additional fire escape/lift lobby walkway 1st to 6th floors	+0.00	+9,450.00	+0.00	18/11/22. Quants being checked. KM have been asked to justify quantities claimed.
20	20	Bryer Court - Additional fire escape/lift lobby walkway 7th floor	+0.00	+3,618.00	+0.00	18/11/22. Quants being checked. KM have been asked to justify quantities claimed.
21	37	Seddon House - Render Repairs	+0.00	+450.00	+0.00	Agreed
22	35	John Trundle Court Revised Repairs (2)	+0.00	+4,816.00	+0.00	Agreed. As far as am aware, all of these repairs are still to be undertaken

Barbican Estate - Redecoration Works						
1.3. EMPLOYER'S AGENT INSTRUCTIONS						
E.I. Nr.	VO Nr.	Description	Omission £	Addition £	+/- Change since last Report	Comments
23	36	Bunyan Court Revised Repairs (2)	+0.00	+2,912.00	+0.00	Agreed. As far as am aware, all of these repairs are still to be undertaken
24	34	Fire door internal decoration - Speed House	+0.00	+4,855.50	+4,855.50	Costs have been agreed as KM email 17.05.23, works are underway on site
25	TBC	Additional Cost to Metalwork - Speed House	+0.00	+10,824.00	+10,824.00	As KM email 30.05.23. Excluding Louvres and Crittal Screens, works are underway on site
		To Summary	+0.00	+113,710.50	+15,679.50	

## Barbican Estate - Redecoration Works

### 1.4. ANTICIPATED INSTRUCTIONS

Nr.	VO Nr.	Description	Anticipated Cost		+/- Change since last Report	Comments
			Omission £	Addition £		
1	21	Ben Johnson repairs for doors and balconies	+0.00	+0.00	+0.00	email 18/11/22. Option Rates only. No fixed price. WCLLP are not aware of works required, if any.
2	22	Revised repairs to John Trundle	+0.00	+0.00	+0.00	email 16/02/23. Costs challenged by WCLLP. Now aware that the scope may be changing (reducing) and costs from KM are awaited for this. See item 22, VO 35 under EAI's
3	23	Revised repairs to Bunyan Court	+0.00	+0.00	+0.00	email 16/02/23. Costs challenged by WCLLP. Now aware that the scope may be changing (reducing) and costs from KM are awaited for this. See item 23, VO 36 under EAI's
4	24	Fire door internal decoration - Lauderdale Tower	+0.00	+4,855.50	+0.00	Now advised there is 117 doors. WCLLP assessment based on previous agreed rates.
5	25	Fire door internal decoration - Thomas More	+0.00	+6,889.00	+0.00	Now advised there is 166 doors. WCLLP assessment based on previous agreed rates.
6	26	7th floor internal decorations - Willoughby House	+0.00	+9,910.00	+0.00	Pricing agreed other than doors which are to be priced at previous agreed rates. KM have been asked to justify quantities being claimed.
7	27	West façade decorations - Ben Johnson	+0.00	+0.00	+0.00	email 16/02/23. Costs being checked. Confirmed 21.08.23 that not required
8	28	Schedule for Bryer Court redecorations	+0.00	+0.00	+0.00	Deemed not part of this Contract as advised
9	29	Treatment for Frobisher Crescent Internals - Reduced scope	-41,286.33	+17,797.25	-10,554.75	Based on omission of Contract allowance for Frobisher Internals and KM's quotation for works to Levels 7, 8 and 9 24th August 2023
10	30	Ben Johnson revised repairs	+0.00	+0.00	+0.00	WCLLP allowance for increase on that already instructed. Retain allowance but we understand that scope of repairs is under review and is reducing. Are any works still anticipated? Confirmed 21.08.23 that not required
11	31	Bryer Court revised repairs	+0.00	+5,275.00	+0.00	Costs now agreed
12	32	Fire door internal decoration - Defoe House	+0.00	+7,518.00	+0.00	See email 21/12/22. Nr of doors is 162.
13	33	Fire door internal decoration - Seddon House	+0.00	+0.00	+0.00	Not being undertaken - As email 26.04.23
14	34	Fire door internal decoration - Speed House	+0.00	+0.00	-4,855.50	Costs agreed with KM. Works not yet instructed.
16	39	Lauderdale Tower - additional coat to top floor apartment woodwork and all fixed kitchen windows (access by abseiling)	+0.00	+15,000.00	+0.00	WCLLP allowance pending receipt of KM quote following meeting KM/COLC/WCLLP 14.06.23
15	TBC	Additional Coat to Metalwork - Speed House	+0.00	+0.00	-10,824.00	As KM email 30.05.23. Excluding Louvres and Crittal Screens



**Barbican Estate - Redecoration Works**

**1.4. ANTICIPATED INSTRUCTIONS**

Nr.	VO Nr.	Description	Anticipated Cost		+/- Change since last Report	Comments
			Omission £	Addition £		
17	TBC	Reduced scope of works to Shakespear Tower - Omission of External Masonry and Softwood	-41,279.56	+0.00	+111,166.44	WCLLP Estimate. K&M have contested the SOW saving of £116,014 for Softwood elements, as per KM email 24.08.23, advising a saving of only £5,576.20. KLM have confirmed a £35,703.36 saving for Masonry. Total saving £41,279.56.
To Summary			-82,565.89	+67,244.75	+84,932.19	

