



Barbican Estate Residents Consultation Committee

Date: MONDAY, 26 JANUARY 2026

Time: 6.30 pm

Venue: HYBRID PUBLIC MEETING (ACCESSIBLE REMOTELY AND IN THE COMMITTEE ROOMS, WEST WING, GUILDHALL, EC2V 7HH)

Members:

Jo Boait - Ben Jonson House (Chair)	Jason Symonds - Gilbert House
Sandra Jenner (Deputy Chair)	Pauline Fasoli - John Trundle Court
Lucy Sisman - Cromwell Tower (Deputy Chair)	Claire Hersey - Lambert Mews
Jan-Marc Petroschka - Chairman of the Barbican Association	David Lawrence - Lauderdale Tower
Lionel Meyringer - Andrewes House	Stuart Lynas - Mountjoy House
Andrew Tong - Brandon Mews	John Holme - Postern
Fiona Lean - Ben Jonson House	Robert Bexson - Seddon House
Andy Hope - Breton House	Sandy Wilson - Shakespeare Tower
John Taysum - Bryer Court	Frits van Kempen - Speed House
Gordon Griffiths - Bunyan Court	Rodney Jagelman - Thomas More House
Helen Hudson - Defoe House	Nicola Baker - Wallside
Sally Spensley - Frobisher Crescent	Petre Reid - Willoughby House

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Enquiries: Polly Dunn
Polly.Dunn@cityoflondon.gov.uk

Ian Thomas CBE
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 public minutes of the Barbican Residents' Consultation Committee (RCC) held on 3 November 2025.

For Decision

(Pages 5 - 12)

4. **ANNUAL REVIEW OF TERMS OF REFERENCE - BARBICAN RESIDENTIAL COMMITTEE**

To consider the Barbican Residential Committee's current terms of reference and to agree any recommended amendments.

Town Clerk to be heard.

For Decision

(Pages 13 - 14)

5. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2025/26 AND ORIGINAL BUDGET 2026/27**

To consider a joint report of the Chamberlain and Executive Director of Community and Children's Services.

For Discussion

(Pages 15 - 24)

6. **PROCUREMENT REVIEW**

To consider a report of the Executive Director of Community and Children's Services.

For Discussion

(Pages 25 - 26)

7. **REPORT OF THE MAJOR WORKS PROGRAM BOARD**

To receive a report of the Executive Director of Community and Children's Services Committee.

For Information

(Pages 27 - 128)

8. **REPORT OF THE REPORTING COMMITTEE**

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

For Information

(Pages 129 - 148)

9. **UPDATE FROM THE DIRECTOR OF PROPERTY & ESTATE MANAGEMENT**

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

For Information
(Pages 149 - 158)

10. **WORKING PARTY UPDATES**

To receive the minutes and reports of the various working parties.

For Information

a) Climate and Zero Carbon (Pages 159 - 160)

b) Service Charge (To Follow)

c) Gardens Advisory (To Follow)

d) Service Level Agreements (To Follow)

e) Asset Maintenance (To Follow)

11. **OUTSTANDING ACTIONS**

A joint report of the Town Clerk and the Executive Director of Community and Children's Services.

For Information
(Pages 161 - 166)

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

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

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE **Monday, 3 November 2025**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 3 November
2025 at 6.30 pm

Present

Members:

Jo Boait - (Chair)
Sandra Jenner (Deputy Chair)
Lucy Sisman - Cromwell Tower (Deputy Chair)
Jan-Marc Petroschka - Chairman of the Barbican Association
Lionel Meyringer - Andrewes House
Andrew Tong - Brandon Mews
Steve Chapman- Ben Jonson House
Andy Hope - Breton House
John Taysum - Bryer Court
Gordon Griffiths - Bunyan Court
Helen Hudson - Defoe House
Sally Spensley - Frobisher Crescent
Dave Taylor - Gilbert House
Pauline Fasoli - John Trundle Court
Claire Hersey - Lambert Mews
David Lawrence - Lauderdale Tower
Stuart Lynas - Mountjoy House
John Holme - Postern
Robert Bexson - Seddon House
Sandy Wilson - Shakespeare Tower
Frits van Kempen - Speed House
Matthew Knight - Thomas More House
Petre Reid - Willoughby House

In attendance

Deputy Anne Corbett – Chair, Barbican Residential Committee
Helen Fentimen - Common Councillor, Aldersgate
Adam Hogg – Common Councillor, Cripplegate

Officers:

Polly Dunn	- Assistant Town Clerk
Judith Finlay	- Executive Director of Community & Children's Services
Dan Castle	- Director of Property & Estate Management, Barbican Residential Estate
Eoin Doyle	- Head of Property Services, Community and Children's Services
Curtis Bannister-Pond	- Community and Children's Services
William Roberts	- Community and Children's Services
Shruti Sonawane	- Community and Children's Services
Rhys Campbell	- Town Clerk's

1. APOLOGIES

Apologies were received from Rodney Jagelman, Fiona Lean and Nicola Baker in advance of this meeting.

In their absence, Matthew Knight was sent as representative for Thomas More House and Steven Chapman was sent as representative for Ben Jonson House.

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

There were no declarations.

3. MINUTES

RESOLVED, that –the public minutes and non-public summary of the previous meeting held on 1 September 2025 as a correct record subject to the following amendments:

- John Taysum was present at the 1 September 2025 meeting.
- Correction of page 14 and instead it should state 'the reports were received and their contents noted.'
- The Chair advised that a Member had noted that section 9 of the minutes of the meeting on 1 September 2025 did not reflect Members' reminders that an original structural defect was declared in the roof of Brandon Mews, and the decision was taken that this could not be rectified at the time, unlike the roofs of other blocks. Instead, the City Corporation had taken the decision to workaround the defect with a canopy, so the original defect remains and therefore Brandon Mews is in a different position to that of others.

4. REPAIRS & MAINTENANCE (LOT 2) – IN HOUSE UPDATE ON PHASED IMPLEMENTATION

The Committee received a report of the Executive Director, Community and Children's Services in respect of a report updating Members on the implementation of the in-house repairs service following Barbican Residential Committee (BRC) approval.

The Deputy Chair asked if the BEO was still considering setting up a task and finish group following Chigwell's withdrawal and it was confirmed that this was still scheduled to take place and that there shall be a call for volunteers.

The Director, Property and Estate Management reiterated the BEO's commitment to undertake a review as to why Chigwell has taken the decision to exit the repairs and maintenance contract.

RESOLVED, that – the report was received and its contents noted.

5. REPORT OF MAJOR WORKS PROGRAMME BOARD

The Committee received a report of the Executive Director, Community and Children's Services in respect of an update to Members of the RCC on the recent work of the Major Works Programme Board (MWPB).

During discussion the following points were noted:

1. In regards to lift costs further consideration of cost-spreading was expected to take place at subsequent meetings of the MWPB and this would be documented via minutes and consultation.
2. The representative for Shakespeare House raised concerns regarding the Fire Door Project and stated that Shakespeare House did not want to pick up mail from outside their flats and would be keen to see a mock up design of the doors to ensure that they featured mailboxes. The Director advised that letterboxing had been introduced to testing and at the next meeting of the RCC he would be able to advise the Committee of the date for a mock up design to be available for residents to view.
3. The Director noted that resourcing shall need to be continually reviewed and that the BEO organisational chart would be reviewed regularly, however he was satisfied with the level of resourcing as it stood.
4. Critical pathways of resilience were to be monitored by MWPB.
5. A Member noted the amount of ancillary works required and recent activity being conducted in the previous year and asked whether previous reports would help to build on these works. The Director highlighted that the BEO contained officers with a good skillset and was positive that this was encompassing of the assets on the Barbican Estate.
6. In respect of lifts replacements the Committee were notified that there were two options available; modernisation and full replacement. The Director stated that all components would be replaced except for the lift frame, metal counter weight and guide rails.
7. The representative for Lambert Jones wanted it noted that its ongoing roof project remain separate from the wider roof projects. The Director confirmed that the wider roof projects would remain separate to the Lambert Jones roof project.
8. It was highlighted that drainage in Thomas More Garden needed to be addressed.

RESOLVED, that – the report was received and its contents noted.

6. REPORT OF THE REPORTING COMMITTEE

The Committee received a report of the Executive Director of the Community and Children's Services in respect of a report updating Members on the work of the Reporting Committee since the last cycle.

The Director referenced item 15 (BEO Organisational Chart) and advised that the report sought to highlight the breadth across the BEO. A Member asked for further details regarding the role of the estate supervisors and the Committee were informed that various responsibilities fell under this remit which included Porters and the Housekeeping team. Further details would be included in the communication strategy and there was commitment to provide residents with handbook regarding standard operating procedures and asbestos handbooks.

The Chair stated that the MWPB had requested that projects "do not fall off" until a projection completion report had been completed.

RESOLVED, that – the report was received, and its contents were noted.

7. GOVERNANCE REVIEW

The Committee received a report of the Executive Director of Community and Children's Services in respect of a report recommending a Governance Review of the Barbican Estate, commissioned to examine the current decision-making structures, stakeholder relationships, and statutory frameworks under which the Estate operates.

The Committee was informed that a review of overall Housing Governance within the City Corporation was expected to take place and that this report would be valuable for this review in relation to the Barbican Estate.

A Member highlighted that resident consultation was important and advocated that consultation with residents and stakeholders were undertaken at all stages. The Director stated that feedback had been received, and discussions had taken place with Charles Russell Speechlys (CRS) to ensure further engagement with all stakeholders which would assist in providing a more accurate report. He also advised that the report would be made public and be available to all leaseholders.

RESOLVED, that – the report was received and its contents noted.

8. 2024/25 BARBICAN ESTATE SERVICE CHARGES ACTUALS

The Committee received a report of the Executive Director of Community and Children's Services which presented the actual expenditure against the billed Estimate for the period 1st April 2024 – 31st March 2025.

During the discussion the following points were noted:

1. A Member noted the discrepancy between heating and electricity costs and asked for a reasoning for this. The Director explained that the figures derived from usage and was based on kilowatt hour usage and not percentage pound figure.
2. The Director advised the Committee that they were close to finalising the heating liability study and a Member encouraged officers to explain this to leaseholders. Officers agreed to return with a definitive date and acknowledged that leaseholders should be informed as soon as possible.
3. Regarding Asbestos a Member asked why residents there was an increased charge for asbestos and water tanks was. The Director explained that there were circa 300 water tanks across the Barbican Estate and previous work undertaken highlighted recommendations where some tanks were to be repaired, relining of tanks being mentioned, immediately or in the long-term. However, works would be carried out over a period of time to alleviate financial pressure on leaseholders. Asbestos Management Plans were regularly undertaken and updated, however there were occasions where the asbestos removal was required upon site walks with contractors. The Director agreed to source further details of the last three charges for asbestos removal outside of the meeting.
4. In respect of a decision for the BEO to provide the Committee with a full and detailed breakdown of the Power Purchase Agreement (PPA), the Director noted that not all were clear on the unit rate that is paid for electricity and particularly commercial rates versus residential rates and the City Corporation's VAT exemption. He confirmed that that this was to provide clarity to the RCC and noted that at the previous SCWP meeting that Members would be shown the anticipated expenditure of electricity and the anticipated credits from the PPA which would demonstrate the baseline of electricity costs to leaseholders.
5. The Committee were advised that there were more hardware and systems costs within 2024/25 due to further technology roll-out to members of staff to ensure that they maintained connected to the City Corporation.
6. In terms of charging for windows, the Director agreed to provide a further report at a subsequent meeting explaining the apportionment of costs for windows and the further mechanics of the previous windows contract.
7. Regarding internal redecorations at Andrewes House a Member asked for these costs to be thoroughly explained to residents of Andrewes House.
8. In respect to Smart Meters,

RESOLVED, that – the report was received and its contents noted.

9. **DIRECTOR OF PROPERTY & ESTATE MANAGEMENT REPORT**

The Committee received a report of the Executive Director of the Community and Children's Services in respect of a report providing Members with an overview of current activity and strategic developments across the Barbican Estate led by the Director of Property & Estate Management.

RESOLVED, that – the report was received, and its contents were noted.

10. OUTSTANDING ACTIONS

The Committee noted the actions tracker for the Barbican Estate Residents' Consultation Committee (RCC) and the Barbican Residential Committee (BRC).

During the discussion the following points were noted:

1. A Member asked for further details of the annual audit of service charges and if this was statutory requirement. The Director confirmed that a meeting of a subgroup of the SCWP had taken place to discuss this groups Terms of Reference with the aim completing a full comprehensive audit for the first set of accounts.
2. The Director noted that recommendation to move the responsibility to review the 2026/27 budget from the SCWP to the Reporting Committee would be considered under the Governance Review and if the review recommended that the Director no longer be Chair of the Reporting Committee then he would stand down immediately.
3. Regarding the Barbican App it was confirmed that the Project Manager was now overseeing this work and that the BEO were still committed to delivering the app to residents by April 2026.
4. Members agreed to close actions 17, 20, 21 and those proposed closed in the action tracker.

16. WORKING PARTY UPDATES

11a.GARDEN ADVISORY GROUP

The Chair of the Garden Advisory Group thanked City Gardeners for their maintenance of the Gardens and welcomed the Project Manager.

A Member congratulated all those involved with the Barbican Wildlife Garden having recently won the London in Bloom award.

11b.SERVICE LEVEL AGREEMENT WORKING PARTY

The Chair of the Service Level Agreement Working Party (SLAWP) noted that non-urgent repairs were not being addressed within 24 Hours and noted that 65.5% were completed within 20 days, and asked that these repairs be responded to more promptly and this applied to complaints also.

The Chair acknowledged that there were increasing problems with the lift services and encouraged officers to communicate all residents and assist those with accessibility issues where possible.

11c. CLIMATE AND ZERO CARBON WORKING PARTY

In line with Standing Order 39 the Committee agreed to extend the meeting by 15 minutes.

It was agreed that Richard Setchim be selected as Interim Chair for the Climate and Zero Carbon Working Party.

11d. Service Charge Working Party

The Chair of the SCWP noted that the overhead recharges was still an outstanding issue and meeting to discuss the 2026/27 service charge budget had been deferred to the following meeting

Detailed review of the internal and external redecorations contracts was being undertaken by the BEO and that all groups had received the requested repairs and maintenance data.

11e. Asset Management Working Party

There were no updates.

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

A Member asked for further details regarding the pump costs for the lakes and the Director advised that a meeting with the Barbican Centre regarding the logistics of the pump equipment, and not costs, had taken place. However, any suggestions of material changes to cost allocations in respect of the Barbican Renewal Project would need to be reviewed by the RCC, BRC and Barbican Centre Board.

The Director confirmed that Brandon Mews Canopy had been removed from the architectural works listed in the Balcony and Roof Renewal Programme as requested by the representative from Brandon Mews.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

14. PUBLIC APPENDIX - PHASE 1 IMPLEMENTATION

Members noted the Public Appendix - Phase 1 Implementation.

15. BEO ORGANISATION CHART

The Committee received a report of the Executive Director of Community and Children's Services in respect of the BEO Organisational Chart.

RESOLVED, that – the report was received and its contents were noted.

16. OUTSTANDING ACTIONS - SUPPLEMENTAL REPORT

Members noted the supplemental actions tracker.

The meeting ended at 20:38pm.

Chairman

Contact Officer: Rhys Campbell
Rhys.Campbell@cityoflondon.gov.uk

BARBICAN RESIDENTIAL COMMITTEE

1. **Constitution**

A Non-Ward Committee consisting of,

- 7 Members who are non-residents of the Barbican Estate elected by the Court of Common Council, at least one of whom shall have fewer than five years' service on the Court at the time of their appointment
- 2 Members nominated by each of the following Wards/Sides of Ward:-
 - Aldersgate
 - Cripplegate Within
 - Cripplegate Without

- the Chairman or Deputy Chairman of the Community & Children's Services Committee (ex-officio)

The Chairman and Deputy Chairman of the Committee shall be elected from the Members who are non-residents of the Barbican Estate.

2. **Quorum**

The quorum consists of any three Members who are non-residents of the Barbican Estate.

4. **Terms of Reference**

To be responsible for:-

- (a) the oversight for the governance and scrutiny of the management of all completed residential premises and ancillary accommodation on the Barbican Estate, e.g. the commercial premises, launderette, car parks, baggage stores, etc. (and, in fulfilling those purposes, to have regard to any representations made to it by the Barbican Estate Residents' Consultation Committee);
- (b) the disposal of interests in the Barbican Estate pursuant to such policies as are from time to time laid down by the Court of Common Council.

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Committee(s): Barbican Estate Residents Consultation Committee (For Discussion) Barbican Residential Committee (For Decision)	Dated: 26 January 2026 16 February 2026
Subject: Service Charge Expenditure and Income Account - Latest Approved Budget 2025/26 and Original Budget 2026/27	Public
This proposal: • provides statutory duties	Barbican Service Charge
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services Report author: Daniel Sanders Assistant Director - Barbican Community and Children's Services	For Discussion

Summary

This report sets out the original budget for 2025/26 and 2026/27 for revenue expenditure included within the service charge in respect of dwellings. This does not include any expenditure or income pertaining to car parking or stores. The amount charged to individual lessees will depend on the percentages set out in their lease.

The original budget for 2026/27 total expenditure including net recharges is £15,340,000 compared to the 2025/26 original approved budget of £15,116,000 an increase of £224,000.

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

Summary Of Table 1	Original Budget 2025/26 £'000	Original Budget 2026/27 £'000	Movement £'000
Expenditure	13,785	14,194	409
Recharges	1,331	1,146	(185)
Other Income	(15,116)	(15,340)	224
Total Net Expenditure	0	0	0

Recommendations

The Committee is requested to:

- Review the provisional 2026/27 net £Nil revenue budget to ensure that it reflects the Committee's objectives and, if so, approve the budget for submission to the Finance Committee.
- Authorise the Chamberlain to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, and corporate projects.

Main Report

Introduction

1. This report sets out the proposed revenue budget for 2026/27. The revenue budget management arrangements are to:
 - Place responsibility for budgetary control on departmental Chief Officers
 - Apply a cash limit policy to Chief Officers' budgets
2. The budget has been analysed by service expenditure and compared with the latest approved budget for the current year.

Proposed Revenue Budget for 2026/27

The proposed Revenue Budget for 2026/27 is shown in table 1 overleaf.

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

Table 1 - Analysis of Service Expenditure	Local, Central Risk or Recharges	Actual 2024-25 £'000	Original Budget 2025-26 £'000	Latest Approved Budget 2025-26 £'000	Original Budget 2026-27 £'000	Movement 2025-26 to 2026-27 £'000	Paragraph Reference
Expenditure							
Employees	L	3,293	3,163	3,163	3,793	630	3
Premises Related Expenses							
Repairs and Maintenance	L	4,367	3,692	3,692	4,017	325	4
Supp. Revenue Projects	C	1,030	85	735	78	(7)	5
Energy Costs	L	4,722	6,062	6,062	5,515	(547)	6
Rents	L	70	120	120	120	0	
Rates	L	9	18	18	18	0	
Water Services	L	0	3	3	3	0	
Cleaning and Domestic Supplies	L	307	302	302	302	0	
Grounds Maintenance	L	192	212	212	212	0	
Supplies and Services							
Equipment, Furniture & Materials	L	65	71	71	80	9	
Catering	L	0	1	1	0	(1)	
Uniforms	L	12	16	16	15	(1)	
Printing, Stationery & Office Exp.	L	7	6	6	7	1	
Fees and Services	L	23	1	1	1	0	
Contributions to Provisions	L	0	0	0	0	0	
Communication and Computing	L	52	33	33	33	0	
Total Expenditure		14,149	13,785	14,435	14,194	409	
Income							
Total Income	L/C	(15,979)	(15,116)	(15,491)	(15,340)	(224)	
Net Income		(1,830)	(1,331)	(1,056)	(1,146)	185	
Recharges							
Expenditure	R	1,973	1,457	1,182	1,272	(185)	
Income	R	(143)	(126)	(126)	(126)	0	
Total Recharges		1,830	1,331	1,056	1,146	(185)	
Total Service Charge Account		0	0	0	0	0	

The direct employment costs have increased following the BEO restructure but are offset in reduction of technical recharges. The repairs budget has increased due to planned preventative maintenance activity designed to support the longevity of the Barbican structures. There has been a reduction in energy costs based on the PPA credit projections.