## Barbican Estate - Redecoration Works

### 1.5. BY BUILDING

No.	Description	Original Budget £	Prov Sums £	Total Budget £	Prov Sum Adjustment £	Variations Instructed £	Variations Not Instructed £	Total Costs £	Variance £ + over Budget - under Budget	+/- Change since last Report £	Comments
1	Andrewes House	+357,863.32	+18,000.00	<b>+357,863.32</b>	-8,000.00	+11,750.00	+0.00	+361,613.32	+3,750.00	+0.00	
2	Ben Johnson House	+486,026.02	+26,000.00	<b>+486,026.02</b>	-16,000.00	+18,688.00	+0.00	+488,714.02	+2,688.00	+0.00	
3	Brandon Mews	+22,380.26	+6,000.00	<b>+22,380.26</b>	+0.00	+0.00	+0.00	+22,380.26	+0.00	+0.00	
4	Breton House	+110,534.90	+17,000.00	<b>+110,534.90</b>	-10,000.00	+4,224.00	+0.00	+104,758.90	-5,776.00	+0.00	
5	Bryer House	+64,604.54	+8,000.00	<b>+64,604.54</b>	-8,000.00	+21,004.00	+5,275.00	+82,883.54	+18,279.00	+0.00	
6	Bunyan House	+134,524.55	+19,000.00	<b>+134,524.55</b>	-12,000.00	+12,000.00	+0.00	+134,524.55	+0.00	+0.00	
7	Cromwell Tower	+288,746.28	+24,000.00	<b>+288,746.28</b>	-16,000.00	+6,165.00	+0.00	+278,911.28	-9,835.00	+0.00	
8	Defoe House	+332,522.72	+19,000.00	<b>+332,522.72</b>	-9,000.00	+0.00	+7,518.00	+331,040.72	-1,482.00	+0.00	
9	Frobisher Crescent	+130,158.41	+13,000.00	<b>+130,158.41</b>	-3,000.00	+0.00	-23,489.08	+103,669.33	-26,489.08	-10,554.75	
10	Gilbert House	+180,680.70	+16,000.00	<b>+180,680.70</b>	-6,000.00	+5,218.50	+0.00	+179,899.20	-781.50	+0.00	
11	John Trundle Court	+106,087.16	+10,000.00	<b>+106,087.16</b>	-10,000.00	+10,000.00	+0.00	+106,087.16	+0.00	+0.00	
12	Lauderdale Tower	+288,746.28	+24,000.00	<b>+288,746.28</b>	-16,000.00	+0.00	+19,855.50	+292,601.78	+3,855.50	+0.00	
13	Mountjoy House	+42,324.66	+7,000.00	<b>+42,324.66</b>	-7,000.00	+0.00	+0.00	+35,324.66	-7,000.00	+0.00	
14	Seddon House	+48,975.19	+7,000.00	<b>+48,975.19</b>	-7,000.00	+450.00	+0.00	+42,425.19	-6,550.00	+0.00	
15	Shakespeare Tower	+288,746.28	+24,000.00	<b>+288,746.28</b>	-8,000.00	+0.00	-41,279.56	+239,466.72	-49,279.56	+111,166.44	
16	Speed House	+243,360.29	+20,000.00	<b>+243,360.29</b>	-10,000.00	+15,679.50	+0.00	+249,039.79	+5,679.50	+0.00	
17	Thomas More	+111,214.84	+9,000.00	<b>+111,214.84</b>	-9,000.00	+0.00	+6,889.00	+109,103.84	-2,111.00	+0.00	
18	Willoughby House	+263,710.94	+17,000.00	<b>+263,710.94</b>	-7,000.00	+8,531.50	+9,910.00	+275,152.44	+11,441.50	+0.00	
	To Summary	+3,501,207.34	+284,000.00	<b>+3,501,207.34</b>	-162,000.00	+113,710.50	-15,321.14	+3,437,596.70	-63,610.64	+100,611.69	

## Forward Works Programme – Draft RCC Questions

1. Process and management approach. Greater detail is required on the City's proposed approach to managing this programme of potential works, including:
  - a. Who will be responsible for delivery? Is the intention to recruit a programme director? And if not, why not.

This is currently the responsibility of the Head of Major Works, DCCS Property Services. As you may be aware, proposals to restructure the management of the Barbican Estate are being considered. Responsibility for managing the delivery may be dependent on the outcome of the restructure and should be confirmed/determined before any of the identified projects commence.
  - b. What is the proposed governance structure?

All projects over a certain financial threshold (currently either £50k or £250k depending on source of funding) are subject to the City of London's Project Procedure and the Gateway Approval Process. A copy of the Project Procedure is attached for information. Please note, recent approvals at Policy & Resources Committee and Court of Common Council will change the City's approach to project governance. Guidance and an amended Project Procedure are awaited.

We presume there would be a programme board, including key stakeholders and resident representatives.

Under the current management structure, all projects run out of DCCS Property Services are monitored by the Housing Programme Board. This officer board, chaired by the Assistant Director, Housing & Barbican, and attended by key stakeholders across relevant City teams and departments meets every two months.
  - c. What is the intended programme and project reporting cycle and approach?

Update reports to Housing Programme Board every two months, updates to RCC and BRC at quarterly Committee meetings. Projects are also reported centrally via Project Vision which is monitored by Corporate Programme Office and reported to the Governance committee Operational Property and Projects Sub-Committee.
  - d. Who is the programme sponsor?

The Assistant Director, Housing & Barbican
  - e. What project and programme management methodology will be applied? E.g. Prince2, MSP.

The City's Project Procedure is based on Prince2 methodology, tailored to fit with the City's Committee structures.
  - f. What is the proposed approach to ensuring lessons are captured, learn, and applied through the programme and through phases from one block to the next?

Lesson learned logs are maintained and shared as a matter of course throughout each project. Outcome reports, formalising these logs are presented for Committee approval at Gateway 6 of the current Projects Procedure.
  - g. What other specialist project and programme resource requirements have been identified?

Resource for the team will need to be appointed to meet the requirements of the future programme and where required, specialist consultants will be brought in to support the project team.
  - h. Has a gap analysis been carried out to identify what capabilities are present within the City's current resources and what additional resources will need to be brought in?

These are the next steps prior to the programme starting. Proposals to restructure the management of the Barbican Estate are being considered. Responsibility for managing the delivery may be dependent on the outcome of the restructure and should be confirmed/determined before any of the identified projects commence. This will then identify any skills gaps.

- i. What is the proposed project gate approach? We note reference to the City's gateway process but understand this is primarily financial, rather than a project governance methodology.

The City's Project Procedure and Gateway Approval Process is a project governance methodology based on Prince2. Please see attached Projects Procedure.

- j. We note the City's gateway process is currently under review. When is this review expected to complete and when will updated processes be shared?

Policy & Resources Committee and Court of Common Council have approved changes to the City's approach to project governance. Initial changes to Guidance and an amended Project Procedure are expected shortly. We are advised that broader changes resulting from the Project Governance Review may take several months to implement. Changes are being managed by the Town Clerk's Corporate Programmes Office.

- k. Can details of the current process that applies in the meantime be shared?

Yes, please see attached.

- l. Has engagement has been carried out with the Arts Centre to understand any lessons from their renewal works?

Officers from the Major Works team meet regularly with the Barbican Area Advisory Group, which includes key officers from the Barbican Centre, Guildhall School, City of London School, and other City departments working in the local area, to discuss exactly these things.

- m. Section 13 notes recruitment challenges. How does the City propose to address these and ensure that the right resources are in place to manage this programme effectively?

These are the next steps prior to the programme starting. Proposals to restructure the management of the Barbican Estate are being considered. Responsibility for managing the delivery may be dependent on the outcome of the restructure and should be confirmed/determined before any of the identified projects commence. This will then identify any skills gaps.

- n. Please provide a diagram showing proposed governance and team structures.

Proposals to restructure the management of the Barbican Estate are being considered. Responsibility for managing the delivery may be dependent on the outcome of the restructure and should be confirmed/determined before any of the identified projects commence. Governance procedures are contained within the attached Gateway Procedure.

## 2. Finance:

- a. At all points it should be made clear what year figures were calculated as well as whether or not inflation adjustment has been applied.

Yes, agreed.

- b. Section 5 includes £4.3m for lifts. Does this include allowance for standardisation of components and reuse of work already carried out on the Tower Lifts? If not, why not?

Yes.

- c. The figures include no allowance for professional fees and project costs. Can the City update the figures to provide an estimate for this?

An estimate of 12.5% of the works costs is usually added to a projects budget to cover professional fees and staff costs. This can be added to future versions of the 5-year programme.

- d. What is the proposed approach to managing financial risk, particularly in light of rising construction costs?

The gateway process includes a Costed Risk Register which uses a risk-based assessment to identify any potential future risks and how mitigating actions can help minimise or remove those risks. Construction Category Board is a regular meeting where these issues are discussed cross-departmentally to ensure awareness of any future risks is shared and covered. Further to this, the City has strict procurement rules and financial checks are completed as part of this process.

- e. Section 9 states that there are areas where the City has high confidence in the costs presented and other areas where confidence is lower. While examples are given, we would like a full list of areas of scope, categorised or RAG'd (red / amber / green) by confidence.

Item	RAG
Electrical Infrastructure Refurbishment	Red
Car Park Sprinkler System	Green
Hot & Cold Water Systems	Green
Lift Refurbishments	Green
Door Entry Systems	Green
Building Management Systems	Amber
Concrete Repairs	Green
Flat Roof Replacement	Green
Internal Flooring/Carpeting	Amber
Cyclical Redecoration	Green
Playground Refurbishments	Green

For Electrical Infrastructure Refurbishment, the scope will depend greatly on further detailed survey, not all components listed by Savills may need replacement and the cost may vary significantly. It will also depend on changes to the electrical regulations in line with any new fire safety requirements.

Similarly for Building Managements System works, estimates are tentative subject to further detailed surveys.

The replacement (and specification) for flooring/carpet will largely be a matter of resident choice so costs could vary significantly (up or down) depending on what residents want.

- f. Section 11 notes the estate's listed status is expected to impact on estimates. Has this been accounted for in the figures presented? If not, why not?

As per Section 11 'The cost data provided covers the repair/replacement of generic/standard items only. Any non-standard or heritage sensitive items will come at a premium. The Barbican Estate's listed status and many unique fittings can be expected to have a significant impact on programme costs'. It was not within scope of Savills appointment to specify, design, or cost bespoke heritage compliant components. In order to refine cost estimates, significant design work will be required funding for which will be sought at the relevant Gateway stage for each project.