Table 2 - Manpower statement	Original Budget 2025/26		Original Budget 2026/27	
	Manpower Full-time equivalent	Estimated cost £'000	Manpower Full-time equivalent	Estimated cost £'000

Service Charge Account	59	3163	62	3793
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Appendices

Appendix 1 = Analysis of Repairs, Maintenance and Minor Improvements

Appendix 2 = Support Services and Capital Charges

Appendix 3 = Estate Cost

Contact: Goshe Munir Goshe.Munir@cityoflondon.gov.uk or

Mark Jarvis Mark.Jarvis@cityoflondon.gov.uk *Chamberlain's Department*

Caroline Al-Beyerty Chamberlain

Judith Finlay Executive Director of Community and Children's Services

Appendix 1 Analysis of Repairs, Maintenance and Minor Improvements

Costs to be charged to Long Lessees and Landlord. (The latter responsible for short term tenancies and voids)	Original Budget 2025/26 £000	Latest Budget 2025/26 £000	Original Budget 2026/27 £000
Responsive and Contract Servicing including Building Miscellaneous Works	1,425	1,572	1,675
IRS maintenance	40	20	40
Responsive and Contract Servicing - Lifts	481	400	556
Fire Equipment	0	350	0
Drainage Repairs / Remedial Work	205	250	205
Electrical Repairs	0	150	0
Water Penetration	845	500	845
Sub Total Responsive and Contract Servicing	2,996	3,242	3,321
Asbestos Removal/Management	110	150	110
Water Supply Works	110	100	110
Electrical Testing	44	10	44
Contract Servicing	0	30	0
Upgrade Safety/Security Installations	44	0	44
Consultants Fees	273	150	273
Property Maintenance	0	10	0
Emergency lighting to stairs, corridors and plant rooms	15	0	15
Windows Replacements	100	0	100
TOTAL	3,692	3,692	4,017

Appendix 2 Analysis of Support Services and Capital Charges

Support Service and Capital Charges from/to Barbican Service Charges	Actual 2024/25 £000	Original Budget 2025/26 '£000	Latest Approved Budget 2025/26 £000	Original Budget 2026/27 £000
Support Service and Capital Charges				
Insurance	79	73	73	81
IS Staff Recharge	192	214	214	226
Total Support Services	271	287	287	307
Recharges within Committee				
Cleaning and Lighting	(115)	(126)	(126)	(126)
Barbican Supervision and Management	1,373	711	711	711
Recharges Within Funds				
DCCS	301	459	184	254
Contributions to Funds and Provisions				
TOTAL SUPPORT SERVICE AND CAPITAL CHARGES	1,830	1,331	1,056	1,146

Appendix 3

Barbican Estate	Estimate 2025-26
Customer Care	
Costs of Management and Supervision	786,000
Estate Management	
Resident Staff	390,000
Furniture & Fittings	28,000
Window Cleaning	248,000
Cleaning	1,405,000
Car Park Attendants	819,000
Lobby Porters	941,000
Residential Services Team	188,000
Sub Total	4,805,000
Property Management	
Garchey Maintenance -	324,000
General Repairs	2,278,000
Technical Services	230,000
Lift Maintenance	481,000
Electricity (Common Parts and Lifts)	1,030,540
Heating	5,031,460
Sub Total	9,375,000
Open Spaces	
Garden Maintenance	212,000
Total Annually Recurring Items	14,392,000
Non-Annually Recurring Items - Major Works	
Building Safety Data	50,000
Water Supply Works	50,000
Asbestos Works	250,000
Safety /Security works	50,000
Redecorations 2020-2025 Programme	0
Electrical Testing	100,000
Roof /Drainage repairs	0
Replacement Window & Door Frames	250,000
Emergency Lighting	25,000
Lobby refurbishment - Shakespeare Tower	0
Lift refurbishment - Tower blocks	75,000
Total Non-Annually Recurring Items	850,000
TOTAL	15,242,000

Appendix 4

Barbican Estate Annual Operational Budget	Estimate 2026-27
Staffing	
Barbican Estate Office	900,880
Garchey Team	161,629
Property Services Team	194,763
Estate Supervisors	174,141
Car Park Attendants	598,602
Lobby Porters	770,401
Cleaners	1,147,547
Integrated Sickness & Holiday Cover (Cleaners)	198,613
Integrated Sickness & Holiday Cover (CPA)	107,748
Integrated Sickness & Holiday Cover (Lobby Porters)	138,672
Sub Total	4,392,991
Contracts Maintenance & Services	
Carpentry	121,000
Concrete Repairs	89,000
Decorating (Other Than Water Penetration)	16,000
Frames – Doors & Windows (Not Water Penetration)	110,000
Glazing	110,000
Miscellaneous Works	200,000
Metalwork	112,000
Plumbing	15,000
Roofs (Other Than Water Penetration)	250,000
Water Penetration	500,000
Tiling and Screeding	7,000
Fire Equipment – Contract	253,000
Lock Repairs and Replacement	42,000
Electrical Repairs	150,000
Emergency Lighting	11,000
IRS Maintenance	35,000
Heating	12,000
Underfloor Heating	36,000
Ventilation	54,000
Lifts	189,000
Lifts Contract Servicing	317,000
Lakes	6,000
Sub Total	2,635,000
Utilities	
Electricity (Communal)	865,000
Underfloor Heating	4,650,000
Water	111,000
Sub Total	5,626,000

Appendix 4 continued

Barbican Estate	Estimate 2026-27
Window Cleaning	
Window cleaning	217,000
Sub Total	217,000
Open Spaces	
Garden Maintenance	212,000
Sub Total	212,000
Insurance	
Premises Insurance	4,000
Liability Insurance	21,000
Engineering Insurance	45,000
Sub Total	70,000
Recharges and Consumables	
Repairs Desk Contribution (Call Centre)	145,000
Compliance Support	43,680
Building Safety Support	53,271
IT Support and Equipment	226,000
Cleaning materials and light bulbs	35,000
Sub Total	502,951
Total Annual Expenditure	13,655,942

Barbican Estate Non-Annually recurring	Estimate 2026-27
Staffing	
Water Supply Works	50,000
Asbestos Works	125,000
Safety /Security works	20,000
Emergency Lighting	25,000
Lobby refurbishment - Shakespeare Tower	215,000
Lift refurbishment - Tower blocks	150,000
Drains (PPM)	600,000
Balconies (PPM)	500,000
Sub Total	1,685,000
Combined Budget Total	£15,340,942

Changes to Budget Presentation and Level of Detail

Members will note that the presentation and structure of the budget shown in Appendix 4 differs from that used in previous years (see the 2025/26 breakdown shown in Appendix 3). As a result, it may not be straightforward to read directly across between the two appendices for this year alone. This is a recognised and unavoidable consequence of moving to a more transparent and detailed budget presentation.

The most recent budget reflects a deliberate and considered commitment to improving transparency and intelligibility of service charge costs for residents. The level of detail has been significantly increased so that leaseholders are better able to interrogate individual cost lines and understand how expenditure is allocated across staffing, operational services, utilities, and maintenance activities. This includes a more granular breakdown of staffing costs and operational budgets, which were previously presented in more aggregated form.

In response to feedback from leaseholders and following detailed discussions with the Service Charge Working Party, references to recharges have been removed from the resident-facing breakdown in Appendix 4. Costs are now presented in a clearer and more direct way, removing ambiguity and enabling residents to see precisely what services and activities they are being charged for. This approach was welcomed by the Working Party as it supports clearer understanding and more meaningful scrutiny.

A further significant change is the expanded breakdown of repairs and maintenance expenditure, an area which historically comprised a large, aggregated figure. The revised presentation separates out key components of both annually and non-annually recurring works, allowing residents to better understand how funds are allocated and to engage in more informed discussion about priorities, value for money, and long-term asset management.

While the transition to this format means that year-on-year comparison between Appendices 3 and 4 is more challenging for this year, this format will be used consistently going forward. From the next budget cycle onwards, this will enable much clearer year-on-year comparison and significantly improve residents' ability to scrutinise trends and changes over time. It was recognised that achieving the level of transparency requested by leaseholders would, at some point, require a fundamental change in presentation, and this budget represents that step change.

Overall, the revised format was subject to detailed and constructive scrutiny by the Service Charge Working Party and supported a good level of granular discussion. The approach taken reflects an agreed direction of travel to improve clarity, accountability, and engagement, while continuing to meet the statutory and financial requirements of the service charge.

Committee(s): Barbican Residential Estate Consultation Committee (For Discussion) Barbican Residential Committee (For Decision)	Dated: 26 January 2026 16 February 2026
Subject: Procurement Review	Public
This proposal: • provides statutory duties	Procurement Review
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	For Discussion
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

To update Members on the procurement of reactive repairs contracts, address resident concerns regarding the procurement process, and seek approval to commission an independent external review of the procurement, including the proposed approach to funding and resident involvement.

Recommendation

The Barbican Residential Committee is invited to approve the commissioning of an independent external review of the reactive repair's procurement process, with an indicative budget of up to £10,000, in line with the terms set out in this report.

Main Report

1. In 2025, the City of London Corporation undertook a formal procurement exercise for three lots relating to repairs and maintenance services: Lot 1 (Reactive Repairs – Housing), Lot 2 (Reactive Repairs – Barbican), and Lot 3 (Waterproofing). Lots 1 and 2 were awarded to Chigwell following completion of the procurement process.
2. After a short period on contract, Chigwell withdrew from the arrangements at the Barbican, citing financial reasons. The Estate Office accepted the contractor's resignation and has since moved to bring reactive repairs services back in-house.

3. Concerns have been raised by some residents that the procurement process may have failed. The City of London Corporation does not agree with this assessment.
4. The procurement was carried out in line with legal and governance requirements, with oversight and involvement from external quantity surveyors, internal procurement specialists, and the Corporation's legal services. At this stage, there is no evidence to suggest that the procurement process was fundamentally flawed or negligently undertaken.
5. Notwithstanding this position, the City recognises the strength of resident concern and, in the interests of transparency and maintaining confidence, is prepared to commission an independent external review of the procurement process. The purpose of the review would be to provide assurance that the procurement was conducted appropriately and in accordance with relevant legal and professional standards.
6. As the City's position remains that the procurement was compliant, the cost of commissioning an external review would initially be treated as a service charge cost. However, should the review conclude that the City failed in its duties or was negligent in its procurement approach, the City would reimburse the associated service charge costs in full.
7. It is anticipated that the cost of commissioning a full independent review would be up to £10,000. Subject to approval, officers would proceed to procure the review in accordance with the City of London Corporation's Procurement Code. Work with residents will be undertaken throughout this process to support confidence in the independence and robustness of the review.

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management

Committee(s): Barbican Estate Residents Consultation Committee (For Information) Barbican Residential Committee(For Information)	Dated: 26 January 2026 16 February 2026
Subject: Report of the Major Works Program Board	Public
This proposal: • provides statutory duties	
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

This report provides Members of the RCC/BRC with a summary of the matters discussed by the Major Works Programme Board (MWPB) at its meetings on 26 November 2025 and 14 January 2026.

Across both meetings, the Board considered a range of items relating to the progress and oversight of the Major Works Programme. This included two consultant-led presentations on fire safety projects. In November, Reform Architects provided an update on the Fire Doors Project, outlining current progress and forthcoming stages. In January, Ingleton Wood presented on the proposed approach to the Fire Signage Programme. These presentations supported the Board's scrutiny role, and it was confirmed that both projects will be the subject of future town hall presentations for all residents.

The Board also reviewed and supported the publication of the resident-facing Planned Preventative Maintenance (PPM) Programme, recognising its role in improving transparency around planned works. This work also supported the Service Charge Working Party (SCWP) in its review of the budget, by providing clearer context on the scope and timing of planned maintenance activity.

In addition, Members received the Board's first compliance report, which provided an initial overview of compliance arrangements and established a baseline for future reporting and scrutiny.

Other items considered across the two meetings included updates on in-house repairs and maintenance, EMS surveys and reviewing the project tracker.

Recommendation

Members are asked to note the report.

Main Report

Planned Preventative Maintenance (PPM)

1. The Planned Preventative Maintenance (PPM) Schedule is a key document in providing transparency to leaseholders about how the Barbican Estate's buildings and systems are maintained. It sets out, in one place, the routine inspections, testing and servicing activities that take place across fire and life safety systems, building fabric, mechanical and electrical services, water hygiene, lifts, and access and security systems.
2. Making this information available helps leaseholders understand what maintenance activity is undertaken on a planned basis, why it is necessary, and how it supports the safe operation, longevity and day-to-day functioning of the estate. It also provides context for maintenance costs and service charges by clearly linking expenditure to defined, scheduled activities.
3. A formalised PPM approach supports compliance with legal and regulatory requirements, aligns maintenance activity with manufacturer guidance, and over time reduces reliance on reactive or emergency repairs. This is particularly important given the age and complexity of many estate assets, where planned maintenance plays a significant role in extending asset life, minimising disruption, and managing long-term costs.
4. The existence of a written PPM schedule also provides a clear basis for oversight and scrutiny, helping to ensure that maintenance obligations are consistently met and that future investment planning is informed by a structured understanding of asset condition and risk.
5. This is the first published PPM schedule for the Barbican Estate and will be distributed to all leaseholders in mid-February. The CAPEX version will follow in the next committee cycle.

6. Fire Doors

7. As part of the Major Works Programme, work is progressing on proposals to replace apartment front doors in Lauderdale, Shakespeare and Cromwell Towers (these are sequentially first the rest of the Estate will also be complete in future phases). Specialist consultants were appointed to develop a new door design that meets current fire safety requirements while respecting the architectural and heritage character of the Barbican. This work follows detailed fire risk assessments, surveys and fire testing, and focuses specifically on apartment entrance doors where these form part of the building's fire compartmentation.
8. Residents will have the opportunity to view and comment on the proposed apartment front door design before any wider programme is taken forward. A full-size trial door will be in each tower lobby for a period of two weeks, allowing

residents to see the door in place and provide feedback. A town hall meeting will also be held in February/March (date to be confirmed) once the trial door is ready, giving residents the opportunity to hear directly from the project team and ask questions.

9. Further information on the trial installation, the town hall meeting and how residents can share their views will be circulated nearer the time.
10. More detail and design information can be found in the appendix report from Reform Architects, you can see here the effort that is being made to ensure these doors are sympathetic of the Estates cultural and heritage significance whilst performing their practical function under the new fire safety regulations.

Fire Signage

11. Work is progressing on proposals to update and improve fire safety signage across the residential areas of the Barbican Estate. Specialist consultants have been appointed to review existing signage and develop a coordinated approach that meets current fire safety regulations while being sensitive to the Estate's listed status and architectural character. The proposals focus on clearer, more consistent fire action notices, emergency exit signage and wayfinding information, to help residents, visitors and emergency services navigate buildings safely in the event of an emergency.
12. Resident feedback is an important consideration in developing the signage strategy, and there will be opportunities for residents to review the proposals before any wider installation takes place. Sample signage will be produced and made available for residents to view, allowing people to see the proposed designs in context and provide comments, this work is driven by legislative requirements, so input will be limited to what is achievable within those parameters ("no signage" for example, is not an option).
13. A town hall meeting will also be held in February/March (date to be confirmed), where the project team will explain the proposals and respond to questions and feedback from residents.
14. Further details on the timing of the town hall meeting, the availability of sample signage and how residents can share their views will be communicated nearer the time. Again, in the appendix report from Ingleton Wood, you can see the efforts being made to ensure the signage is sympathetic of the Estates cultural and heritage significance whilst performing their practical function under the new fire safety regulations.

Compliance Report

15. A recent estate-wide compliance report has been reviewed as part of ongoing oversight of health, safety and statutory obligations across the Barbican and is appendix to this report. The report brings together information on key areas such as fire safety systems, lifts, gas safety, electrical safety, water hygiene

and asbestos management, and provides a clear overview of where compliance is strong and where further work is in progress. This is the first time this information has been consolidated into a single, regular report, improving transparency and oversight.

16. While some areas are still being brought fully up to date, the report confirms that there are no issues presenting an immediate risk to life that would require urgent or emergency action. Where compliance gaps have been identified, these are largely related to inspections, testing programmes or legacy documentation rather than unsafe conditions. Appropriate controls are already in place, and programmes of work have been scheduled to address these areas in a managed and prioritised way.
17. The introduction of regular compliance reporting provides reassurance that risks are being actively monitored, addressed and tracked over time. It also supports clearer planning, accountability and communication, ensuring that safety-critical systems across the estate continue to be managed responsibly and in line with statutory requirements. Further updates will be shared as this reporting becomes embedded.
18. We will bring the compliance report to the RCC/BRC to review every 6 months.

Project Tracker

19. The project tracker is used to monitor the progress of major works and related projects across the Barbican Estate. The tracker brings together information on a wide range of programmes, including fire safety works, planned maintenance, surveys and longer-term investment projects, showing their status and next steps. This helps ensure that activity is coordinated, risks are visible, and projects are progressed in a structured and transparent way.
20. The tracker is reviewed regularly as part of governance and scrutiny arrangements and supports early identification of issues such as delays, dependencies or emerging risks.
21. We are happy to receive any specific questions on the tracker (appendix 5).

Expert Witness

22. Work by the independent expert witness in relation to Ben Jonson House is progressing well and in line with the agreed scope. The review of historical documentation has been more extensive than originally anticipated, reflecting the volume and complexity of material that needs to be considered, but this work is now well advanced.
23. Interviews with relevant parties have been completed and have proceeded positively. Subject to the final stages of analysis and report drafting, the expert witness report is currently expected to be issued in February or March, and a further update will be provided once the report has been received and reviewed.

24. The Board recognised that some workstreams and reporting mechanisms currently use different quarterly references (calendar versus financial). To ensure consistency, it was agreed that all planning, reporting, and performance monitoring will align with the financial year as the primary driver for all activity.

25.

Accordingly, agenda plans will cover 1 April 2026 – 31 March 2027 and be presented to the February 2026 RCC/BRC for review and approval.

Appendix 1 – PPM

Appendix 2 – Fire Door Presentation

Appendix 3 – Fire Signage Presentation

Appendix 4 – Compliance Report

Appendix 5 – Project Tracker

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management

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PLANNED PREVENTATIVE MAINTENANCE (PPM) SCHEDULE

BARBICAN ESTATE





About PPM

What is PPM?

Planned Preventative Maintenance (PPM) is a proactive maintenance strategy where equipment, systems, or infrastructure are regularly serviced and inspected at scheduled intervals, regardless of whether there are any current issues. The goal is to prevent equipment failures, reduce downtime, and extend the lifespan of assets.

Key Features of PPM

Scheduled: Tasks are carried out on a set schedule (weekly, monthly annually, etc.). The frequency is often determined by manufacturer guidelines or legal requirements.

Preventing Failures: The plan aims to identify and fix potential issues before they lead to breakdowns, reducing the need for emergency call outs and reducing downtimes.

Documentation: Maintenance is recorded for compliance and tracking purposes.

Benefits:

- Reduces unplanned downtime.
- Improves safety and compliance.
- Enhances asset reliability and efficiency.
- Can lower long-term repair costs.

Examples:

- Lubrication of machinery
- Testing fire alarms and emergency lighting
- Replacing filters in ventilation systems.



Fire & Life Safety Systems

LOCATIONS

All blocks will have some level of PPM required regarding Fire & Life safety systems; however, some will require more than others due to the infrastructure of the building, i.e. some buildings have wet risers whereas others do not.

Car Parks also have PPM requirements in this area for sprinkler systems and fire extinguishers for example.

TASKS

There are various tasks included in this area from pressure test on fire extinguishers to full system tests on fire alarm and detection systems. Task frequencies depend on legal requirements and vary from weekly visual inspections of sprinkler systems to annual pressure tests of wet risers.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed. Where “None” is shown in the “Performed By” column this indicates tasks that are not yet scheduled.

Fire & Life Safety Systems

Location	Sub-Element	Task	Performed By	Current Frequency
All Blocks	Fire Doors	Visual Inspection and Adjustment	Sureserve	Annually
All Blocks	Fire Safety Signage	Condition Inspection	Sureserve	Annually
All Blocks	Emergency Lighting	Function Test & Visual Inspection	Sureserve	Monthly
All Blocks	Emergency Lighting	Full System Test & Service	Sureserve	Annually
All Blocks	Smoke Control Systems / AOVs	Function Test & Visual Inspection	Sureserve	6 Monthly
All Blocks	Smoke Control Systems / AOVs	Full System Test & Service	Sureserve	Annually
All Blocks	Risk Assessments	Risk Assessments	Ad Hoc	Annually
Most Blocks	Dry Risers	Visual Inspection	Sureserve	6 Monthly
Most Blocks	Dry Risers	Pressure Tests	Sureserve	Annually
Some Blocks	Fire Alarm & Detection Systems	Function Test & Visual Inspection	Sureserve	Monthly
Some Blocks	Fire Alarm & Detection Systems	Full System Test	Sureserve	Annually
Some Blocks	Wet Risers	Visual Inspection	Sureserve	6 Monthly
Some Blocks	Wet Risers	Pressure Tests	Sureserve	Annually
Car Parks	Fire Dampers / Roller Shutters	Function Test & Visual Inspection	Sureserve	6 Monthly
Car Parks	Fire Dampers / Roller Shutters	Full System Test & Service	Sureserve	Annually
Car Parks	Fire Extinguishers	Visual Inspection	Sureserve	Monthly
Car Parks	Fire Extinguishers	Pressure Tests	Sureserve	Annually
Car Parks	Fire Extinguishers	Replacement	Sureserve	Variable (depends on type)
Car Parks	Sprinkler Systems	Function Test & Visual Inspection	Sureserve	Weekly
Car Parks	Sprinkler Systems	Function Test & Visual Inspection	Sureserve	Monthly
Car Parks	Sprinkler Systems	Full System Test & Service	Sureserve	Quarterly
Car Parks	Sprinkler Systems	Full System Test & Service	Sureserve	6 Monthly
Car Parks	Sprinkler Systems	Full System Test & Service	Sureserve	Annually
Car Parks	Hose Reels	Function Test & Visual Inspection	Sureserve	Annually



Mechanical Services

LOCATIONS

All blocks will have some level of PPM required for Mechanical Services; however, some will require more than others due to the infrastructure of the building, i.e. some buildings have ventilation systems whereas others do not.

Car Parks also have PPM requirements in this area for car park fans as an example. There are also Non-Block locations such as the Barbican Estate Office that have maintenance requirements.

TASKS

There are various tasks included in this area from visual inspections of pumps to full system tests and servicing of ventilation systems. Task frequencies depend on legal requirements and vary from quarterly visual inspections to 5-yearly structural surveys of the Petrol interceptors in car parks.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed. Where “None” is shown in the “Performed By” column this indicates tasks that are not yet scheduled.