### 3. Scope:

- a. The report makes repeated reference to like for like replacement, e.g. section 10 which states that modernisation isn't accounted for in costs. This seems unlikely to apply universally, i.e. it is hard to believe that Savills costed like for like replacement of 50 year old electrical equipment rather than modern equivalents. What will the approach be to modernisation in the following scenarios and has this been accounted for:
  - i. Situations (potentially electrics) where modernisation is legally required.  
**This is accounted for in the costs presented. Savills have not provided costs for non-compliant components. Only compliant components will be installed.**
  - ii. Situations where modernisation is cheaper due to the age of items in scope for replacement and the extent to which industry and best practice have moved on.  
**Savills have costed for modern equivalents that fulfil the same function. Industry best practices will be followed wherever possible.**
  - iii. Situations where modernisation is desirable to address the climate crisis, e.g. single vs double glazing.  
**Works deemed to be 'improvements' (typically understood as adding something to a building that was not there before – e.g. Soffit insulation) may not be recoverable from leaseholders under the terms of their leases; they will thus be reliant on securing central funding or (for carbon reduction measures) external funding. There is a risk that sufficient funding may not be available to complete all such desirable 'improvement' works to the specification desired.**
- b. Underfloor heating is excluded (section 17). While we agree the current system is largely maintainable there are isolated instances where this is not the case. As with the windows, the City needs to have an adequate strategy for addressing such edge cases which can scale if more widespread renewal becomes necessary. (i.e. not repeating the approach that has been used to manage the windows issues.)  
**Yes, agreed. The underfloor working party may discuss this in more detail to ensure a proactive approach is applied and consulted on.**

### 4. Other:

- a. Section 3 notes that there has been consultation with the AMWP. While there is some truth to this and we have been discussing and giving feedback on the outline plan for years 1-5, the report was presented to the working party but feedback given was not incorporated which is extremely disappointing. Consultation should be meaningful and reports should be shared with the working party far enough in advance of finalisation to ensure feedback is can properly be addressed.  
**Unfortunately, detailed feedback from the AMWP was only received after the deadline for report submission to the RCC. The purpose of the report was to update RCC and BRC members as to progress made on developing the first five-year programme of Major Works and present it for feedback. As Barbican Committee's only meet quarterly it was decided to submit the report as is and collate all feedback for response, rather than delay the process by three months. It is the intention of the City to consult with all projects. Examples of this are the Lift Replacement project in the Towers where resident representatives have been involved with the scope of the work and the**

specification, which will go out to tender once all house groups have been consulted on the final draft.

- b. What are the proposed next steps? The RCC is merely asked to note the report. As above, the purpose of the report was to update on progress in developing the programme. Before progressing any of the identified projects, questions as to the restructuring of the Barbican Estate Office, responsibility for managing the works, resourcing the delivery team should be resolved. Furthermore, the proposed changes to the City's project governance procedures should be complete and bedded in before any of the identified project's progress. Once these matters are confirmed, a report, for decision, will be drafted confirming the proposed programme, with then each individual project progressing through the approval process as required by the new governance procedures.

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# Agenda Item 9

<b>Committee(s):</b>  Barbican Estate Residents Consultation Committee – For information	<b>Dated:</b>  27/11/2023
<b>Subject: Extension to Repairs and Maintenance Contracts</b>	<b>Public</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	1, 2, 4, 12
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>No</b>
<b>If so, how much?</b>	<b>N/A</b>
<b>What is the source of Funding?</b>	<b>Barbican – City Fund HRA – HRA Fund</b>
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	<b>Yes</b>
<b>Report of:</b> Judith Finlay, Executive Director of Community and Children’s Services	<b>For Information</b>
<b>Report author:</b>  Michael Gwyther-Jones Head of New Developments and Special Projects, DCCS Oliqur Chowdhury, Commercial Lead, Commercial Service, COO Rob Pine, Procurement and Contracts Manager, Commercial Service, COO	

## Summary

The report is redacted for non-public information and the report is otherwise the same as will be submitted to other committees.

The City Corporation has a duty to undertake repairs and maintenance to the housing estates and buildings for which it is the landlord. This report considers its approach to the provision of responsive repairs, maintenance, and voids.

There are two agreements for the provision of Housing Responsive Repairs, Maintenance and Voids Services, the term of these began 01 April 2019, and is currently set to expire 31 March 2024:

1. Housing Revenue Account (HRA) Estates with Wates Living Space; and
2. Barbican Estate with Metwin.

The report provides an overview of the operational and commercial performance of these agreements, the activities undertaken to establish the options available for the provision of the services from 01 April 2024, and recommends to members the option that officers consider to be the best approach to optimise future service delivery,

provide commercial and regulatory assurance, and to maximise impact towards the organisation's corporate strategic objectives.

Whilst the purpose of this report is to satisfy the Standing Orders, 51. Procurement and Contract Letting, and Rules 16, 25 and 30 of the Procurement Code, it is included in the agendas of the Barbican Residential Committee and the Barbican Estate Residents Consultation Committee, to communicate transparently to those affected by this contractual decision as it will affect their service provision.

### **Recommendation(s)**

This report is for information and to note that Members will be asked to:

1. Endorse for onward approval by the Court of Common Council, the following:
  - a. a variation to the expiry date of the contract term to 31 March 2025 for responsive repairs, maintenance, and voids service at HRA estates (Lot 1) with Wates Living Space [NON-PUBLIC]
  - b. a variation to the expiry date of the contract term to 31 March 2025 for responsive repairs, maintenance, and voids service at Barbican estates (Lot 2) with Metwin Ltd [NON-PUBLIC]
2. Note the estimated spend for the additional 12 months extension [NON-PUBLIC]

### **Main Report**

#### **Background**

1. In December 2018, Court of Common Council approved the award of the contracts for the provision of housing responsive repairs, maintenance, and voids service for the City of London Corporation's Housing Estates.
2. The requirements have been grouped into two lots for each Housing Estate: Lot 1, Housing Revenue Accounts (HRA) and Lot 2, Barbican Estate. This strategy was decided upon to ensure that the differing bespoke nature of requirements across both estates are delivered, and ultimately the City's statutory responsibilities for the repairs and maintenance services and its obligations to leaseholders are met.
3. The contracts commenced 1 April 2019 for a period of 5 years [NON-PUBLIC].
4. A five-year contract was awarded for responsive repairs, maintenance, and voids service at HRA Estates (Lot 1) to Wates Living Space, commencing 1 April 2019 [NON-PUBLIC].
5. A five-year contract was awarded for responsive repairs, maintenance, and voids service at Barbican Estates (Lot 2) to Metwin Ltd, commencing 1 April 2019 [NON-PUBLIC].

## Current Position

6. A decision is required from Members, as according to the Corporation's Standing Orders, 51. Procurement and Contract Letting, all procurement and contracts activity must be undertaken in accordance with the Corporation's agreed Procurement Regulations, The Procurement Code.
7. The Procurement Code rule 30. Contract Variations requires approval from the Procurement and Projects Committee, Finance Committee, and the Court of Common Council [NON-PUBLIC].
8. The current repairs and maintenance contracts with Metwin and Wates require a Deed of Variation (Contract Extension) to extend by 12 months, this is needed to allow sufficient time for the re-procurement of new contracts for Barbican and HRA.
9. There is insufficient time to reprocure before the current contracts expire on 31 March 2024 as a full 'Find a Tender Service' (FTS) procurement process will need to be undertaken, as well as carrying out pre-market engagement with residents and the wider market, including sufficient time for the mobilisation to be completed by the new contractor by 31 March 2024.
10. It is recognised that the current contract performance is not optimal, and robust contract management is required to ensure that the service improves whilst re-procurement is taken forward. The longer period to reprocure provides an opportunity to develop new contracts with greater customer focus, as well as sanctions and penalties to challenge poor performance.
11. [NON-PUBLIC]
12. [NON-PUBLIC]
13. [NON-PUBLIC]
14. The spend is well above the predicted estimated costs for both contracts at the outset and has been driven by a combination of external factors including Covid and Brexit which have impacted upon the materials supply chain and available resources, inflation, inclusion of capital works in day to day reactive contracts, and the contract value being set too low.
15. An audit was undertaken in October 2023 on the Barbican Estate contract with Metwin. This made several recommendations to improve the service:
  - The contract Schedule of Rates must be applied, where this is not possible, works must be specified and costed via quotation and the quotation attached to the works order.

- The Housing Repairs Team should ensure that market testing (seeking alternate quotes) is undertaken in relation to non-SOR items, management may wish to set a financial threshold for this. Evidence should be retained.
  - Management should monitor the volume and proportion of works orders varied after raising, a KPI/target should be set, reasons for variation should be examined and lessons learned to improve the quality of this process.
  - The pre-inspection process/responsibility should be brought within the City of London team as a “client” function.
  - The Housing Repairs Team should introduce, as a minimum, spot-checking to validate the completion of works and, for some categories of repair, part-completion. Evidence should be retained to demonstrate this.
  - The Schedule of Rates should be reviewed in detail as part of the procurement process to re-let the contract, ensuring that those items included remain valid and expanding where relevant/useful to do so.
16. Following the recommendations, the current ways of working will be improved, and change is required to regain residents’ confidence and trust. DCCS Housing Services is committed to resolving the current problems and to improve the services delivered to residents. There will be further developments to promote the customer first culture and ensure there is capacity and capability to improve service delivery. Benchmarking repairs and maintenance performance will provide further insight into how the current contracts are performing.
17. In order to deliver robust contract management for repairs and maintenance, it is intended to appoint a new contract manager for the Barbican residential estate as recommended by the Altair review and Pennington Review recommendations for the HRA repairs and maintenance service.
18. Elements of the current in-house provision of the service will remain as existing particularly for the Barbican Estate, pending a review of the Property Service Function during the Barbican Estates Office transformation project to identify any future opportunities for additional in-sourcing.
19. Immediate improvements to performance can be introduced by tightening up internal procedures, reviewing the contract management process, establishing strategic and operational meetings, month-by-month budget monitoring on expenditure, and introducing new approval limits.
20. A Communications Plan is being developed specifically for the re-procurement process. Consultation and engagement will be primarily delivered through the Community & Children’s Services Committee, Barbican Residents Committee, and Barbican Residents Consultation Committee meetings. Other avenues for engagement will be through press releases via the Communications Team. There will be channels for two-way communication between residents and the Project Team and residents will have the opportunity to provide input on stages of the process, specific to service delivery expectations.