Mechanical Services

Location	Sub-Element	Task	Performed By	Current Frequency
All Blocks	Pumps	Visual Inspection	Ad Hoc	Quarterly
All Blocks	Pumps	Full System Test & Service	Ad Hoc	Annually
All Blocks	Ventilation Systems	Full System Test & Service	PSO	Annually
All Blocks	Ventilation Systems (Inside Flats)	Cleaning & Visual Inspection	Chigwell	Annually
All Blocks	Shut-Off / Isolation Valves	Function Test & Visual Inspection	None	
All Blocks	Soil and Vent Pipework	Visual Inspection	None	
All Blocks	Soil and Vent Pipework	CCTV Survey	None	
All Blocks	Architectural Ironmongery (Communal Doors)	Function Test & Service	None	
All Blocks	Architectural Ironmongery (Privacy Screens)	Function Test & Service	None	
All Blocks	Garchey	Cleaning & Visual Inspection	Garchey Team	6 Monthly
All Blocks	Garchey	Full System Test & Service	Garchey Team	Annually
All Blocks	Garchey	Structural Survey of System	Ad Hoc	5 Yearly
All Blocks	Underfloor Heating	Condition Survey	None	
Some Blocks	Boilers	Full System Test & Service	Ad Hoc	Annually
Some Blocks	Generators	Function Test & Visual Inspection	Sureserve	Monthly
Some Blocks	Generators	Function Test & Visual Inspection	Sureserve	Quarterly
Some Blocks	Generators	Full System Test & Service	Sureserve	Annually
Some Blocks	Ventilation Systems (Towers)	Full System Test & Service	PSO	Quarterly
Some Blocks	Pressure Reducing Sets	Function Test & Visual Inspection	None	
Some Blocks	Expansion Vessels / Pressurisation Units	Function Test & Visual Inspection	Guardian	Annually
Non-Block (BEO / EC)	Air Conditioning Units	Function Test & Visual Inspection	Ad Hoc	6 Monthly
Non-Block (BEO / EC)	Toilet Alarms	Function Test & Visual Inspection	Sureserve	Monthly
Non-Block (BEO / EC)	Toilet Alarms	Full System Test & Service	Sureserve	Annually
Non-Block (BEO / EC)	Thermostatic Mixing Valves	Function Test & Visual Inspection	Guardian	Annually
Car Parks	Car Park Fans	Visual Inspection	Ad Hoc	Quarterly
Car Parks	Car Park Fans	Full System Test & Service	Ad Hoc	Annually
Car Parks	Petrol Interceptors	Visual Inspection	Ad Hoc	Quarterly
Car Parks	Petrol Interceptors	Full System Test & Service	Ad Hoc	Annually
Car Parks	Petrol Interceptors	Structural Survey of System	Ad Hoc	5 Yearly



Building Fabric

LOCATIONS

All blocks will have some level of PPM required regarding building fabric; however, some will require more than others due to the infrastructure of the building, i.e. some buildings have roof access ladders whereas others do not.

TASKS

There are various tasks included in this area from visual inspections of expansion joints to function checks on roof access ladders. Task frequencies depend on legal requirements and vary from weekly visual inspections of playground equipment to 10-yearly tests of concrete.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed. Where “None” is shown in the “Performed By” column this indicates tasks that are not yet scheduled.

Building Fabric

Location	Sub-Element	Task	Performed By	Current Frequency
All Blocks	Concrete Testing	Visual Inspection & Testing	Ad Hoc	5 Yearly
All Blocks	Concrete Testing	Full Test	Ad Hoc	10 Yearly
All Blocks	Glazing (Common Parts)	Visual Inspection	None	
All Blocks	Glazing (Seal Checks)	Visual Inspection	None	
All Blocks	Window/Door Frames	Visual Inspection	None	
All Blocks	Redecoration (Internal Common Parts)	Cyclical Works	Ad Hoc	At least as per lease
All Blocks	Redecoration (External)	Cyclical Works	Ad Hoc	At least as per lease
All Blocks	Expansion Joints (Podium)	Visual Inspection & Testing	None	
All Blocks	Expansion Joints (Block)	Full Test	None	
All Blocks	Expansion Joints (Podium)	Visual Inspection & Testing	None	
All Blocks	Expansion Joints (Block)	Full Test	None	
All Blocks	Floor Finishes (Common Parts)	Cyclical Works	Ad Hoc	At least as per lease
All Blocks	Compartmentation Surveys	Visual Inspection	None	
All Blocks	Asbestos	Management Surveys	Eton Environmental	Annually
All Blocks	Paving and Flagstone Condition Survey	Visual Inspection	None	
Most Blocks	Balustrades	Visual Inspection	None	
Most Blocks	Eyebolts / Fall Arrest Systems	Function Check	Ad Hoc	Annually
Most Blocks	Roofs	Visual Inspection and Cleaning	Elkins	To be agreed
Most Blocks	Balconies	Visual Inspection and Cleaning	Elkins	To be agreed
Most Blocks	Drainage	Visual Inspection and Cleaning	Elkins	To be agreed
Most Blocks	Bird Netting / Spikes	Visual Inspection	None	
Some Blocks	Roof Access Ladders	Function Check	Ad Hoc	Annually
Some Blocks	Playground Equipment	Visual Inspection	None	Weekly
Some Blocks	Playground Equipment	Operational	None	Monthly
Some Blocks	Playground Equipment	Independent Inspection - RPII	None	Annually



Water Hygiene

LOCATIONS

All blocks will have some level of PPM required for Water Hygiene; however, some will require more than others due to the infrastructure of the building, i.e. some buildings have drinking water storage tanks whereas others do not.

There are also Non-Block locations such as the Barbican Estate Office that have maintenance requirements.

TASKS

There are various tasks included in this area from visual inspections of cold-water storage tanks to sampling tests of drinking water storage tanks. Task frequencies depend on legal requirements and vary from monthly visual inspections to annual risk assessments.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed. Where “None” is shown in the “Performed By” column this indicates tasks that are not yet scheduled.

Water Hygiene

Location	Sub-Element	Task	Performed By	Current Frequency
All Blocks	Cold Water Storage Tanks	Visual Inspection	Guardian	Monthly
All Blocks	Cold Water Storage Tanks	Temperature Testing	Guardian	Monthly
All Blocks	Cold Water Storage Tanks	Sampling	Guardian	6 Monthly
All Blocks	Cold Water Storage Tanks	Cleaning & Visual Inspection	Guardian	Annually
All Blocks	Expansion Tanks / Overflows	Cleaning & Visual Inspection	None	
All Blocks	Risk Assessments	Risk Assessments	Ad Hoc	Annually
Some Blocks	Drinking Water Storage Tanks	Visual Inspection	Guardian	Monthly
Some Blocks	Drinking Water Storage Tanks	Temperature Testing	Guardian	Monthly
Some Blocks	Drinking Water Storage Tanks	Sampling	Guardian	6 Monthly
Some Blocks	Drinking Water Storage Tanks	Cleaning & Visual Inspection	Guardian	Annually
Non-Block (BEO / EC)	Calorifiers	Visual Inspection	Guardian	Monthly
Non-Block (BEO / EC)	Calorifiers	Temperature Testing	Guardian	Monthly
Non-Block (BEO / EC)	Calorifiers	Cleaning & Visual Inspection	Guardian	Annually



Access & Security

LOCATIONS

Primary locations for Access and Security PPM are car parks and communal areas as these are the key areas of CCTV and access control systems, however most blocks will have intercom systems that will require PPM.

TASKS

There are various tasks included in this area from quarterly function tests and visual inspections of CCTV to full system tests & servicing of automatic gates and barriers across the estate.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed. Where “None” is shown in the “Performed By” column this indicates tasks that are not yet scheduled.

Access & Security

Location	Sub-Element	Task	Performed By	Current Frequency
Most Blocks	Intercom Systems	Function Test & Visual Inspection	None	
Some Blocks	Automatic Closing Doors	Function Test & Visual Inspection	Ad Hoc	Quarterly
Some Blocks	Automatic Closing Doors	Full System Test & Service	Ad Hoc	Annually
Non-Block (BEO / EC)	Access Control Systems	Function Test & Visual Inspection	None	
Car Parks	CCTV	Function Test & Visual Inspection	Ad Hoc	Quarterly
Car Parks	CCTV	Full System Test & Service	Ad Hoc	Annually
Car Parks	Automatic Gates and Barriers	Function Test & Visual Inspection	Ad Hoc	Quarterly
Car Parks	Automatic Gates and Barriers	Full System Test & Service	Ad Hoc	Annually



Electrical Systems

LOCATIONS

All blocks will have PPM required for electrical systems, while all blocks will have the same tasks carried out the scale of these tasks will depend on the infrastructure of the building.

There are also Non-Block locations such as the Barbican Estate Office that requires equipment to be PAT tested annually.

TASKS

There are various tasks included in this area from annual visual inspections of block lighting carried out by PSO's, to 5-yearly inspections and testing of fixed wiring.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed.

Electrical Systems

Location	Sub-Element	Task	Performed By	Current Frequency
All Blocks	Fixed Wiring	Full Inspection & Testing	Ad Hoc	5 Yearly
All Blocks	Lightning Protection	Function Test & Visual Inspection	Sureserve	11 Monthly
All Blocks	Internal (Block) Lighting	Visual Inspection	PSO	Annually
All Blocks	External Lighting	Visual Inspection	PSO	Annually
All Blocks	UPS Systems	Function Test & Visual Inspection	Sureserve	Quarterly
All Blocks	UPS Systems	Full System Test & Service	Sureserve	Annually
All Blocks	Surge Protection Devices	Function Test & Visual Inspection	Ad Hoc	Annually
Non-Block (BEO / EC)	PAT Testing	Full Inspection & Testing	Ad Hoc	Annually
Non-Block (BEO / EC)	BMS Panels	Full System Test & Service	Ad Hoc	Annually



Lifts

LOCATIONS

Locations for PPM in relation to lifts will naturally be in all blocks in which there are lifts installed. This will include any lift in which residents utilise to access their apartments and are maintained by the Barbican Estate Office.

TASKS

There are various tasks included in this area from monthly maintenance of lifts to full system tests & servicing of auto diallers.

The table on the following page displays all elements that make up this category along with who the PPM sits with and the frequency this is completed.

Location	Sub-Element	Task	Performed By	Current Frequency
Most Blocks	Lifts	Preventative Maintenance	Guideline	Monthly
Most Blocks	Lifts	LOLER Inspections	BES	6 Monthly
Most Blocks	Lifts	SAFED Checks	Guideline	Annually
Most Blocks	Autodiallers	Function Test & Visual Inspection	Guideline	Quarterly
Most Blocks	Autodiallers	Full System Test & Service	Guideline	Annually
Most Blocks	Monitoring Systems	Function Test & Visual Inspection	Guideline	Annually
Most Blocks	Fireman's Lift Controls	Function Test & Visual Inspection	Guideline	Annually

Summary

A clear Planned Preventative Maintenance schedule is essential for the effective management of assets and infrastructure across the estate. With many of the Barbican's assets reaching their "end of life", PPM is key to ensuring their longevity is extended as far as is reasonably practicable, outages are kept minimal and potentially expensive reactive call-outs are avoided.

This formalised PPM Schedule is something that should have been in place from inception. With a firm schedule now in place we can ensure we are meeting legal requirements as well as manufacturer's recommendations which help ensure compliance and longevity of assets.

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LAUDERDALE TOWER + SHAKESPEARE TOWER + CROMWELL TOWER
INTERNAL FIRE DOOR REPLACEMENT
MAJOR WORKS PROGRAMME BOARD PRESENTATION

26 NOVEMBER 2025

INTRODUCTION

Reform Architects has been appointed by the City of London Corporation to provide Architectural services in relation to the replacement of fire doors for Lauderdale Tower, Shakespeare Tower and Cromwell Tower at the Barbican Estate.

Project Team:
Client - City of London Corporation
Architect - Reform Architects
Planning Consultant - Grade Planning
Heritage Consultant - Heritage Information
Fire Consultant - BB7
Contractor - Gerda

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1. CLIENT BRIEF

The client brief is to carry out a programme of works to replace all front entrance doors (including any associated panel surrounds, refuse cupboards and fanlight windows) within the tower blocks of the Barbican Estate, and to include the replacement of any communal corridor fire doors and windows, and any doors/windows/openings to cupboards, risers etc. that need to be fire rated. Replacement doors and windows are to be fully compliant modern equivalents which satisfy heritage constraints and the current Building Regulations.



Glass door from external balconies



Plant room door on residential level



Fire escape door on residential level



Smoke louvre door



Circulation door in entrance



Plant Room door on basement level



Residential front door

2. SITE + CONTEXT

2.1 BARBICAN ESTATE

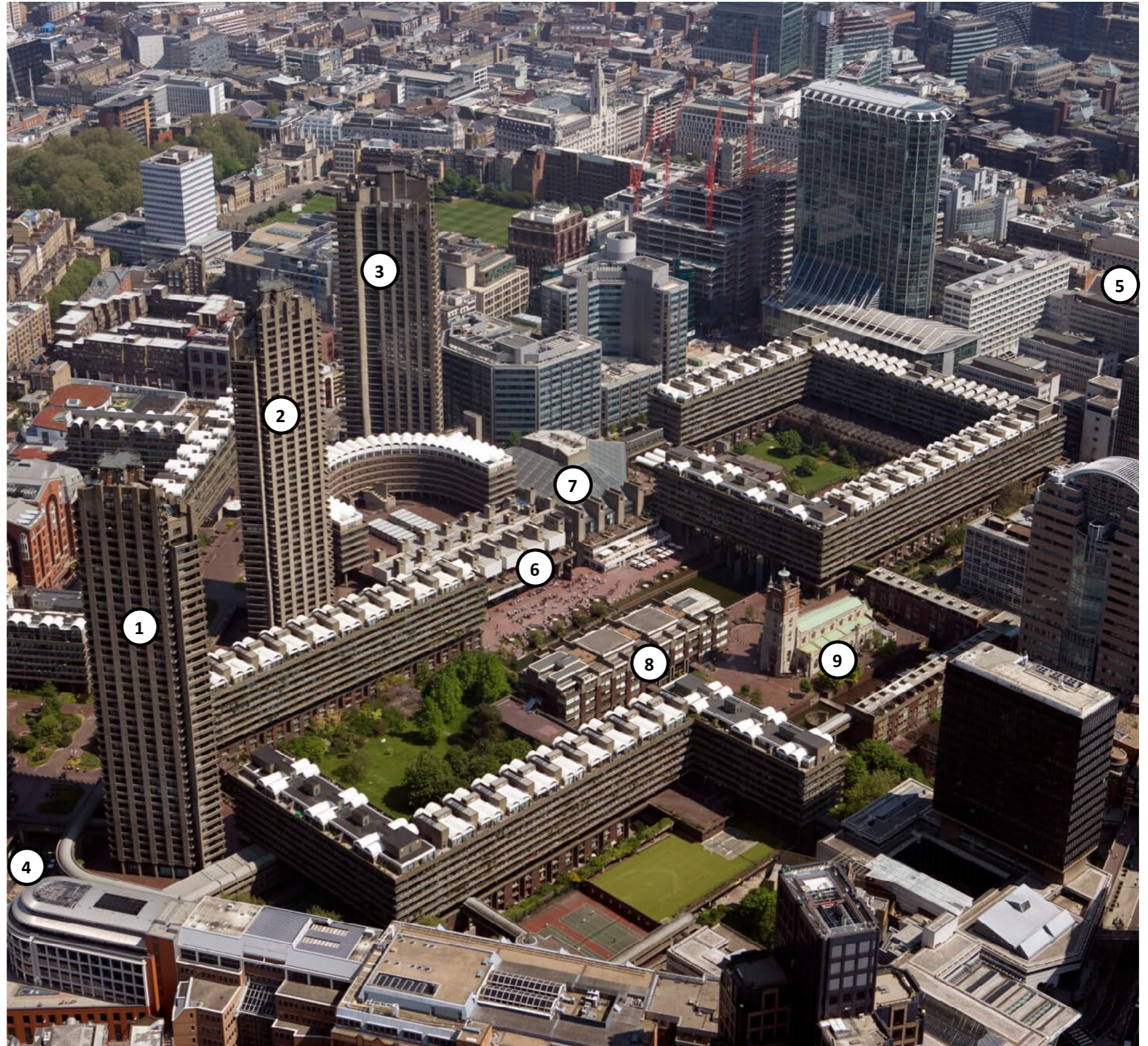
The Barbican Estate is a large residential complex in the City of London, designed by Architects Chamberlin, Powell and Bon. It was built between 1965 and 1976 in an attempt to regenerate an area of London which was left devastated by bombing during the Second World War. The modernist vision for the residential complex has become one of the most significant architectural achievements of the 20th century, and a landmark for London in terms of scale, cohesion and ambition.

It is comprised of over 2,000 flats, maisonettes and houses, which are distributed across 21 residential blocks named after prominent historical figures. The Barbican's internationally recognised urban plan had a utopian vision for modern life in the City of London.

This estate was never envisioned as a social housing project; the design was built with middle and upper class professionals in mind. Its goal was to repopulate the City of London in the aftermath of WWII. The architects' intention was to create a residential precinct which would allow people to live "both conveniently and with pleasure". Their mission would include a quiet pedestrian space which would be "uninterrupted by road traffic" and where people would be able to "move about freely enjoying constantly changing perspectives of terraces, lawns, trees and flowers" and seeing "the new buildings reflected in the ornamental lake." Their vision came to life in the Barbican Estate.

Apartments have individual balconies which overlook verdant landscaped squares and a lake with fountains. The buildings are isolated from the hubbub of the city and accessed by a pedestrian walkway raised above street level. The residential towers are three of London's tallest and gave a "dramatic contrast to the otherwise horizontal treatment of the buildings" and have become an iconic part of London's skyline.

1. Lauderdale Tower
2. Shakespeare Tower
3. Cromwell Tower
4. Barbican Underground Station
5. Moorgate Underground Station
6. Barbican Arts Centre
7. Barbican Conservatory
8. City of London School for Girls
9. St Giles Cripplegate



Aerial View of the Barbican Estate from the South West

2. SITE + CONTEXT

2.2 HISTORY

Historically, the plot sat within the City Walls of the main fort of old Roman London. Later, this area became known as Cripplegate Ward. Throughout the 19th Century, it was a bustling commercial area, and the Square Mile's population at the time amounted to approximately 128,000 residents - 14,000 of which lived in Cripplegate.

During the Second World War, the City of London suffered serious damage. The Square Mile's population was reduced to just over 5,000; Cripplegate ward was virtually demolished, and its population dropped below 50 residents. Business and commerce soon became the main land use within the City, replacing residential.

In 1952, discussions began regarding the future of the site, and after the second World War, there was a national expectation that living standards should improve.

Following rising concerns that the City was at risk of losing its right to an MP due to its small electorate, a decision was made in 1957 by the Court of Common Council to build new residential properties. This would regenerate the 'Square Mile' and reintroduce a stable population to the City. The development would appeal to a population of affluent City professionals and their families.

Developed for the Corporation of London between 1965 and 1976, the Barbican Estate was let out at market rents, singling it out from other similar



Map of the City of London (Cripplegate ward shown in red)



Historic map of Cripplegate Ward

developments of the era such as the neighbouring Golden Lane Estate, which was dedicated to social housing.

In 1980, Margaret Thatcher's Conservative Government implemented The Housing Act, giving many council tenants in England and Wales the Right to Buy their rented residences at heavily discounted rates.

Although those living in the Barbican were not council tenants, the City of London Corporation was seen as a local authority under the Act, and many residents were able to purchase their properties. As a result, most residences are privately owned today, although the overall Barbican Estate is managed by the City of London Corporation, and a large proportion of flats are rented out by private landlords.

The City of London Corporation's single ownership of the overall estate has ensured appropriate maintenance and regular investment into repairs has taken place in the years since the Barbican was built.

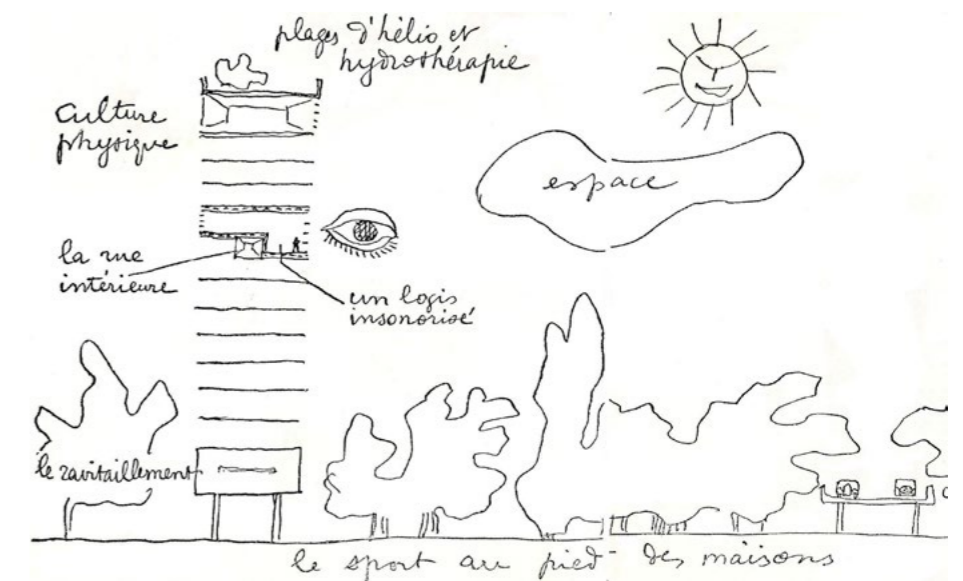
In 2003, a referendum took place to decide whether the residents should take over management of the Barbican Estate. However, it was heavily defeated. Instead, the Residents Consultation Committee was created, as an advisory group to make recommendations to the Barbican Residential Committee.

2.3 DESIGN

Now recognised as one of London's principal examples of Brutalist architecture and modern urbanism, Chamberlin, Powell and Bon's design of the Barbican was radical for its time. The housing was part of a utopian vision to transform the City of London, and provide an estate which would put its residents first.

The development was inspired by the contemporary work of Le Corbusier, Swiss-French Architect and pioneer of modern architecture.

Le Corbusier's high density housing project, 'Unite d'Habitation' in Marseilles, was completed shortly before work on the Barbican began. The modernist housing model was designed around the human scale, and model apartments were built, tested and exhibited prior to construction. The Unite's influence was clearly visible in blocks of the Barbican both in terms of appearance and organisation. Described as a 'city within a city', the Unite offered communal facilities interspersed throughout the building such as a running track, gym, garden and kidergarten on the roof, and shops, medical facilities and a small hotel spread through the building's mixed use interior.



Unite d'Habitation, Marseilles - Le Corbusier

2. SITE + CONTEXT

Similarly, the Barbican was designed so that residents would be able to access many amenities without having to ever leave the complex. These included the Barbican Arts Centre, a public library, the City of London School for Girls, Guildhall School of Music and Drama, St. Giles-without-cripplegate Church and the Museum of London.

Although it has since changed use, the original complex also provided a local shop, and inclusion of a shopping mall was originally planned, in order to create a self sustained microcosm within the City.

Total separation of motor vehicles and pedestrians, through a series of podiums and raised walkways, allowed circulation between these facilities and the blocks, without impediment of traffic or noise.

This concept was already being trialed in commercial areas of the City, south of the Barbican plot, with a series of high walks connecting buildings around the old London Wall. By raising the entire Barbican Estate on a Podium, it meant that even flats on lower levels of the perimeter buildings such as Andrewes House, would still be significantly higher than street level, and would feel separate from the vehicular level.

As well as improving conditions for Barbican residents, this allowed major improvements in the City's infrastructure, as there was less resistance to the dual carriage-ways alongside the London Wall for instance.

An added benefit of the raised Podium, was the fact that it meant land could effectively be used twice. In order to satisfy the requirements for amenity

space for such a high density residential scheme, the buildings were raised on pillars, and the spaces beneath them used for recreation.

A lake, numerous water features and private green spaces were set out throughout the complex, providing residents leisure spaces and attractive views out from the properties. Each cluster of blocks was grouped around a green space or water.

The layout of the flats throughout the Barbican Estate was designed to maximise natural light in habitable rooms. Wherever possible, dwellings are planned to catch the sun during at least part of the day, and living rooms are planned to have the best views to the exterior.

As a result, bedrooms, dining rooms and living rooms are always positioned along external walls, whilst kitchens and bathrooms are most often placed in inner locations. Although building regulations required kitchens to be both naturally lit and ventilated, the Architects argued that the Barbican Estate's professional residents would only use kitchens in a limited capacity, labeling them 'cooking areas' instead.

All flats have direct access to balconies, fitted with concrete planters encouraging residents to cultivate vertical gardens, which additionally serve as a secondary means of escape for all dwellings.

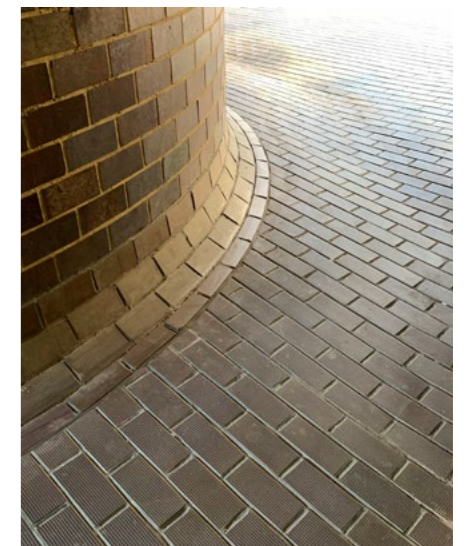
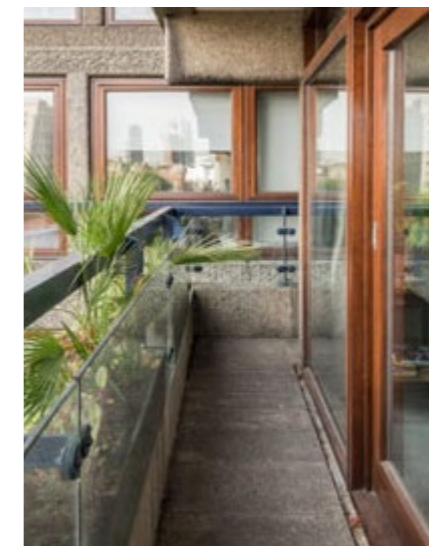
2.4 MATERIALITY

Consistent material grammar and detailing is visible throughout the entirety of the complex. A palette of architectural features unifies the numerous blocks with a common architectural language. These include pick and bush hammered concrete facades, exposed granite aggregate, glazed engineering brick cladding, structural features such as upswept balconies and varnished timber window frames.

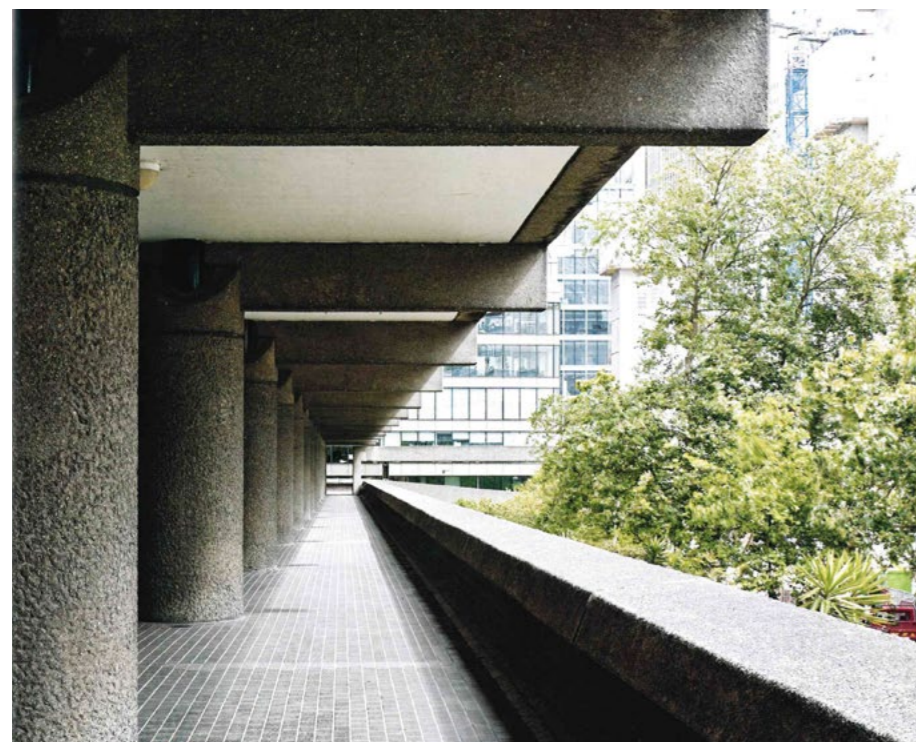


Pick and bush hammered concrete; Exposed granite aggregate

Brick was employed at the lower levels up to the height of the original Roman city wall. Above this hammered concrete was employed as the primary material, the intention being that the brick would act as *a technologically and historically intermediate between the ground and the wholly man-made (the towers).*



Varnished timber window frames; Bricks at podium level

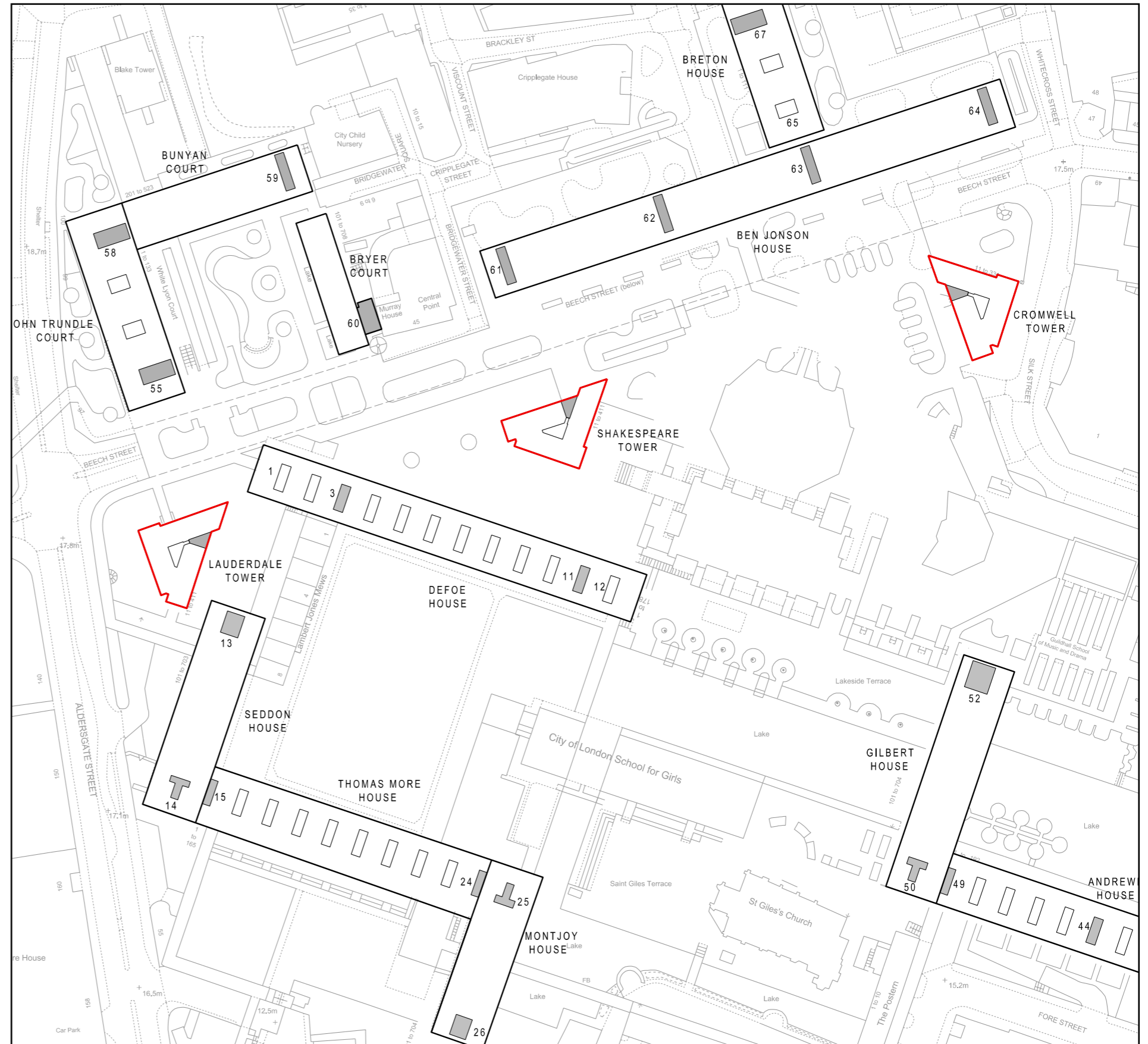


Raised walkway

2. SITE + CONTEXT

2.5 LAYOUT

The three towers are arranged along a single axis parallel to the Beech Street tunnel, and are individually rotated to fit designated positions within the larger site geometry. They divide the North and South portions of the Barbican Estate. Lauderdale is mirrored in contrast to Shakespeare and Cromwell.



Plan of the Barbican Estate showing the 3 towers outlined in red

2. SITE + CONTEXT

2.6 ORGANISATION

Whilst the three towers are seemingly identical in plan and form, they are each unique. The diagram on the right shows the differences between the towers with regard to levels, main entry points and fire exits. Lauderdale and Cromwell are accessed from street level, whilst Shakespeare is accessed from the lower podium level.

Basement Levels:

These provide access to plant rooms, tenants stores and connect via external lobbies to the parking levels.

Street/Mezzanine/Podium Levels:

These provide concierged entrances, fire escape routes and commercial units.

Residential Lower Levels:

These have 3 dwellings per level, with external balconies providing a secondary means of escape from the dwelling to the escape stair.

Residential Typical Levels:

These have 3 dwellings per level, and have additional stairs between the dwellings linking the lift lobby to the external balconies 1 and 2 stories above.

Residential Upper Levels:

The number of dwellings per level is gradually reduced, with plant rooms replacing apartments. There is a staggered arrangement at the top of the towers with duplex (flat A) and triplex (flat B + C) penthouses.

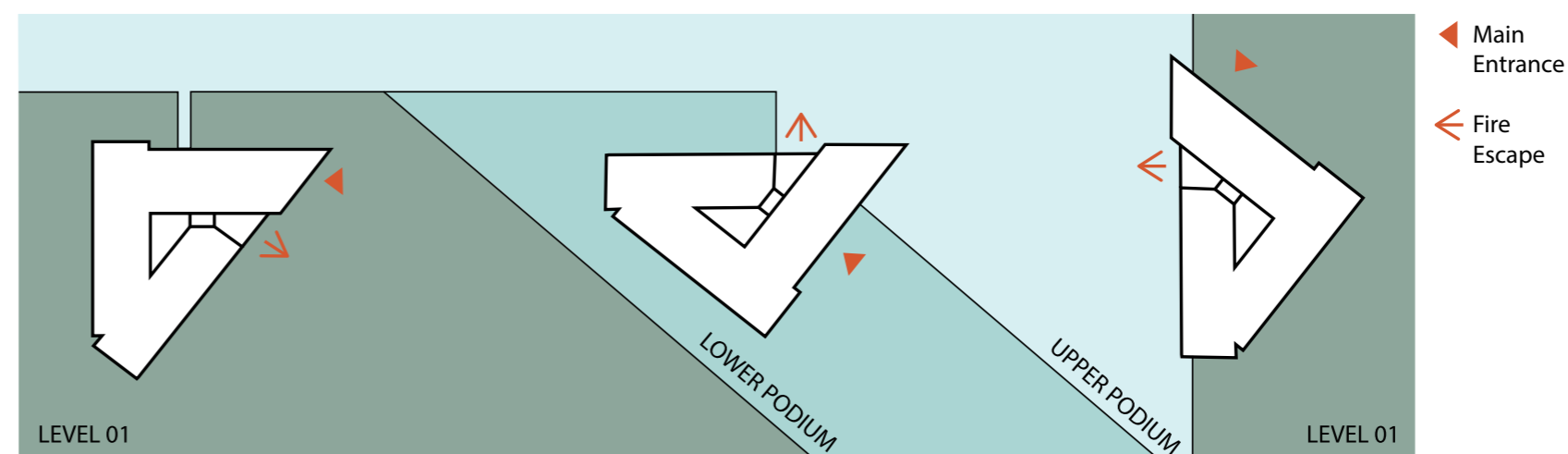
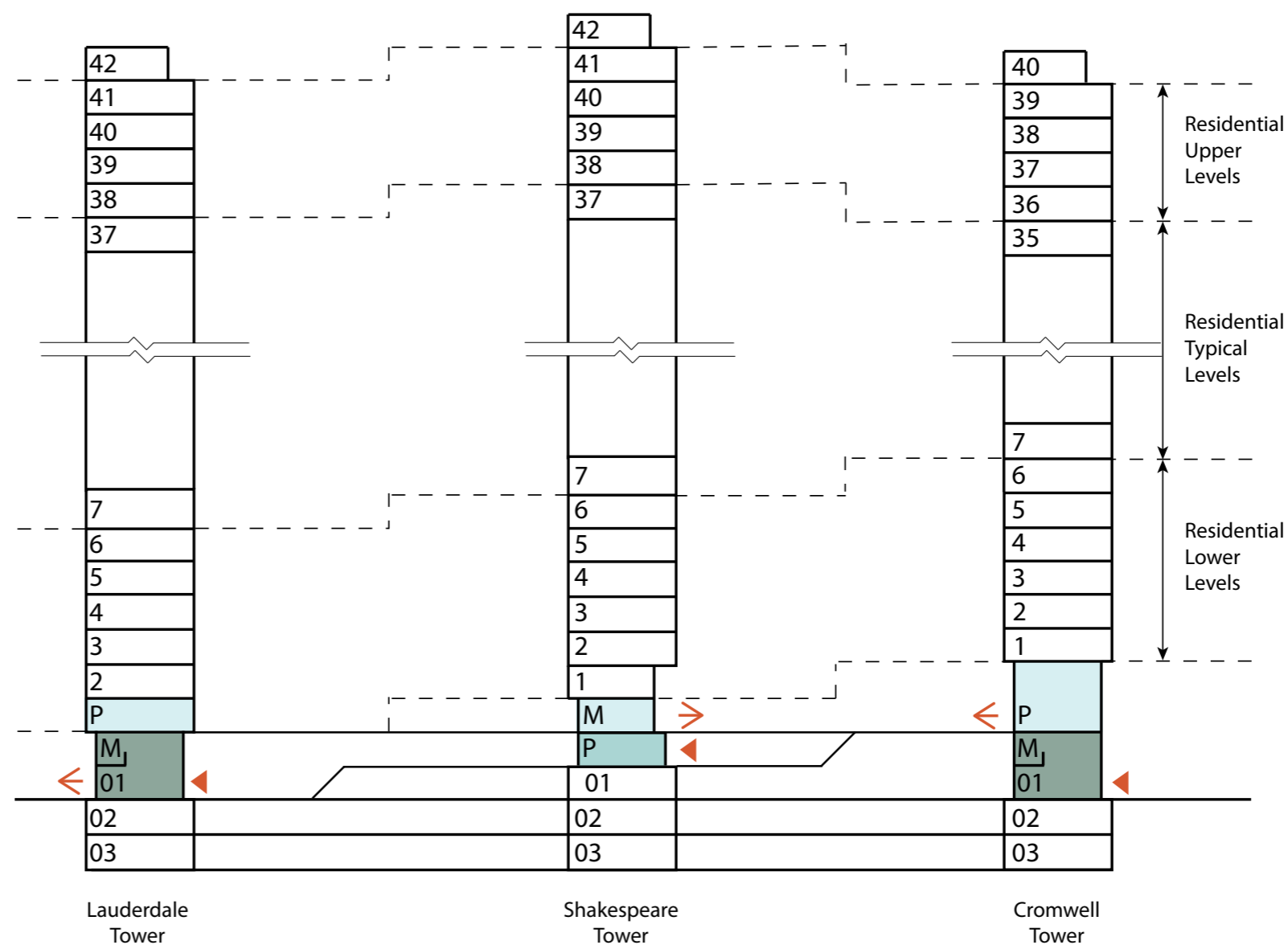


Diagram showing the levels arrangement of the 3 towers

2. SITE + CONTEXT

2.7 FACADES

At the time of construction, the 42 storey towers were the tallest residential blocks in Europe. They are finished in bush hammered concrete and have thick upswept concrete balustrades which counteract the wind, and have now become a recognisable feature of the Barbican Estate.

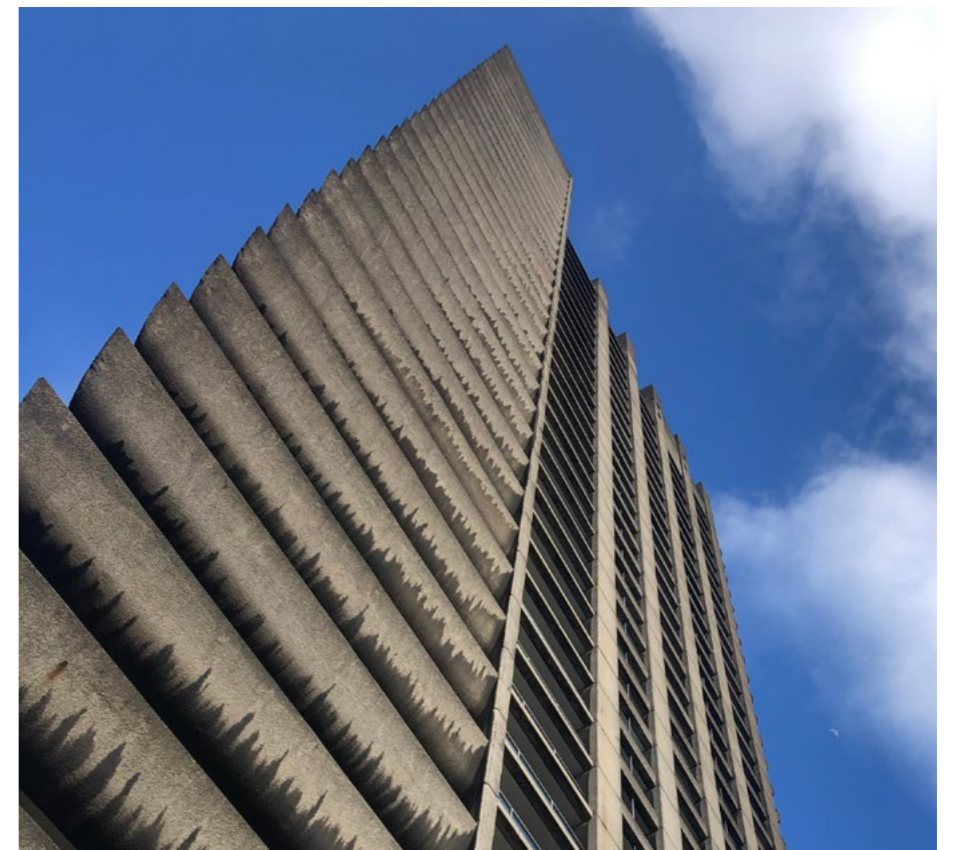
The upper floors of the towers are staggered, creating an interesting and unique silhouette on the London skyline.



Staggered roofline



Shakespeare Tower commercial unit + entrance at lower podium level



Upswept corner balustrades

2. SITE + CONTEXT

2.8 ARRANGEMENT

The flats are larger than those in the terraced blocks of the estate, and upper levels provide penthouses of up to three storeys with roof gardens. On lower levels, three flats are accessed per floor, taking up one whole side of the facade each.

The main structure is formed by a central triangular lift core and stairwells, with a peripheral framework of beams and split piers. External balconies allow residents a secondary means of escape to the single stairwell via slit stairs leading to the floor 1 or 2 stories below.

The internal layout of typical floors in all three towers is the same. The only variations occur on the access levels, and upmost penthouse levels.

The lift lobbies for the towers are internal, and have the benefit of thermal control from significant thermal mass. The residential apartments are not exposed to the common landing areas, with lifts and services risers offering shelter from the exposed walls to the lift lobbies.