21. A steering group with resident representation has been established for both HRA and Barbican, and they will be engaged during the stages of the procurement process and eventual award of new contracts.
22. The rationale for the contract extension is to allow sufficient time for (1) Project team to arrange resident and stakeholder engagement to understand the current issues / concerns with the existing contractors and to address these in the re-procurement (2) Supplier engagement which will guide the procurement with its requirements, and how the tender is packaged, and whether a single or two stage tender process will be the most appropriate (3) Supplier engagement will inform us how the market responds to our proposed terms, contract duration, insurances, TUPE, Lots, and geographical zones (4) Mobilisation of the new contractor.
23. Re-procurement of the contracts will enable contract redesign including financial penalties for poor performance, review of priority bands for repairs, specifying how resources will be allocated across geographical areas and setting thresholds for use of sub-contractors.

### **Options**

24. The following options were considered:
  - a) Option 1 - to undertake an immediate procurement exercise for a Housing Responsive Repairs, Maintenance and Voids Service
  - b) Option 2 - Extend by deed of variation the current contracts with the providers.
25. Option 1 would allow for competitive bidding from the market. However, it would be a risk to conduct an immediate procurement exercise as this would not allow sufficient time for a thorough review of the service, understand resident concerns and ensure adequate time for mobilisation of a new contractor.
26. Option 2, extending the current contract and deferring the procurement allows time to carry out stakeholder and supplier engagement, and to develop an effective and improved service model. Re-procuring within the current timeframe introduces greater risk than that option 2. with the likelihood of ending up with a worse deal financially, poorer standard of service, and drain on internal resource, resident dissatisfaction, compared to allowing an additional 12 months to reprocure.
27. The procurement timetable is detailed in Appendix 1 to ensure that a new contract is in place in advance of the extension expiry date, 31 March 2025.

### **Proposal(s)**

28. Option 2 is the preferred option, as this would allow resident consultation and supplier market engagement to be undertaken and provide an opportunity for a thorough service review and the design of an improved service model.
29. The Facilities Category Board have approved the recommendation to extend the contracts by 12 months.

## **Corporate & Strategic Implications**

This proposal aligns with key objectives in the Corporate Plan for 2024-29 where there is a commitment to ensure people receive good services, live in good quality homes, and can live independent and healthy lives. This proposal will also support the delivery of involving communities and our residents in co-creating fair and innovative outcomes.

The proposal also supports the following objectives in the Corporate Plan 2018-2023 (1) People are safe and feel safe (2) People enjoy good health and wellbeing (4) Communities are cohesive and have the facilities they need (12) Our spaces are secure, resilient and well-maintained.

## **Financial implications**

The financial implications are set out in the body of the report.

## **Resource implications**

DCCS Housing manage the current two contracts and will continue to do so for the extension. Section 20 consultation is not required for this extension.

## **Legal implications**

The proposed extension of the contract in favour of Wates is permissible under Regulation 72(1)(b) of the Public Contract Regulations 2015 (PCR 2015), on the basis that:

- the procurement of an alternative contractor for an interim 12-month period would cause significant inconvenience and substantial duplication of cost for the City; and
- the value of the contract extension will not exceed 50% of the original contract value.

Given the indicated value of the proposed contract extension in favour of Metwin, the safe harbour provided under Regulation 72(1)(b) will not apply. However, regardless of value, the proposed increase in scope complies with the requirements set out in Regulation 72(1)(e) of PCR 2015 as it does not:

- render the contract materially different in character from the one initially concluded;
- introduce conditions which, if they had formed part of the original procurement procedure, would have allowed the admission of other contractors or the acceptance of a different offer or attracted additional participants;
- change the economic balance of the contract in favour of the contractor in a manner not provided for in the initial contract; and
- considerably extend the scope of the contract.

## **Risk implications**

Not extending the current contract exposes the City to risk in respect of reputation by not having buildings repairs and maintained. There is further risk by not being compliant with statutory Health and Safety regulations. Legal will be further consulted for any Public Contract Regulations 2015 modification notices that are required to be published.

### **Equalities implications**

The current contract has been subject to a fully compliant City of London tender process which ensures that all legal requirements and City of London policies in respect of equality have been met.

### **Climate implications**

The current contract has been subject to a fully compliant City of London tender process which ensures that all legal requirements and City of London policies in respect of climate and responsible procurement have been met.

### **Security implications**

The current contract has been subject to a fully compliant City of London tender process which ensures that all legal requirements and City of London policies in respect of security have been met.

### **Conclusion**

30. It is recommended that Members approve the extension of the managed Repairs and Maintenance contracts for a further 12 months, to ensure continuity of the service whilst a review of the approach to procuring a new Repair & Maintenance contract is undertaken.