The number of residential units per tower are as follows:

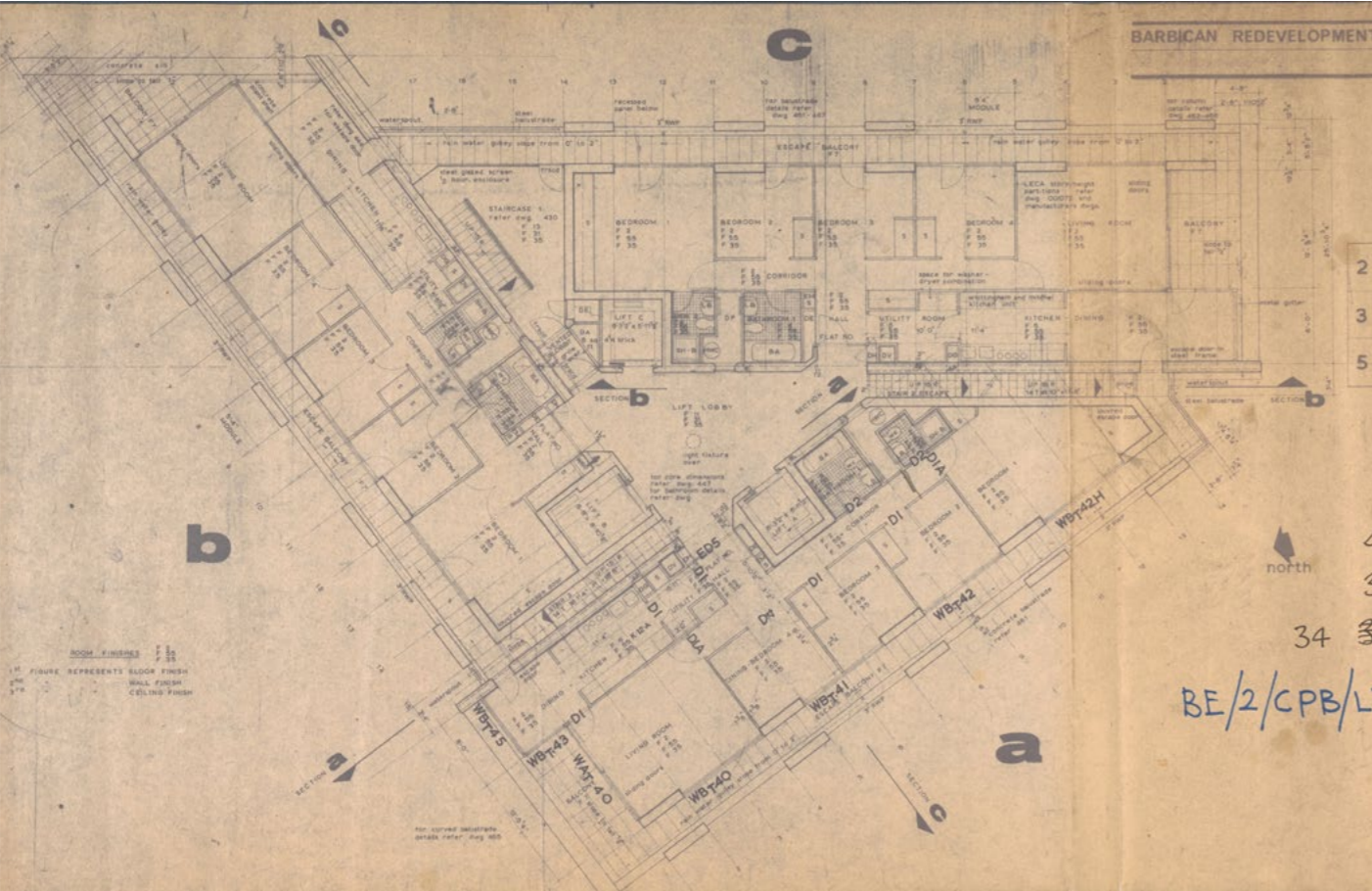
Lauderdale Tower	117 flats
Shakespeare Tower	116 flats
Cromwell Tower	111 flats
Total	344 flats

The number of commercial units per tower are as follows:

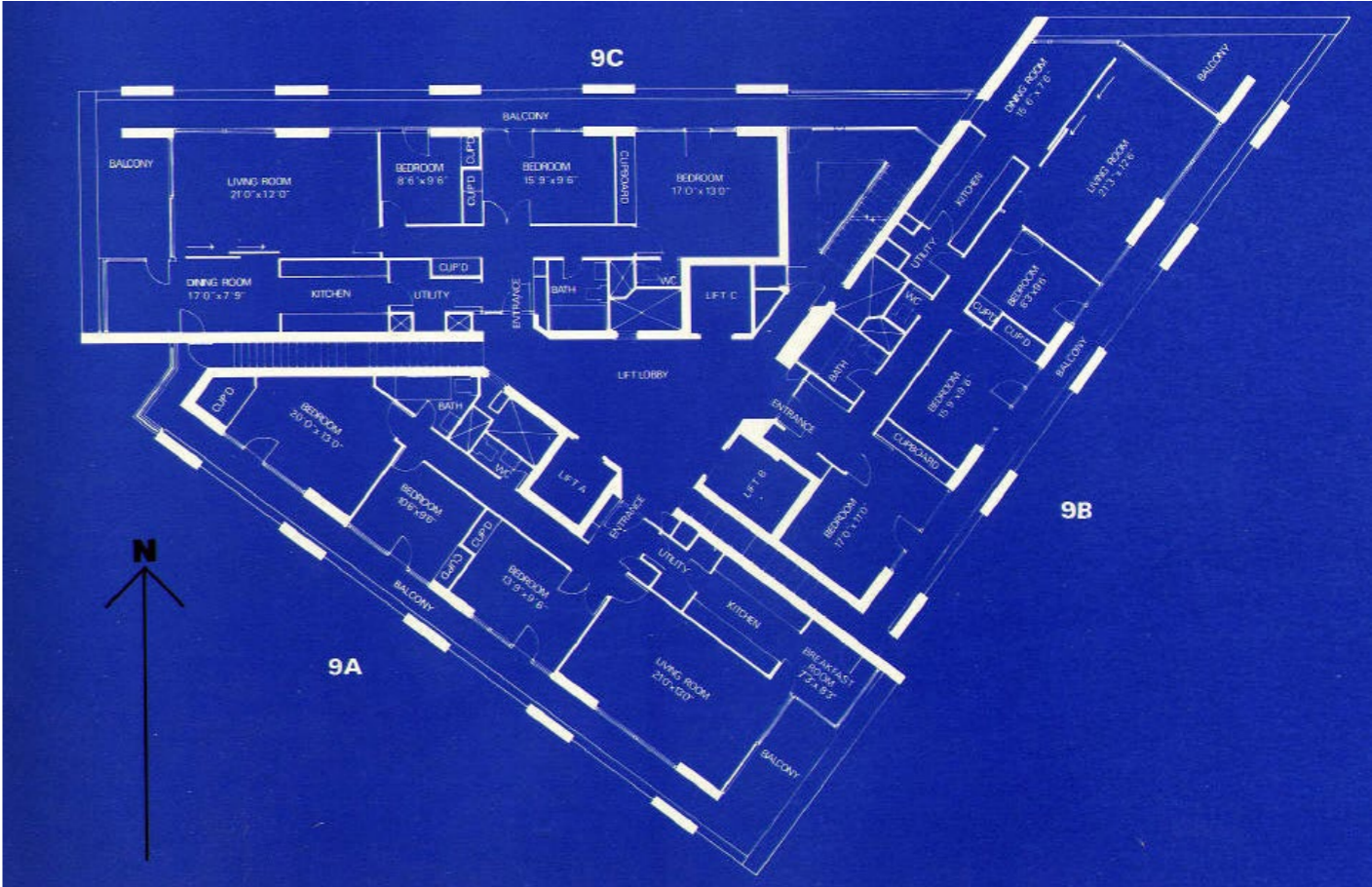
Lauderdale Tower	2 units (level 01)
Shakespeare Tower	2 units (lower podium)
Cromwell Tower	1 units (level 01)
Total	5 units

There is a void space at level 01 in Cromwell Tower with planning consent for a residential apartment.

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Original construction drawing of a floor plan for a tower



Original blueprint of a floor plan for a tower

2. SITE + CONTEXT

2.9 LIFT LOBBY

The bush hammered concrete of the facades was repeated within the lift lobbies of the towers, together with futuristic metallic lift control panels and lighting feature above.

The lighting levels are low, and are supplemented by the slit escape stairs that provide indirect daylight to the lift lobbies.

Front doors to the apartments are positioned in the 3 corners of the triangular lift lobby, a single door leads to the escape stair and on the uppermost stories plant room doors replace some residential front doors.



Lighting for lift doors + panel with daylight from escape stairs



Concrete stair leading up from lift lobby to external balconies above



Fire escape door and plant room door



Residential front doors with side cupboards

2. SITE + CONTEXT

2.10 TIMBER FIRE DOORS

Doors are simple timber frames and doors, and the front doors of the towers are recessed into the internal corners with adjoining cupboards perpendicular to the front doors, accomodating utilities, refuse and grocery deliveries, accessible from inside the flat via an internal hatch. Fire escape doors and plant room doors are similarly detailed.



Fire escape door



Plant room single leaf door



Plant room double leaf door



Residential front doors with side cupboards

2. SITE + CONTEXT

2.11 FINISHES

Great attention was paid to the finishes and fittings across the Barbican Estate, with great attention to detail, and door hardware simple but robust in polished stainless steel.

The intention is to match existing hardware as closely as possible.



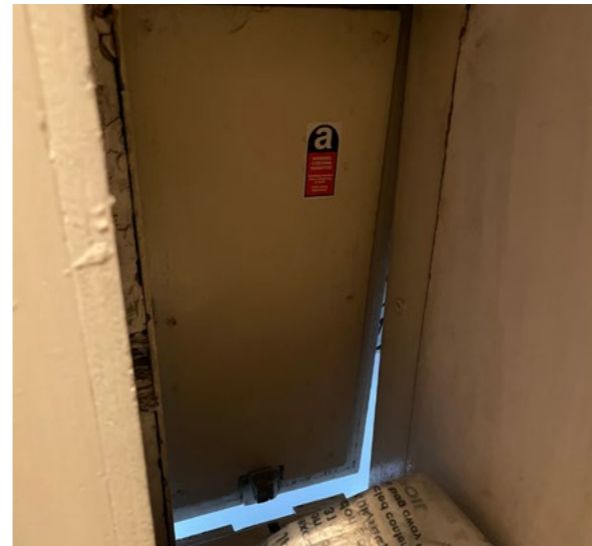
Lift control panel with lighting above



Access hatch to external cupboard from flat



Light fitting



Access hatch from external cupboard



Letter panel with plate + bell



Recessed wet riser in concrete wall



Cupboard doors adjacent to residential front door



Typical door handle + key plate



External door hardware

3. PLANNING + HERITAGE

3.1 PLANNING

The City of London is the local planning authority, and all applications must be approved through their planning application processes. The City of London forms one of London's 33 local administrations however, it does not form a London Borough, and is the only local authority to remain apolitical.

Throughout planning processes, a number of legislative documents are referenced for guidance on appropriate development. These include:

- The Civic Amenities Act 1967/Planning Act 1990
- National Planning Policy Framework (NPPF)
- The London Plan (2016)
- Local Plan (2015)
- City Plan 2036

The Barbican Estate was designated a conservation area in September 2008, further protecting its appearance. The Draft Supplementary Planning Document from 2020 describes the character, appearance and significance of it, grouping the Barbican with the Golden Lane Estate and Blake Tower (formerly the YMCA).

The SPD set out the guidelines that any development affecting the conservation area would be managed in accordance with legislation and the nation and local planning policies.

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

- Barbican and Golden Lane Conservation Area, Draft SPD 2020

The characteristics which contribute to the special interest of the conservation are summarised as below:

- *Two Estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlain, Powell & Bon*
- *Integration of the ancient remains of the Roman and medieval City wall and the medieval church of St. Giles Cripplegate in a strikingly modern context*
- *In scope and extent, the Estates are important visual evidence for the scale of devastation wrought by the Luftwaffe bombing campaign of 1940-41 known as the 'Blitz'*
- *Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the*

development of Modernism

- *Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the Estates today*
 - *New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.*
- Barbican and Golden Lane Conservation Area, Draft SPD 2020

3.2 LISTING

The Barbican Complex became Grade II listed in September 2001, as announced by the Minister of Arts. It has since been designated a site of special interest for its 'scale, cohesion and ambition'.

The award was part of an ongoing process which aimed to identify important post war buildings to be added to the register, in order to avoid domination by classical architecture. English Heritage referred to the project as "a building that is an example of its time... An outstanding design".

Extensive features, both internal and external, are protected by the listing. The towers are described as follows:

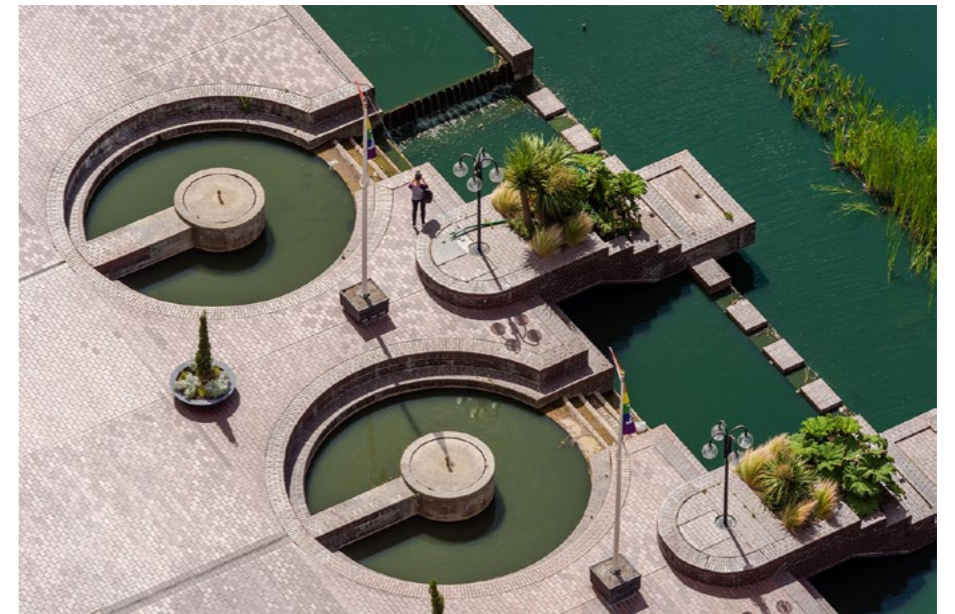
Blocks I, II and 111: Triangular plan with upswept balconies running round, jagged stepped tops containing penthouses, of up to three storeys with roof gardens. Below penthouse level there are three large flats per floor, the living rooms in the prows, served by a central triangular well with a lift on each side, which can be ordered from a common central control panel. Sliding timber windows, metal and glass balustrades, the steel uprights painted. Double-height glazed entrances, Lauderdale House also incorporating two ground-floor shops.

- Historic England, Barbican List Entry

Although listing does not necessarily preserve a building for all time, it ensures care will be taken over decisions affecting its future, and that any alterations will respect the character and interest of the building.



Lauderdale Tower and the Barbican Arts Centre



Lakeside water features in front of the Barbican Arts Centre

4. DESIGN APPROACH + DEVELOPMENT

4.1 FIRE RISK ASSESSMENT

In 2018, Frankham RMS conducted Fire Risk Assessments on the residential buildings on the Barbican Estate, on behalf of the Landlord, the City of London Corporation, under the requirements of the Regulatory Reform (Fire Safety) Order 2005.

The objectives of this Fire Risk Assessment were :

- To identify all current significant fire hazards to which relevant persons on the premises, or in the immediate vicinity of the premises, would be exposed.
- To reasonably quantify the level of residual fire risk that was attributed to the premises and its use, with regard to existing (preventive and protective) controlling measures with the emphasis on life safety.
- To advise on the nature and extent of any additional (preventive and protective) controlling measures which should be implemented in order to counteract this residual risk, in accordance with the ‘Principles of Prevention’ as defined in Article 10 of The Regulatory Reform (Fire Safety) Order 2005

Category	Location	RAG Rating	Recommendations
Residents front doors	Every floor with Flats	R	Replace doors will move the rating from red to green.
EDA and electrical Cupboards	Throughout the building	R	Replace will move the rating from red to green.
Internal compartment doors	Throughout the building	A	Improve by adding smoke protection and upgrading ironmongery will turn from amber to green rating.
Lift moto rooms and plant room doors	Located mainly on the roof of each building.	R	Replace will move the rating from red to green.
Car park entrance / exit doors	Car park level to building	G	Review maintenance and efficiency of door.
Residents’ balcony doors	Each floor where required	G	Review maintenance and efficiency of door.
Escape exit doors to outside	Each floor where required	G	Review maintenance and efficiency of door.
Residents Storage doors	Lower level of the building	A	Review maintenance and efficiency of door.

Example of RAG Assessment - Guardian Consultancy Services

4.2 FIRE SAFETY ACTION PLAN

Alongside Fire Risk Assessments, Frankham RMS also produced Fire Safety Action Plans for all blocks. The Fire Safety Action Plans were also shared with the Barbican Residents Consultation Committee and the Barbican Residential Committee.

Information contained in these reports were is based on the findings from the Fire Risk Assessments, and all observations, recognised hazards, recommendations and evaluations were identical to the previous document.

Additional information provided in the Fire Safety Action Plan included a set of relevant actions taken, with the responsible party and date of action indicated.

4.3 FIRE DOOR SURVEYS

In 2021 Guardian Consultancy Services were appointed to carry out an audit of the residential and communal fire doors of the residential buildings on the Barbican Estate.

The scope of works was to assess and record the viability of those doors which had been noted by the client as fire doors and to assess whether doors which were not identified as fire doors should be fire doors. In addition to the surveys, a RAG assessment was prepared to detail the order of urgency of the replacement program.

4.4 FIRE COMPARTMENTATION

There were no existing survey drawings of the Barbican Estate, nor any fire compartmentation drawings. To provide a thorough assessment of where replacement of fire doors were required, a set of fire compartmentation drawings were prepared, to be used by Guardian Consultancy Services Ltd to complete their audit and identify correctly the doors and windows which require replacement.

In 2022 the City of London Corporation commisioned the preparation of fire compartmentation drawings of the Barbican Estate.

4.5 DIAGRAMMATIC FLOORPLANS

reForm Architects were appointed to prepare a set of diagrammatic floorplans drawings for all the residential buildings showing ALL levels. The residential level floorplans were to show the residential units and common parts, and the basement and roof level drawings to show where the residential common parts meet parking, services or external areas.

The work was be based upon a non-destructive assessment of the common parts of the building, not the private dwellings, service/plant areas or parking.

4. DESIGN APPROACH + DEVELOPMENT

4.6 LIFE SAFETY FIRE COMPARTMENTATION

BB7 Fire Engineering were appointed separately to mark up the recommended fire compartmentation to these drawings, which were issued as ‘Life Safety Fire Compartmentation Plan Mark Ups’.

The buildings were annotated to show the expected levels of fire compartmentation on the plans; the fire doors located in the walls were expected to achieve half the fire resistance of the wall.

The buildings were constructed in phases between 1963 and 1972, they were designed by architects Chamberlain; Powell & Bon, the Building contractor was Turriff.

In 1962, BSI published a new code of practice, ‘CP3 chapter IV part 1’, which provided recommendations for fire precautions in blocks of flats over 80ft (approximately 24m) in height. The code of practice was also considered appropriate for buildings less than 80ft in height.

The 1962 version of ‘CP3 chapter IV part 1’ was highly significant as it was the first national code to advocate, and incorporate, fire safety measures based on, what is now known as a ‘stay put’ policy. In 1962 this was expressed as a principle whereby those in flats on floors above that in which a fire occurred would be safe to remain within their own flats. It was acknowledged that flats on the same floor as the fire, or even in the immediate vicinity of the fire, might need to be evacuated, but a fire alarm system was not considered necessary.

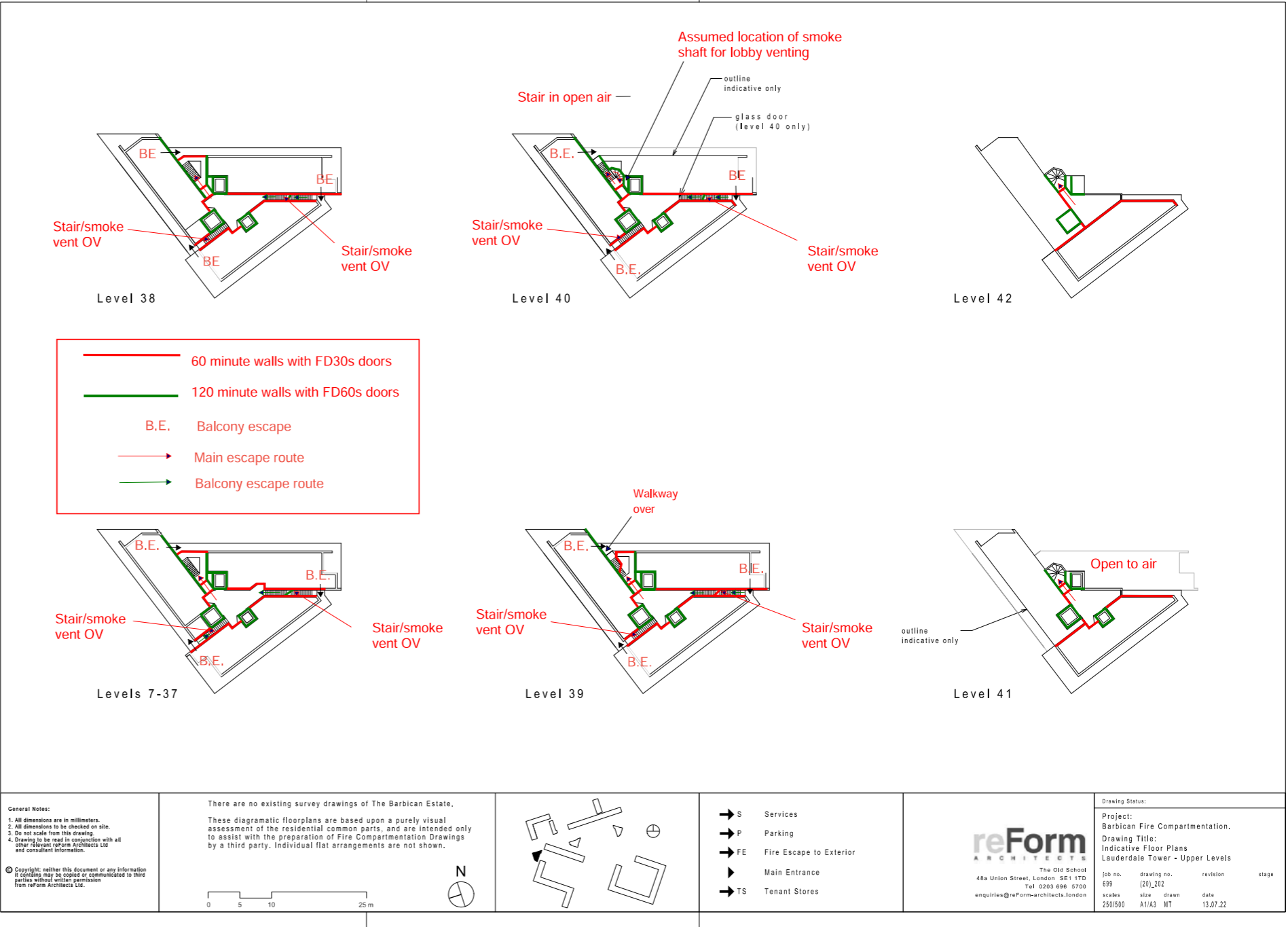
The fire safety measures recommended were intended to ensure that means of escape remained safe for use by those with a need, or desire, to evacuate the block. The means of escape hinged on the provision of suitable compartmentation, the ventilation of escape routes and internal flat layouts.

Without a detailed retrospective fire strategy study, the full picture and the state of fire safety in the blocks could be confirmed. However, the plans were annotated to identify the level of compartmentation expected to be in place.

A site visit was carried to ensure correct interpretation of the plans (not to be construed as a site survey). No information on the internal flat layouts was available and there was no access to any flats, and limited access to balcony escapes.

The principal reference document used was ‘Fire safety in purpose-built blocks of flats’. Before committing to replacing the doors, it was advised that further advice is obtained (from BB7 or other suitably qualified organisation) for the following reasons.

- The majority of the doors will require replacement but some doors may be open to improvement
- The fire resistance of the opening protected by a fire door may be supplemented by roller shutters
- The door/window may form part of the ventilation arrangements and



Example of Fire Compartmentation Mark-up - BB7

4. DESIGN APPROACH + DEVELOPMENT

4.7 CONTRACTOR APPOINTMENT

GERDA were appointed as contractor to carry out the specialist design work and compliance certification for the programme of works to replace all front entrance doors and (including any associated panel surrounds and fanlight windows), and communal corridor fire doors, service intake or riser cupboard doors.

The design work was to be carried out in close collaboration with Reform Architects, whose role was to ensure that the original design intent of the architects was maintained, and the historic importance of the building’s design preserved.

To date, 14 design team meetings with the client, architect, GERDA and other consultants have been held to discuss design development.

Building Regulations Guidance - Flat Entrance Doorsets (Internal)



Restricting fire entering or escaping



Preventing smoke leakage



Keeping the dwelling conditioned



Protecting the dwelling from intruder attack



Ensuring ease of access



Assisting noise reduction



Operation & safety



Testing for enhanced security requires BS6375 tests for operation & durability

Overview of Building Regulations compliance required for flat entrances



GERDA initial front door design based on components with existing test data pre-certified

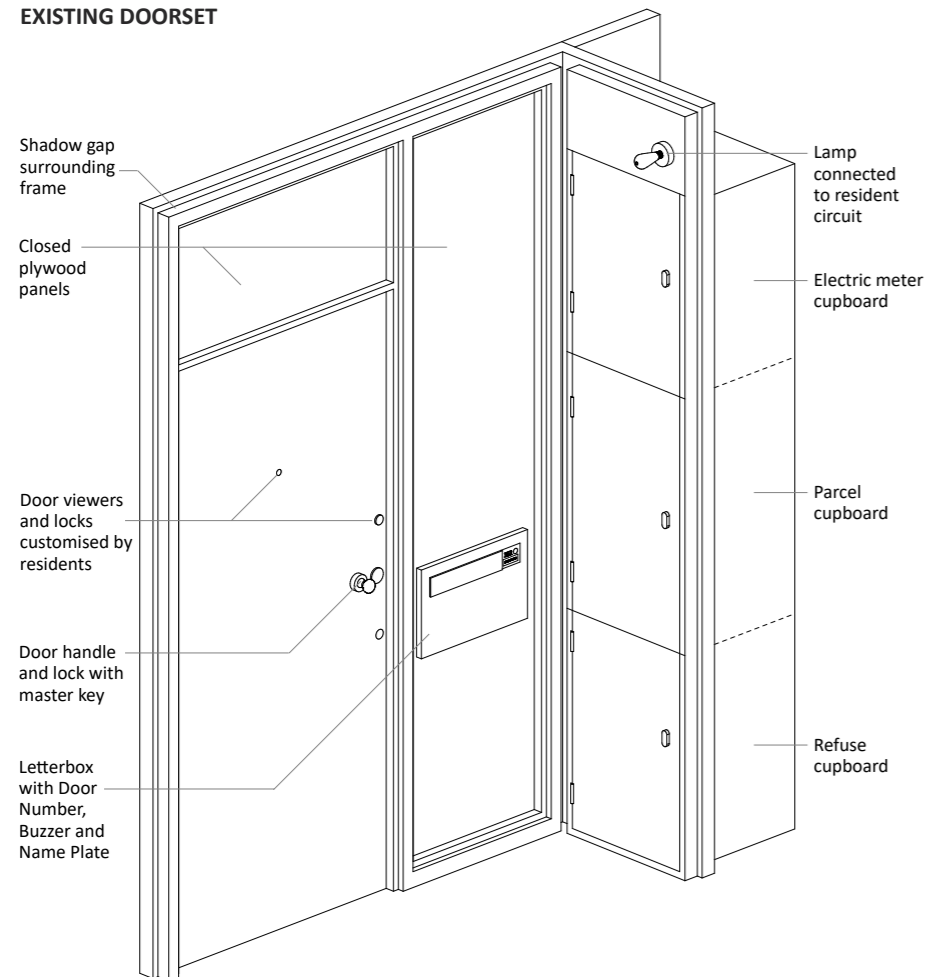
4. DESIGN APPROACH + DEVELOPMENT

GERDA proposed two approaches to achieving compliance:

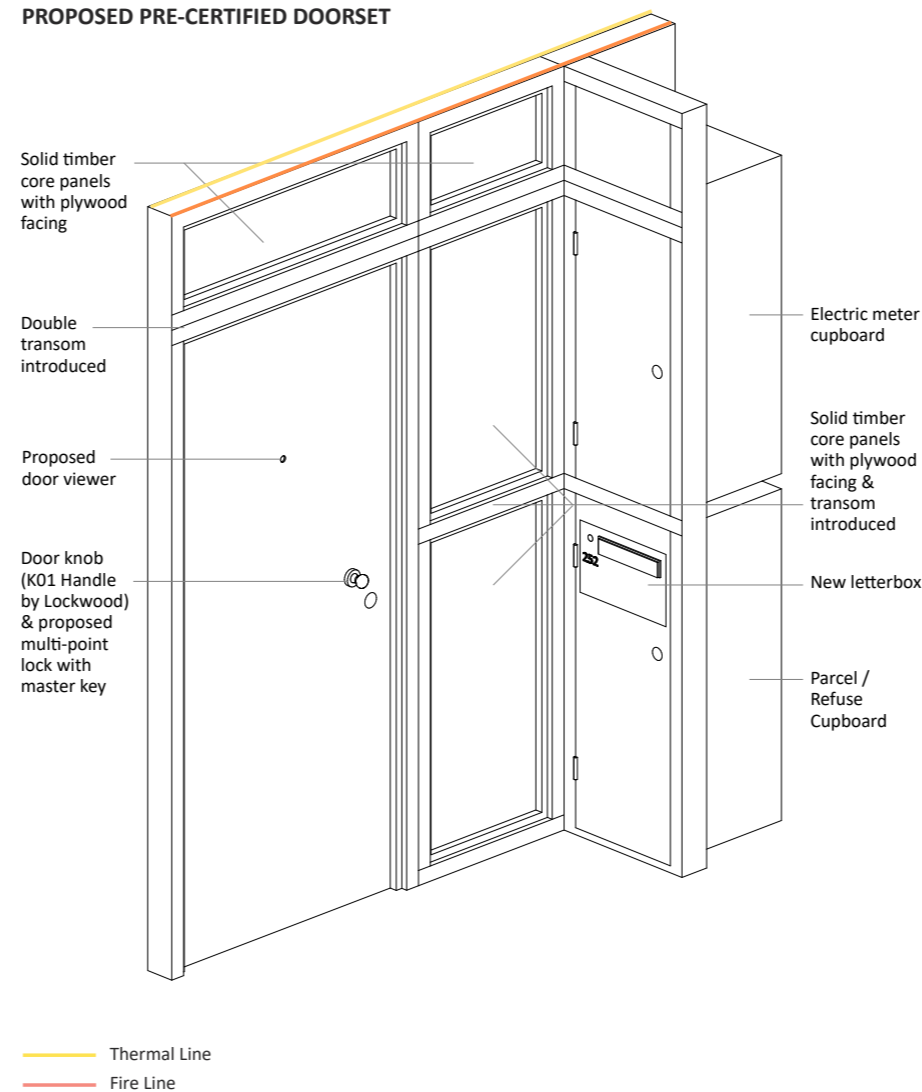
- Pre-certified fire doors - This would be the simplest and most efficient method, but could only provide a 'like for like replacement' on simple fire doors. For the front doors the pre-certified fire door option could not respect the proportions of the the original design, and the subtlety and elegance would be lost.
- Bespoke design for the fire doors - This would require new certification, with a significant cost and programme impact on the project.

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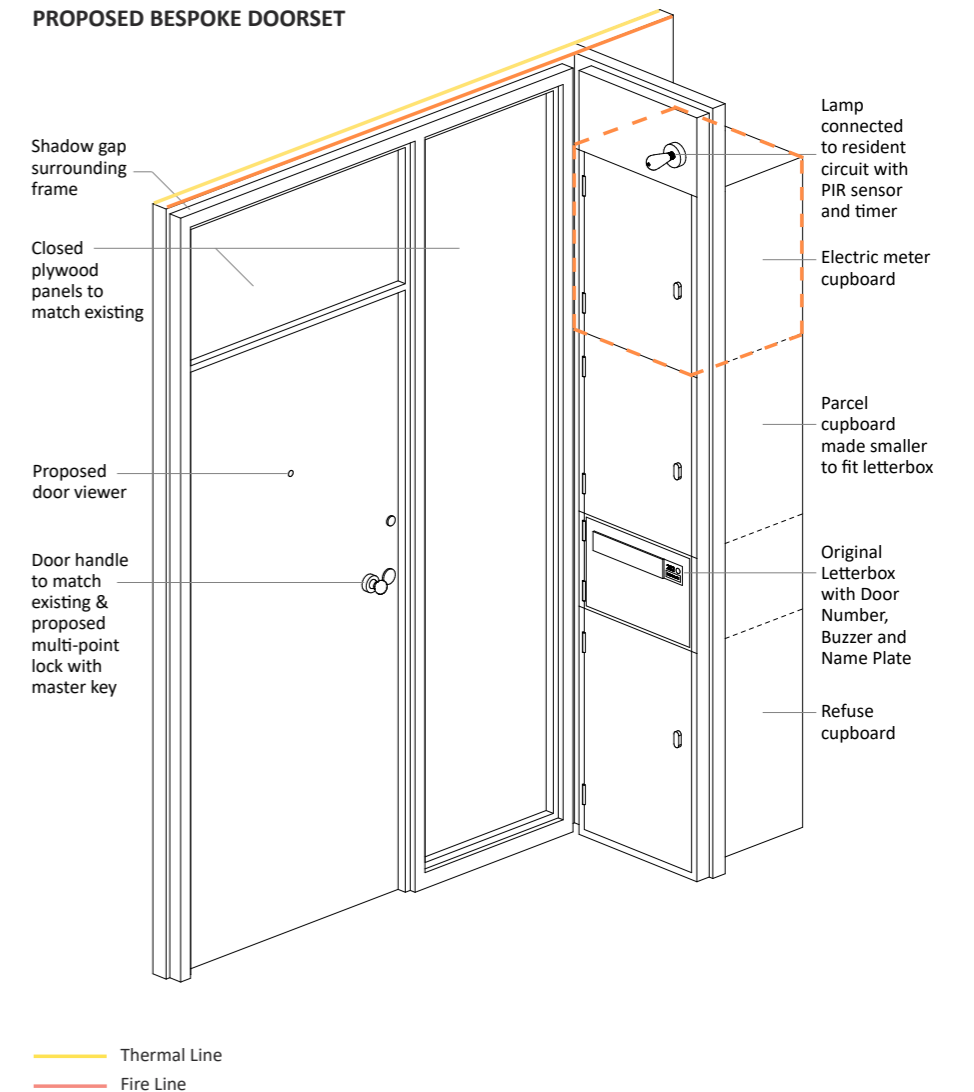
EXISTING DOORSET



PROPOSED PRE-CERTIFIED DOORSET



PROPOSED BESPOKE DOORSET



Initial design proposal comparison

4. DESIGN APPROACH + DEVELOPMENT

4.8 INITIAL SCOPE

The initial design study examined the existing situation and condition of the doors, assessed the available options and described the design strategy and approach. It also addressed the following:

- Consideration of accessibility and equality (under the relevant legislation)
- Improvements to the comfort of the flats
- Repair and consideration of internal finishes
- The continued occupation of all flats by residents throughout the works
- Consideration of the impact of construction works upon the residents and their continued comfort, security and safety during the works
- Tolerances to deal with post-war concrete construction standards
- Control of future resident adjustments / personalisation
- Secure by Design
- Removal of redundant materials
- Consideration of carbon footprint with materials and supply chain
- The potential presence of asbestos and appropriate risk assessment
- Future maintenance

The study was carried out in collaboration with a sustainability consultant.

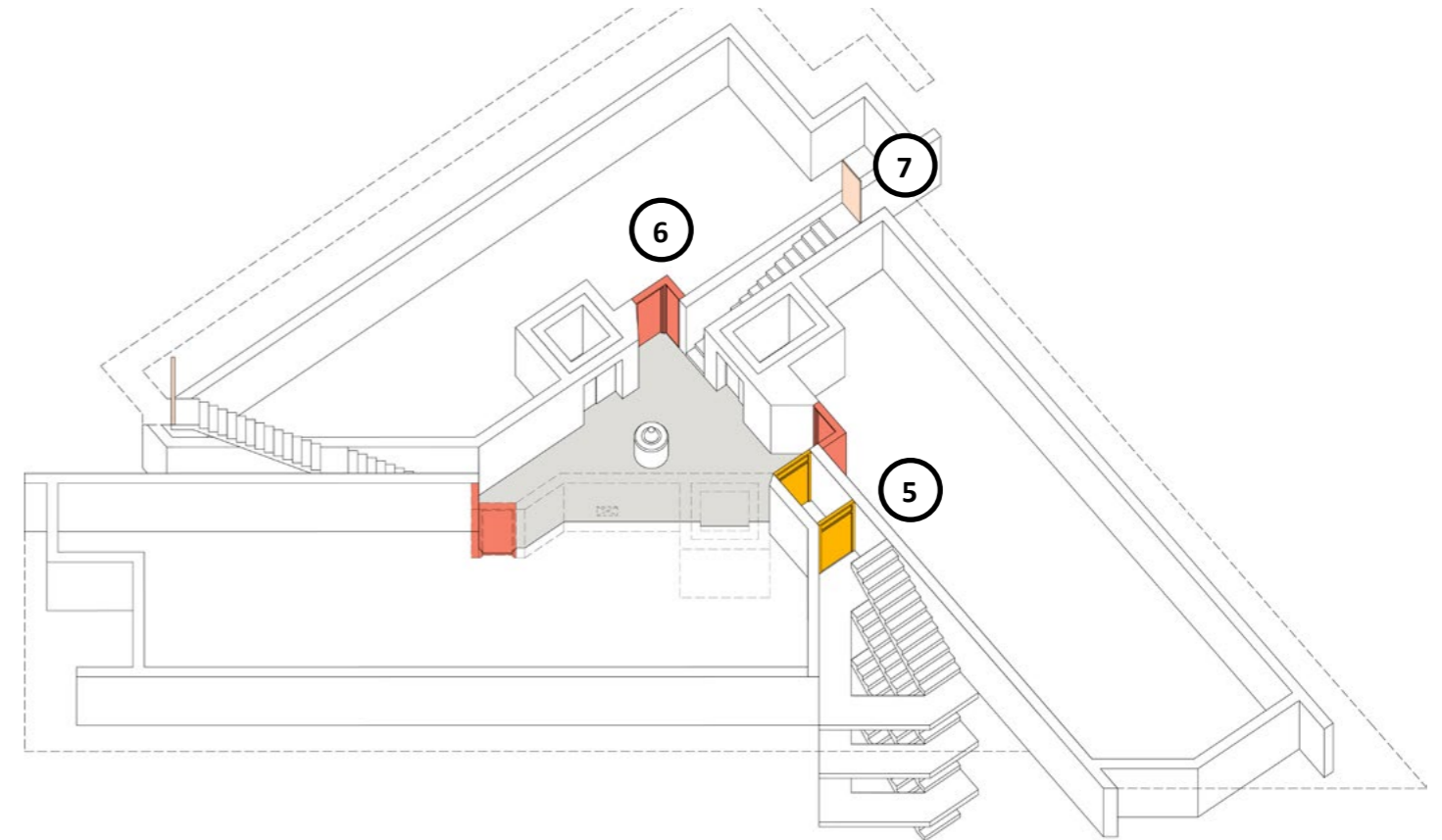
The proposals included the replacement of all doors with a fire-rating, including both timber and steel framed doors, and all doors at the basement levels. In addition, improvements were proposed to the thermal performance of external escape doors and ventilation hatches to the lift lobbies, removing the need for electric heating in the lift lobbies.

During the design process the following items were removed from the scope, to simplify the project and focus efforts on the primary aim of replacing fire doors where required:

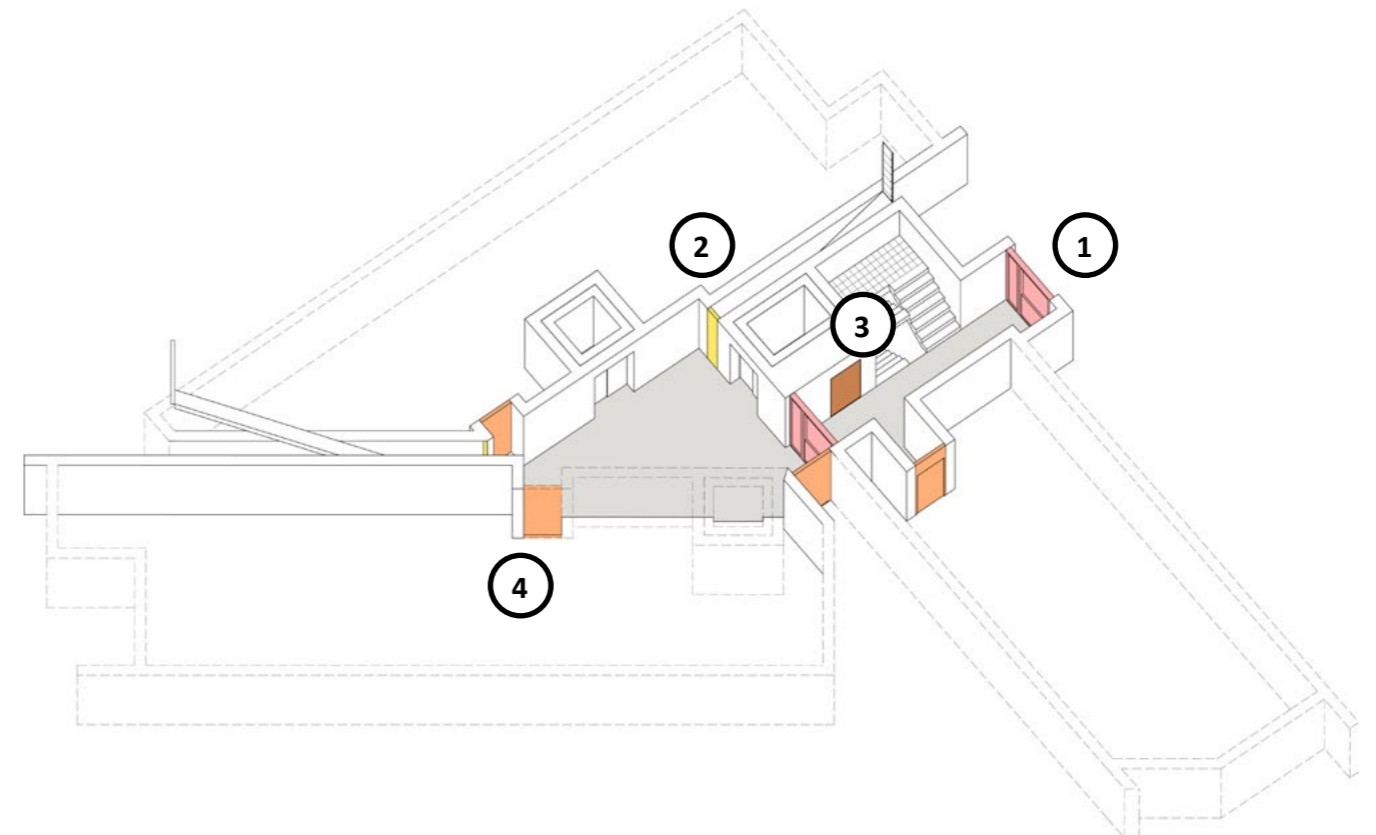
- Steel doors (replacement not required in FRA)
- Thermal upgrades to lift lobby escape doors and hatches (not part of fire door improvements)
- Basement doors where fire shutters present (fire shutters are tested annually by the client for compliance)
- Cupboard doors that do not form part of the fire compartmentation

Key:

1. Circulation doors to car park and lift lobby to be replaced due to age
2. Smoke louvre doors to have improved thermal performance
3. Plant room/service cupboard doors to be replaced to improve fire rating
4. Tenant stores and landlord plant to be replaced to improve fire rating
5. Fire escape doors to be replaced to improve fire rating
6. Residential front doors to be replaced to improve fire rating
7. Glass external escape doors to have improved draft proofing



Typical residential level of Lauderdale Tower shown



Level 02 of Lauderdale Tower shown

4. DESIGN APPROACH + DEVELOPMENT

4.9 INITIAL FRONT DOOR DESIGN PROPOSAL

The main focus of the fire door replacement was on the residential front doors, as the remaining timber doors were to be replaced on a like for like basis using pre-certified fire doors.

For the residential front doors the initial proposal was to re-locate the letterbox to improve thermal insulation, noise protection and security of the door set. The thermal barrier would remain a straight line, with the removal of internal hatches to improve thermal performance. The tower flats would continue to enjoy cross-ventilation due to their dual aspect on a corner, and the front door would not allow cross ventilation, as this would compromise the fire compartmentation.