### **Appendices**

Appendix 1 – Procurement Timetable

#### **Michael Gwyther-Jones**

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Appendix 1 – Procurement Timetable

<b>Timeline</b>	<b>Activity</b>
Sep 2023 – Jan 2024	Soft Market Testing Stakeholder engagement Development of Working Group
Jan 2024 – March 2024	Specification development Market engagement Preparation of Tender documents
Feb 2024 – August 2024	Procurement Stage 1 - Strategy Approval (Category Board, P&P, Finance Committee) Tender Published Evaluation
August – December 2024	Procurement Stage 2 - Award (Category Board, P&P and Court of Common Council)
Jan 2025	Mobilisation

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<b>Committee(s):</b> Barbican Residents Consultation Committee Barbican Residential Committee	<b>Dated:</b> 27/11/2023 11/12/2023
<b>Subject:</b> Fire Safety Update	<b>Public</b>
<b>Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?</b>	1, 2, 12
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>If so, how much?</b>	N/A
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain’s Department?</b>	N/A
<b>Report of:</b> Judith Finlay Executive Director of Community and Children’s Services	<b>For Information</b>
<b>Report author:</b> David Blane, Health and Safety Advisor, DCCS	

## 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 March 2023.

## Recommendation

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

## Main Report

### Background

1. This paper is intended to give further updates arising from the detailed report brought to this Committee in September 2017, and to 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 and new issues raised for record 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.
  - Electric vehicles, Lithium-ion batteries
  - Hot works
2. Subsequently, further update reports have been brought back to Committee on a regular basis with the last one being in March 2023. This paper is intended as a further update.

## **Fire Risk Assessments**

3. 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. These FRA's are available for viewing on the Corporation's website and are updated as new FRA's are undertaken.
4. 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.
5. The thematic issues identified in the FRA's for residential blocks include fire doors, fire signage, emergency lighting, and Premises Information Boxes. Addressing some of the identified actions may fall within large project works and are detailed below.
6. Other FRA actions identified on the day of the assessment will either been addressed immediately or raised for action through repairs and maintenance.

## **Fire Doors**

7. 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.
8. 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).
9. Reform Architects have been working on initial design to RIBA stage 3 and consultation booklet has been produced for the first set of Tower blocks. This document has been shared with the AMWP and residents of the tower blocks (Lauderdale, Cromwell and Shakespeare) inviting feedback on the proposals. A further letter will be sent to invite further comments before documentation is finalised for a Listed Building Consent application. Planning consultants and Heritage Consultants have been engaged to assist the Corporation's application.
10. Once the application is submitted, final specification will be produced, mock-up produced and destructive testing completed to check the design integrity.

### **Fire signage**

11. 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 sample signs will be kept in the Barbican Estate Office, along with a hard copy of the agreed Fire Signage Strategy.
12. 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.

### **Emergency Lighting**

13. Design consultants have provided costs for a light strategy for the Barbican Estate including input from a specialist lighting designer and other sustainability/compliancy consultants. These proposals have been shared with City Surveyors to overview the proposals in line with the Corporation's Climate Action Strategy.
14. The emergency lighting will support lower energy bills across the estate utilising LED fittings in replacement for the existing. Considerations on colour output, light, lighting design will form part of the overall design strategy in accordance to the listed status of the estate.

### **Communication with residents**

15. We continue to communicate with the Barbican residents on fire safety matters as appropriate. We will continue to send 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.

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

### **Estate Management**

17. 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.

18. Residents are asked to ensure that they do not place combustible items in areas that form part of their means of escape. If residents do see such items or have concerns, please raise this with Barbican Estate Office.

### **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 March 2023.

### **London Fire Brigade (LFB)**

20. Members will be aware from previous reports that the LFB have and continue, to undertake frequent inspections across the Barbican Estate. These inspections ensure regulatory compliance within the requirements of the Regulatory Reform (Fire Safety) Order 2005 and to ensure that appropriate FRAs are being carried out.

21. The LFB additionally attend the Barbican Estate on a regular basis to carry out routine safety inspections, undertake familiarisation tours to ensure their operational response remains effective, and provide advice to residents.

22. The LFB continue to provide specific home fire safety advice, either through material via their website or direct Home Fire Safety visits.

### **Electric vehicles and Lithium-ion Batteries.**

23. With the increasing ownership of electric vehicles, e-scooters, e-bikes, newer mobility scooters and mobile technology (laptops, mobile phones etc); equipment owners, residents, landlords and fire and rescue services are becoming more aware of complexities of dealing with fire related incidents involving Lithium-ion (Li-on) batteries.

24. Electric vehicles, e-scooters, e-bikes, newer mobility scooters and mobile technology are predominately powered by Li-on batteries. These batteries vary in size and configuration depending on their use and application. Larger batteries may be found in Energy Storage Systems (ESS) and vehicles, whilst smaller batteries are used in laptops and mobile phones with lots of intermediate

applications. Batteries are arranged in series to increase voltage, and in parallel to increase capacity.

25. Fires arising from these types of batteries are usually identified as initially from around the result of the following conditions:

- Internal manufacturing defects (material defects, construction, contamination).
- Physical damage (during assembly, shipping, handling, waste disposal, accidental during product use).
- Electrical abuse (overcharging, over - discharging, short circuit, non-approved charging equipment).
- Thermal abuse (exposure to high temperatures).

26. The rapid development of fires from such equipment can be overwhelming, especially if occurring within confined locations and indoor areas.

27. Concerns around electric vehicle fires within confined areas, such as Barbican Estate car parks, is continually reviewed as new or revised fire safety guidance and legislation is produced. The Corporation, through its Fire Safety Department, has produced internal guidance on The Corporation's approach to this matter.

28. Factors around battery hazards, charging stations, location, structural standards, facilities to support fire service attendance, fire detection and sprinkler systems are considered within this guidance. This document should be utilised when considering new installations and where reasonably practicable, to existing installations.

29. Site visits have been arranged between representatives for Barbican residents, Officers and The Corporation's Fire Safety Advisor to discuss this issue and future planning.

30. E-scooters, e-bikes, newer mobility scooters and mobile technology raise further concerns, especially around their numbers and location within residential properties.