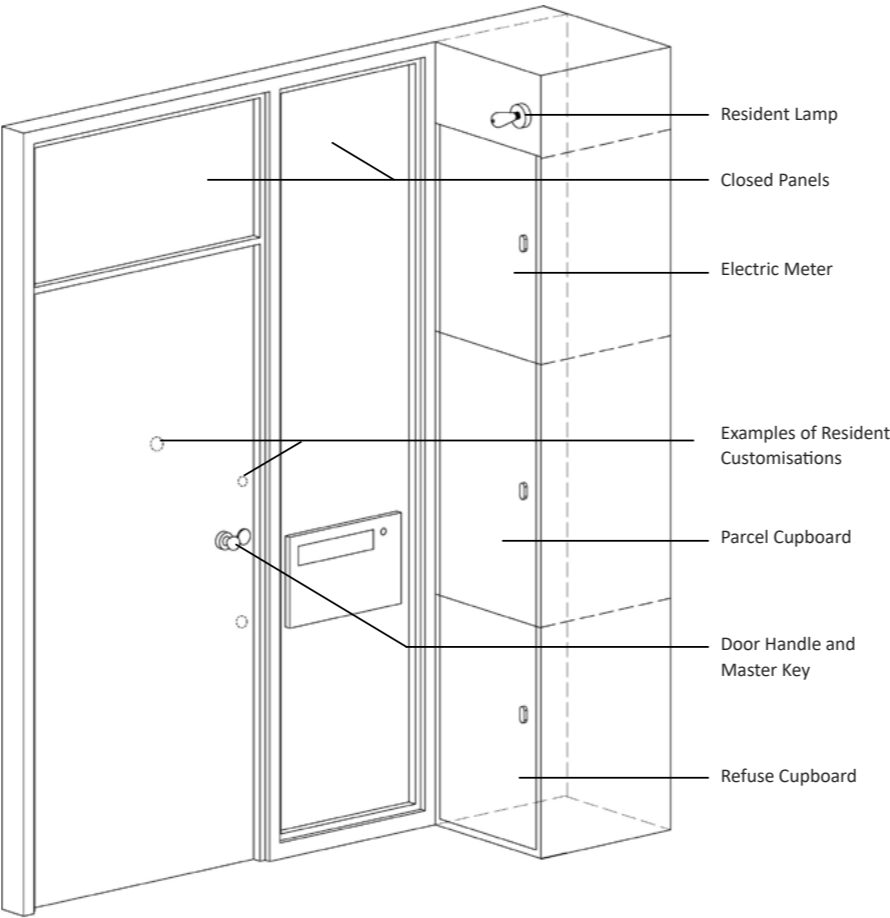
A key operated multi-point locking system was proposed (SS312 Diamond approved), a type of lock that bolts the door into the door frame. A door chain or bar and door viewer were also proposed.

It was proposed that all residential doorsets use identical enhanced security measures, to ensure that there is no need for any individual compromising of the doorsets.

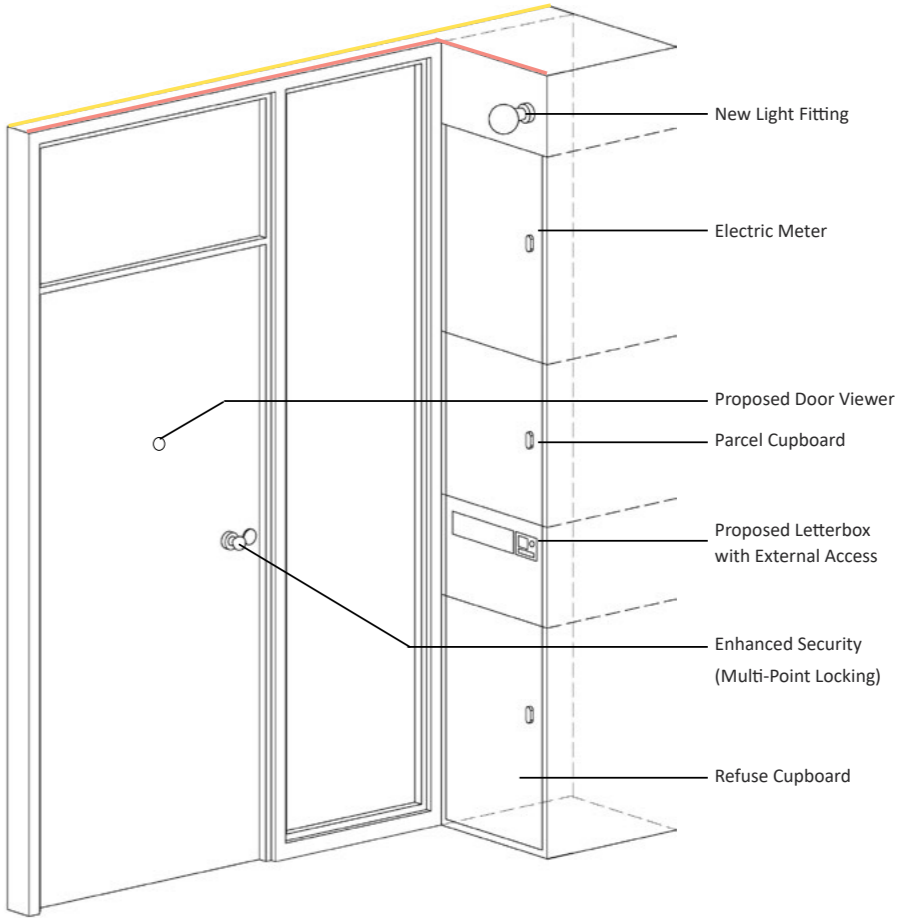
The following enhanced features were recommended to avoid resident customisation which could impact the appearance of the listed building

- Doorbell
- Numbering
- Name plate
- Master key operated multi-point locking system
- Door viewer
- Door chain lock
- External letterbox
- Front door lights

EXISTING



PROPOSED



Thermal Line
Fire Line

Initial Design Proposals

4. DESIGN APPROACH + DEVELOPMENT

4.10 RESIDENT CONSULTATION

A report for resident consultation was prepared in October 2023, setting out the design strategy and approach, necessity and frequency of replacement fire doors. Initially the scope of work was much greater, and included not only timber fire doors, but also steel and glass doors, and improvements to improve the thermal performance of the lift lobbies.

The City of London Corporation received comments from residents from all 3 towers, which were circulated to the design team.

Many of the comments received from residents were beyond the scope of the fire door replacement works, but key points raised by residents relating to the works are listed below:

- Interface with internal finishes
- Cabling in and around door sets and cupboards
- Security relating to the front doors
- Security relating to the single master key system
- Objections to the re-location of the letterbox
- Appropriate levels of lighting
- Requirement for a life-size mock-up mto be presented to residents
- Retention of original appearance of front doors and hardware
- Ventilation of lift lobbies

It is the client's intention to carry out further consultation through the Major Works Board in November 2025 and to hold a Town Hall for all residents in early 2026. This will include a full-size mock-up of the residential front doors and cupboards for residents to view both externally and internally, including proposed hardware and security measures.

4.11 PRE-PLANNING CONSULTATION

An initial Pre-Planning Application meeting took place on the 11th of January 2024. It was confirmed that as the building is listed, the replacement of like for like would be expected, and that the pre-certified fire door option would not be acceptable for residential front doors.

It was noted that the relocation of the letterbox could be justified as there were functional reasons for this, and that whilst the 3 original cupboards adjacent to the front doors were innovative for their time (utilities/groceries incl. bread shelf/refuse), they were not fit for purpose by current standards.

The following suggestions were made:

- Enlarged flat numbering in the side panel to the front doors would improve visibility of the flat numbering
- Original ironmongery should be retained or replaced with similar where possible.
- Unity on a floor was proposed e.g. a single floor to have only original ironmongery or only new ironmongery, but to avoid mixing the two where possible.

A follow-up Pre-Planning Application meeting took place on the 19th of September 2025. The following key comments were made:

- Single cupboard door in place of 3 is acceptable
- It would be preferable for the fixed panel above the cupboard door to be flush with the surrounding frame and door
- Door handle and keyhole plate on the inside of the door to be separate elements
- Doors and frames to be re-paintable
- No blue 'Fire door' sign on the outside of the cupboard door

Further information was provided to the Planning Officer on 13th October 2025. This was generally acceptable with the following comments received:

- The proposed light fittings appear slightly utilitarian, but would provide the benefit of a more controlled level of illumination that could be characterful within the lobbies. Could the internal elements of the cowl be finished in a colour to provide some visual interest?
- Recessed panels acceptable as long as it is a consistent detail across the towers.
- Cupboard door locks to be lozengier shaped like the existing situation

4. DESIGN APPROACH + DEVELOPMENT

4.12 FIRE COMPARTMENTATION

Alternative options for the positioning of the fire compartmentation were explored, with a view to reducing the impact of the fire door replacement works on flat interiors, with associated disruption to residents, and to reduce the visual impact of the changes from the lift lobby.

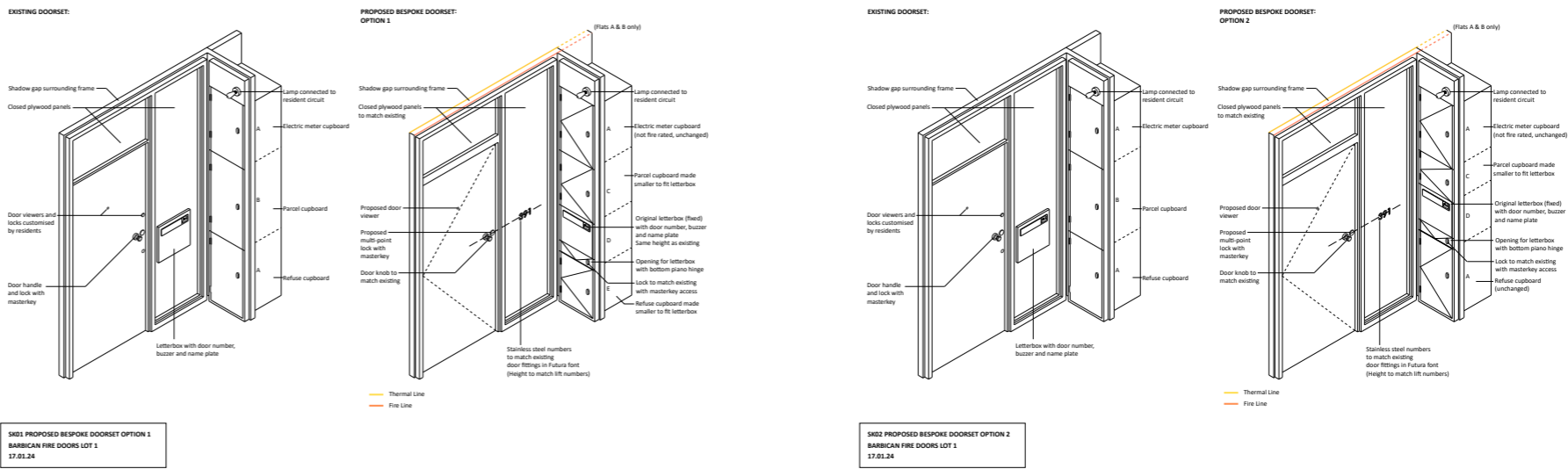
Site visits were carried out on 4th December 2023, 18th January 2024 and 13th March 2024, to develop a greater understanding of the internal flat arrangements and potential issues with interfaces.

The flat layouts adjacent to the front doors differed between the different flat types, and whilst the internal wall of the cupboards was accessible with flat type A + C, this was not possible with flat type B where a communal riser was situated. This meant that the fire resistance of this wall could not be enhanced from within the flat, and the number and complexity of services in the cupboards did not make this feasible from the side of the cupboard. In addition, asbestos was found to be present in hatches within this internal wall, further complicating works if this wall was included in the scope of works, as this would require asbestos removal within the utility rooms, and not solely the hallway.

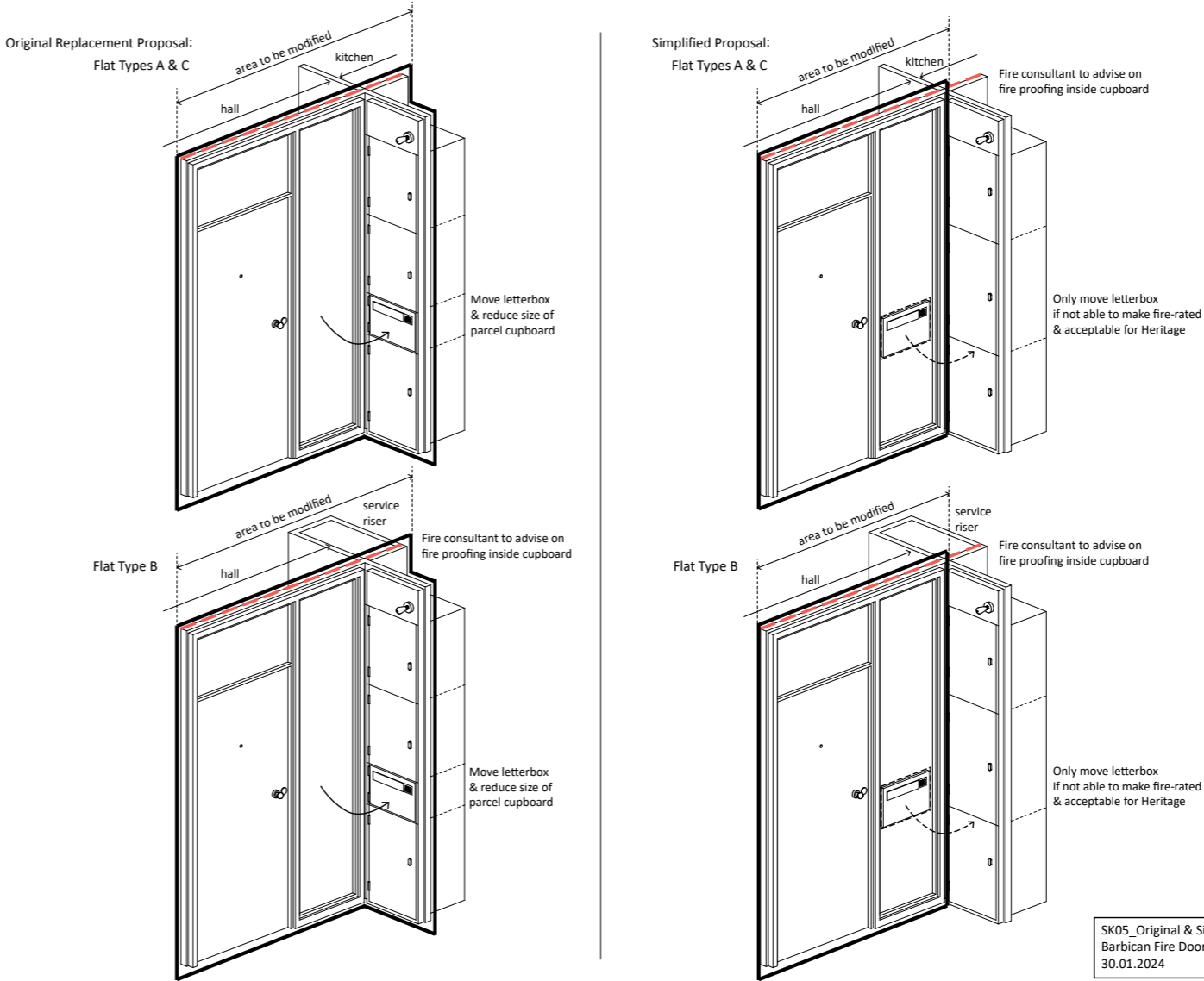
It was concluded that the best solution was for the cupboard doors to form the line of the fire compartmentation, avoiding the need for works in the kitchen/utility area of flats A+C or disruption to services / utilities in the cupboards or riser in flat B.



Access hatch between external cupboard and dwelling



Different options for positioning of opening for letterbox and adjustment of fire compartmentation line



SK05_Original & Simplified Front Door Proposals
Barbican Fire Doors Lot 1
30.01.2024

Reduced works to flat interiors

4. DESIGN APPROACH + DEVELOPMENT

4.13 FIRE TESTING

A fire test was carried out on a door prototypes on 9th May 2024.

The following design amendments were proposed to deal with issues that arrived during the test:

- Increasing the thickness of fire protection used to wrap the hardware to 2mm
- To redesign specific fire packs for adjustable hinges to accommodate more sealing material
- To add sealing material on the face of the hinge blades to close the gaps more tightly.
- To exchange the threshold type to a smaller variant to slow down temperature transmission
- To adding additional MAP intumescent at the face of the locks keeps located in the frame to compensate for the intumescent interruption in the frame.

There were further tests carried out on 11th July and 9th September 2024. The findings from these tests further informed the design development.



Fire testing

4. DESIGN APPROACH + DEVELOPMENT

4.14 PROTOTYPE

A prototype doorset was built in the GERDA factory and discussed with the architect during a factory visit on 28th May 2024.

This was generally positive with a couple of small comments on the appearance and finishes:

- Using a drop-seal (instead of aluminium profile)
- Changing the seal around the door from black to white to better match the door
- Pushing back the plywood threshold to line up with the door frame and allow a shadow gap underneath the side panel. The plywood will be varnished to a grey/neutral finish.



External door hardware



Internal door hardware



Hinges + fire seals



Prototype viewed from outside



Prototype viewed from inside

4. DESIGN APPROACH + DEVELOPMENT

4.15 CUPBOARD DOOR DESIGN

In order to achieve the required fire resistance for the cupboard doors, a single door approach was proposed to reduce the risks, summarized as below:

- Fewer hinge cutouts at the edge of the door that may cause a potential fire break
- Fewer lock cutouts at the edge of the door which can also cause fire to pass through the door
- Fewer breaks in the continuity of fire seals caused by the various cutouts for the hardware
- Reduced the chance that the door can be left open, which will reduce potential fire spread in the event of fire
- A lower number of connections between components reduces the potential for a fire break
- In a configuration with three doors, the hinges are close together, which may cause the door leaf to drop, causing excessive gaps at the top edge. Excessive gaps make doors not compliant and increase the potential for a fire break.

A three-leaf arrangement introduces multiple vertical and horizontal joints, frame sections, and meeting edges. Each of these represents a line of weakness where smoke, hot gases, or flames can bypass. In contrast, a single-leaf fire doorset provides one continuous leaf and frame, creating a far more robust fire-resisting construction.

The performance of any fire door is determined not only by the leaf itself but by the control of perimeter gaps and the activation of intumescent and smoke seals. Testing in accordance with BS 476 Part 22 and EN 1634-1 shows that junctions and meeting stiles can be the most vulnerable points during a fire test, often failing earlier than the leaf or frame. A three-leaf composition has two additional meeting stiles compared with a single-leaf door, increasing the risk of premature failure. A single-leaf door reduces this risk by simplifying the perimeter seal line, allowing the intumescent materials to expand evenly and maintain a continuous barrier.

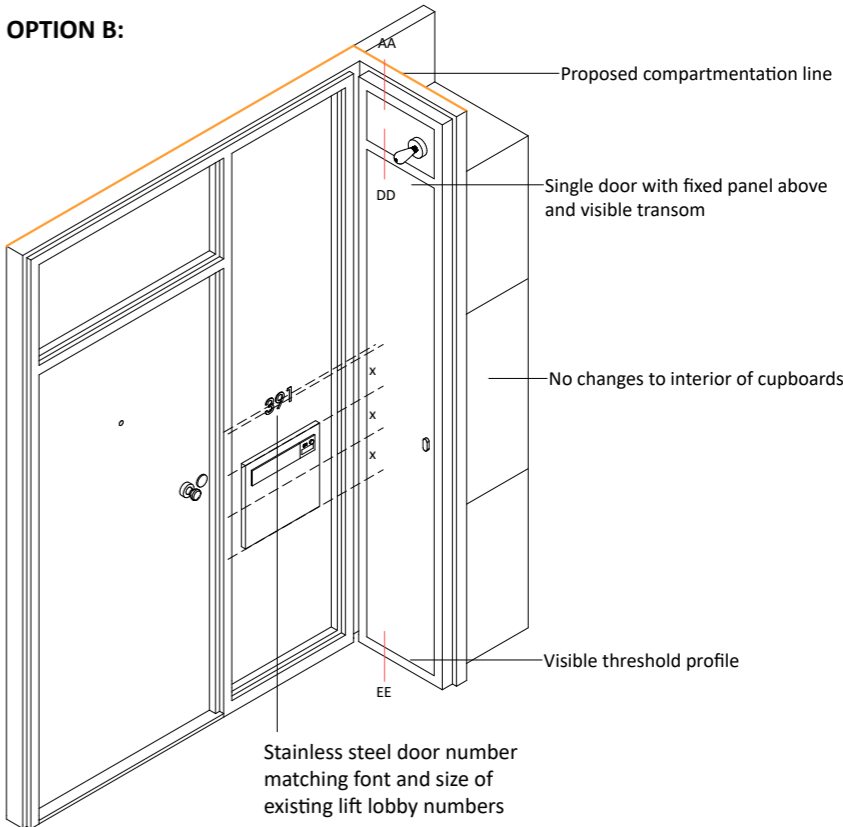
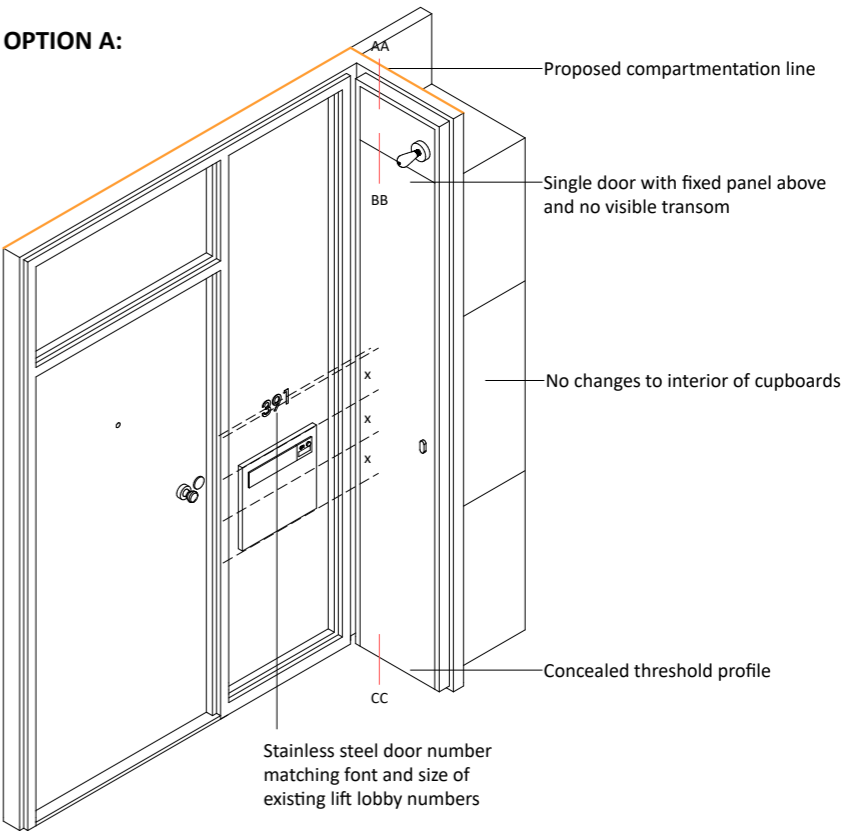
Reliability in service is also a factor. Fire doors are only effective if they close fully and engage correctly on every use. A three-leaf arrangement requires multiple hinges, latches, and closing mechanisms. This increases the likelihood of misalignment, wear, or partial closure, particularly in a cupboard door subject to frequent access. Any one of the three leaves failing to shut securely would compromise the entire doorset’s performance. By contrast, a single-leaf certified fire doorset is simpler to maintain, more durable, ensuring consistent operation throughout its service life. when taking into account future maintaining of fire doors. The proposed single-leaf doorset eliminates unnecessary points of weakness, and provides a simpler, more reliable.