31. With the increase in the number of fires that Fire and Rescue Services are attending and through social media video footage showing the unexpected rapid development of a fire from such equipment, owners of such equipment and devices should consider where these items are stored and when they are charged.

32. E-scooters, e-bikes, newer mobility scooters should not be stored and/or charged near front doors or restricting means of escape from the residence. All equipment and devices should only be charged using approved charging devices and leads and not overnight when residents are asleep.

33. The London Fire Brigade have information and advice contained within their website on fire safety advice and more specifically on this subject.

## Hot Works

34. *Hot works*; are when, activities take place which have the potential to create a fire event by the activity being undertaken.
35. The Health and Safety Executive (HSE) defines hot work as the: ‘use of open fires, flames and work involving the application of heat by means of tools or equipment.’ Common types of hot work include:
- Welding, brazing, and soldering.
  - Grinding and cutting.
  - Thawing pipes.
  - The use of open flames, blow-lamps, and torches.
  - Using bitumen and tar boilers.
  - The use of hot air blowers and lead heaters.
36. This is not an exhaustive list, but it does include the most common examples of hot work. All hot work can pose significant health and safety risks when carried out without proper controls.
37. Both The Corporation’s Fire Safety and Insurance departments have an agreed approach to this type of activity and a guidance note of this has been produced.
38. The key points are:
- Hot works are to be eradicated by design where possible.
  - Permits will never cover work in flammable / explosive atmospheres.
  - Only persons who have received training from a hot work passport scheme, accredited provider and have in-date certificate can undertake hot works in the CoL portfolio.
  - Companies are to adhere to the RISC authority joint code of practice, covering some key points and the detailed City’s specific, requirements listed in the guidance.
39. Permission to undertake Hot Work activities will only be authorised by the Fire Safety and Insurance Departments upon written request and satisfying the criteria laid out within the guidance.

David Blane, Health and Safety Advisor, DCCS  
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<b>Committee(s):</b> Residents' Consultation Committee - For Information	<b>Dated:</b> 27112023
Barbican Residential Committee – For Information	11122023
<b>Subject:</b> Progress of Sales & Lettings	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	4
<b>Does this proposal require extra revenue and/or capital spending?</b>	<b>N</b>
<b>If so, how much?</b>	<b>£</b>
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	
<b>Report of</b> Director of Community and Children's Services	<b>For Information</b>
<b>Report author:</b> Anne Mason Community and Children's Services	

## Summary

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

## Recommendation(s)

Members are asked to:

- Note the report.

## Main Report

### Background

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

## Current Position

### SURRENDERS/TERMINATIONS

2.

Case No	Type	Floor	Rent Per Annum	Tenancy commenced/ expired	Reason for Surrender	Date of Surrender
1	96	1	£31,980	Periodic tenant	Moving into a home	08/10/23
2	8B	25	£47,940	Periodic tenant	Flat no longer required	30/09/23
3	F1D	4	£19,240	08/02/2022 07/02/2025	Moving into a home	31/08/23

### RIGHT TO BUY SALES

3.

	<b>31 October 2023</b>	<b>9 May 2023</b>
Sales Completed	1080	1080
Total Market Value	£96,348,837.21	£96,348,837.21
Total Discount	£29,830,823.62	£29,830,823.62
<b>NET PRICE</b>	<b>£66,518,013.59</b>	<b>£66,518,013.59</b>

### OPEN MARKET SALES

4.

	<b>31 October 2023</b>	<b>9 May 2023</b>
Sales Completed	874	874
Market Value	£169,826,271.97	£169,826,271.97

15. Fifteen exchanges of sold flats have taken place with the sum of £720,254 being paid to the City of London.
16. 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.

8. APPROVED SALES

CASE	Block	Floor	Type	Price	Remarks as at 31/10/2023
1	Shakespeare Tower	19	8A	£1,900,000	Proceeding

9. APPROVED LETTING

CASE	Block	Floor	Type	Price	Remarks as at 31/10/2023
1	Cromwell Tower	18	1C	£43,940 pa	Completed 26/06/23

COMPLETED SALES

10. No sales have completed since the last report.

## SALES PER BLOCK

11.

BLOCK	TOTAL NO. OF FLATS	TOTAL NO. SOLD	NET PRICE £	% NO. OF FLATS SOLD
ANDREWES HOUSE	193	189	20,523,760.00	97.93
BEN JONSON HOUSE	204	198	16,089,954.83	97.06
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETON HOUSE	111	110	8,869,412.50	99.10
BRYER COURT	56	55	2,307,338.50	98.21
BUNYAN COURT	69	68	6,484,280.00	98.55
DEFOE HOUSE	178	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
<b>TERRACE BLOCK TOTAL</b>	1729 (1729)	1695 (1695)	155,582,473.33 (155,582,473.33)	98.03 (98.03)
CROMWELL TOWER	112	103	27,005,801.00	91.96
LAUDERDALE TOWER	117	114	24,553,779.63	97.44
SHAKESPEARE TOWER	116	111	30,001,185.60	95.69
<b>TOWER BLOCK TOTAL</b>	345 (345)	328 (328)	81,560,766.23 (81,560,766.23)	95.07 (95.07)
<b>ESTATE TOTAL</b>	2074 (2074)	2023 (2023)	237,143,239.56 (237,148,239.56)	97.54 (97.54)

## **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

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