- BB7, Fire Consultant

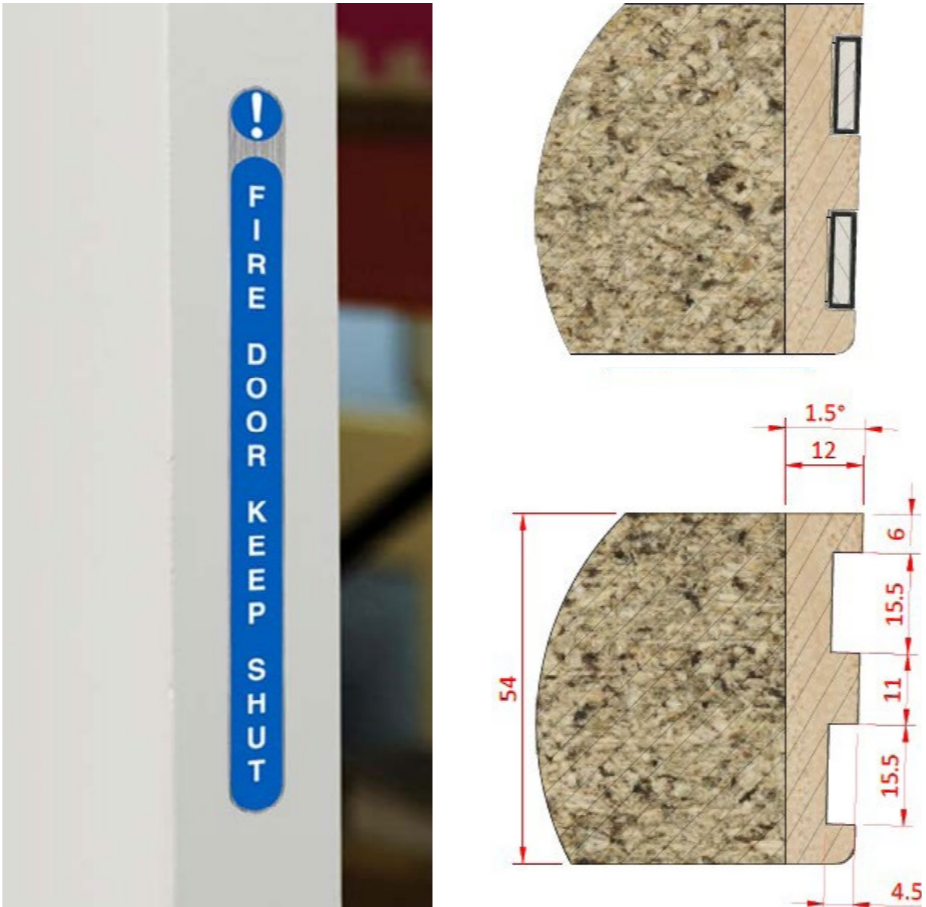
Following the pre-app response that fire door signage should be placed on the door leaf edge and not on the face, a bespoke design for the sign was proposed that would be positioned between the two intumescent strips on the door leaf edge.

Given the limited space available, and the reduction in visibility due to the reduced size of text, possibilities for door closers were explored. The narrow width of the door excluded the inclusion of face mounted closers (within the cupboard), and the most suitable closer was a hinge integrated into the leaf and frame.

The client has appointed a further fire test to be carried out to ensure compliance of the cupboard door (due to the introduction of the self-closer), and this will allow the introduction of a false panel above the cupboard door to achieve the flush finish requested by the planning officer and matching the existing appearance as closely as possible.



Cupboard Door Options



Profiling and fire signage on door leaf edge

4. DESIGN APPROACH + DEVELOPMENT

4.16 LETTER PLATE

The intention is to replicate the existing letterplate in appearance as closely as possible, whilst achieving the required compliance.

An ellarged letter opening will be required to meet current standards, and a slim-line certified fire-resistant letter plate will be used on the inner face of the side panel. On the outer side a protruding panel will match the existing panel, with bespoke metal letter plate and bell panel closely matching the original.

It is proposed that the flat number is removed from the letterplate, and re-located at a larger size above the letter plate, as suggested by the planning officer to improve legibility.

The current name plate is very small and difficult to read, and it is proposed that these are removed to reduce resident enhancement of the front doors.

The existing solution is built up out of 3 separate sheets of metal to create the opening and slit on the side, and it would not be feasible to replicate this construction.



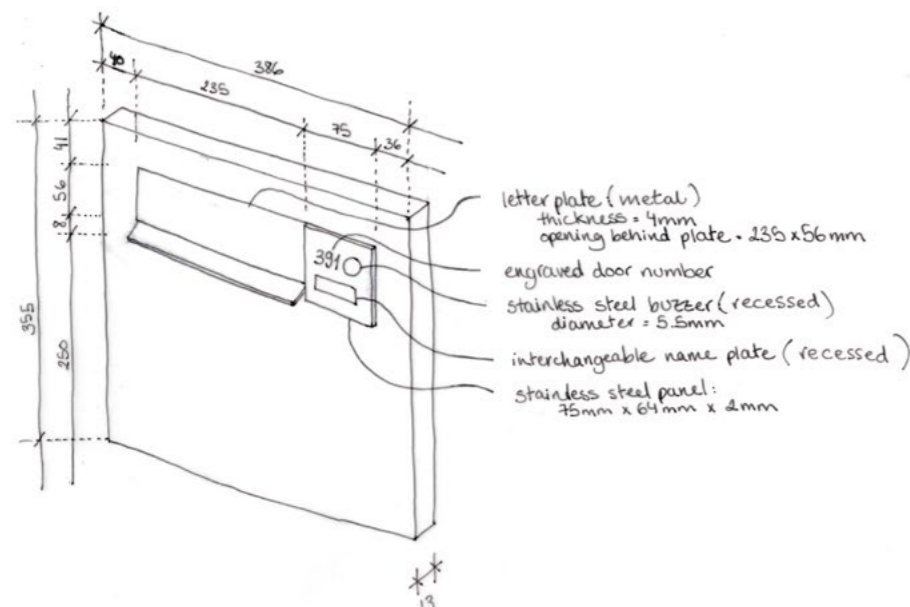
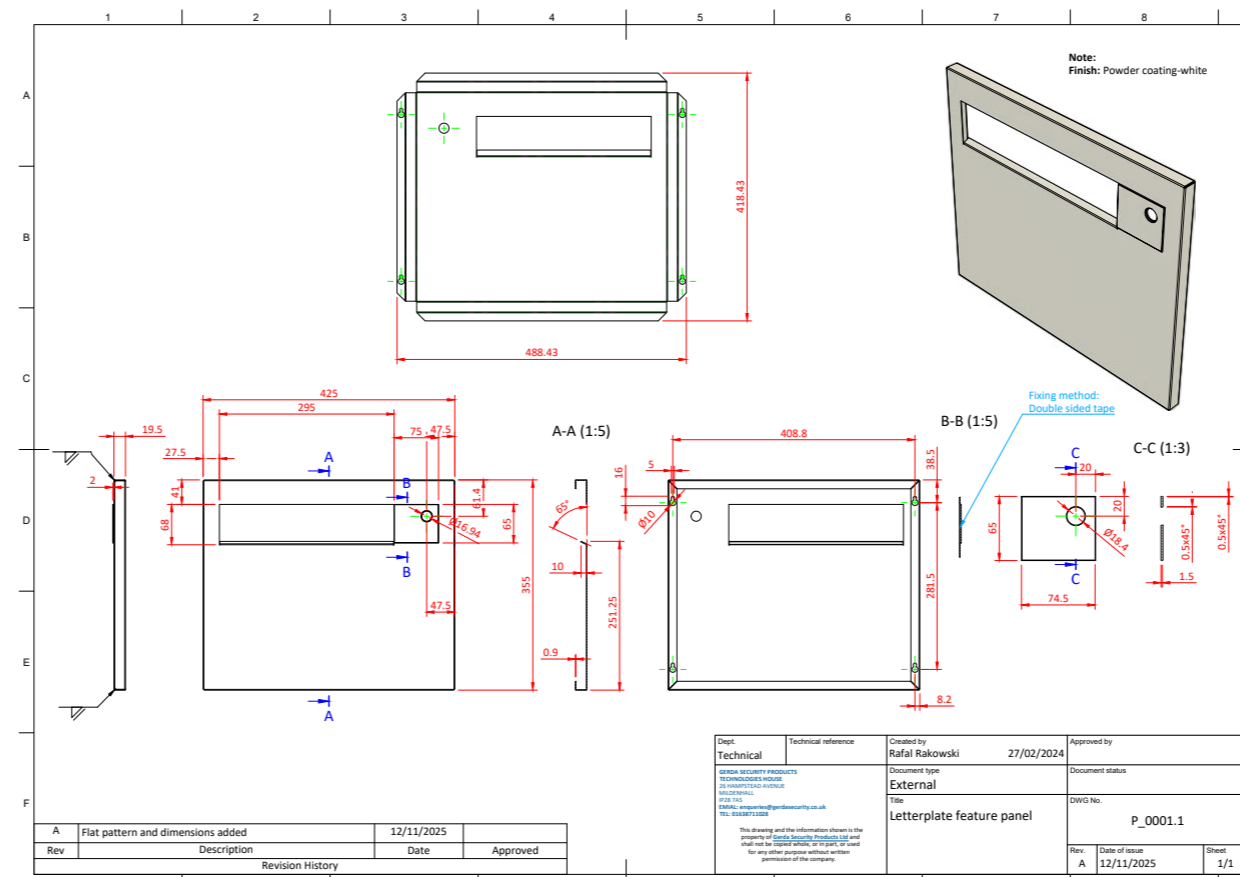
External Letterplate



Internal Letterplate

3D model of external letter plate

3D model of internal letterplate



Measured survey of existing letter plate panel

Drawing + dimensions of letter plate panel



Existing letterplate + panel



Existing numbering, name plate + door bell

4. DESIGN APPROACH + DEVELOPMENT

4.17 LIGHT FITTING

24 hour lighting in the lift lobby is provided by the central communal light above the lift panels. On some floors there is additional daylighting via the secondary escape stairs.

There is an electrical point in the panel above the meter cupboard doors, with a light fitting controlled by the residents. At present there is no uniformity or consistency in the light fittings, as residents have replaced the original fittings over the years. It is the aim to replace the fittings with new uniform fittings and LED lights, with the landlord responsible for the replacement of the bulbs, to ensure uniform colour and temperature and reduced risk of damage or loss of fittings.

The possibility of connecting the light fittings to the landlord supply was explored, to allow continuous activation of these lights for improved security. However, this would have incurred considerable additional electrical work, with exposed cabling, and was not pursued. The landlord's intention is to increase lighting levels above the lift doors.

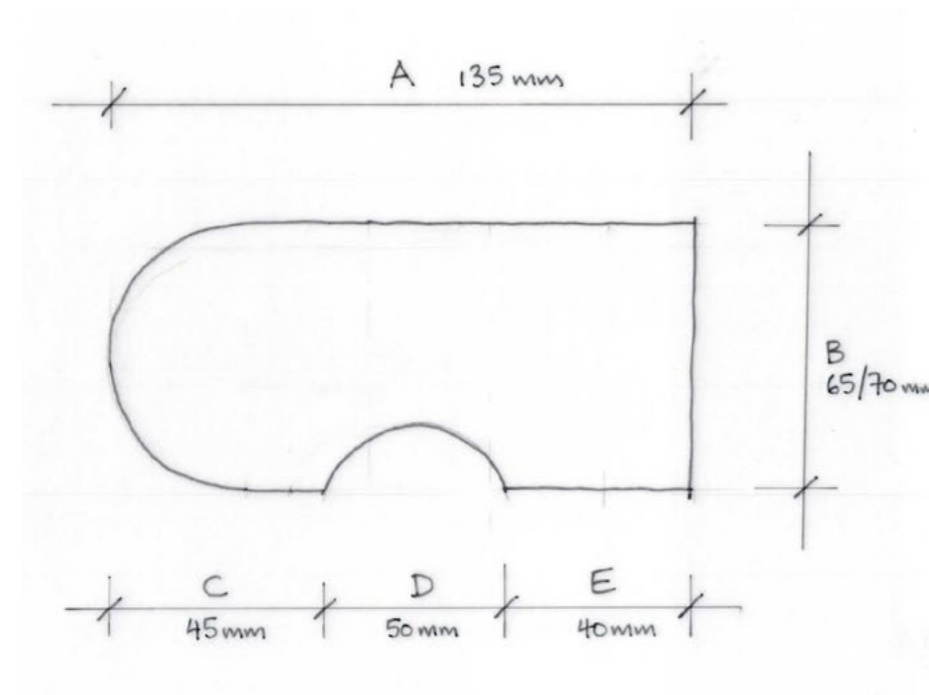
A study of available archive material did not reveal what the original fitting design was. Different new light fittings were discussed with the Conservation Officer, however, from limited surveys of the three towers there appeared to be a commonly recurring fitting, possibly original, that matched the robustness of the surrounding design elements. It was felt that re-producing a bespoke light in this form would be the best means of providing uniformity and staying in keeping with the original design intent of the architects



Commonly recurring light fitting



Cupboard doors with light fitting above top right



Measured survey of existing light fitting

1. Batten Lamp Holder

Utilitarian wall mounted batten lamp holder. Appx 10cm dia.



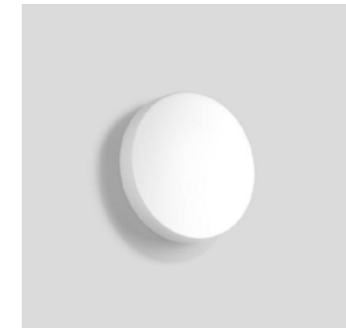
2. Teti – Artemide

Stylised wall mounted lamp holder. 14cm dia. 7cm depth.



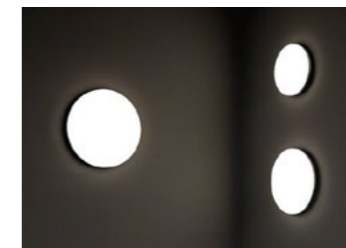
3. Lichtbaustein Light Brick (Circular) – Bega

Round opal glass and cast aluminium luminaire. 25cm dia. 7cm depth.



4. Dot – Folio

Round opal glass and aluminium luminaire with thin profile. 20cm dia. 4.8



5. Itka – Artemide

Stylised opal glass luminaire with curved features. 20cm dia. 8.5cm depth.



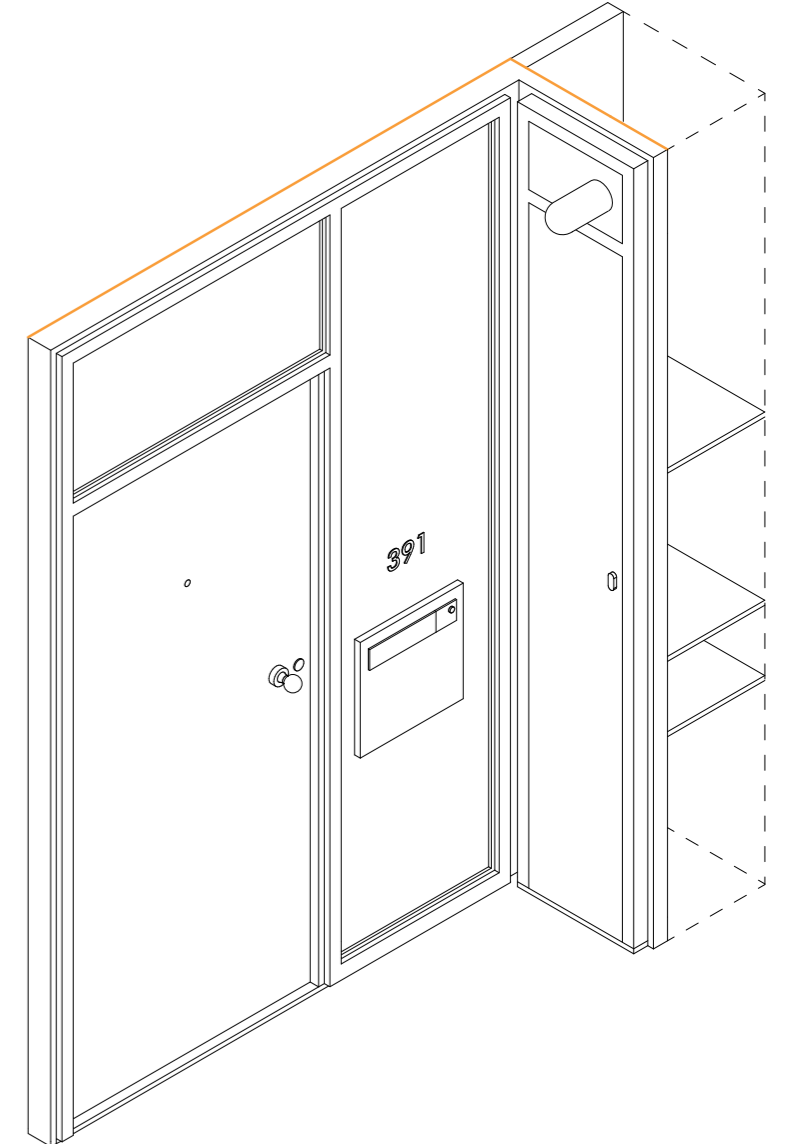
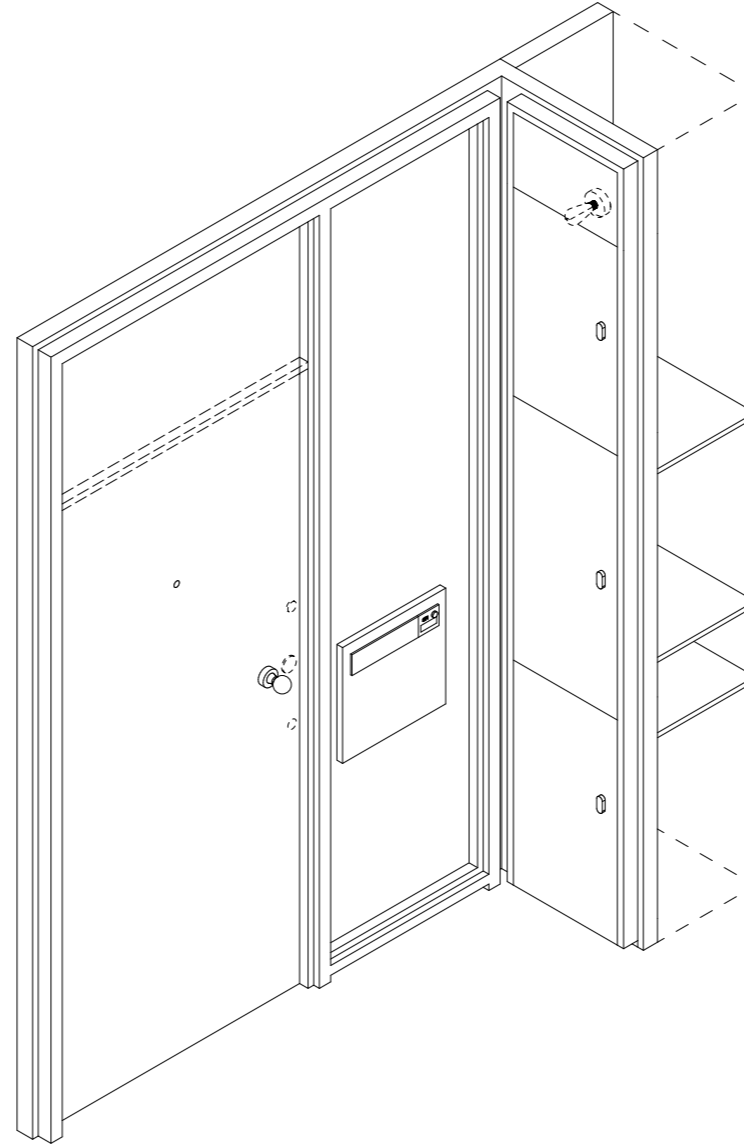
Initial light options discussed during pre-app meeting

4. DESIGN APPROACH + DEVELOPMENT

4.18 KEY DESIGN CHANGES

The following section highlights the design developments that took into account the comments from the planners and residents, along with the results of fire testing and advice:

- Letterplate to be located in its original position in the side panel, with a bespoke design and further fire testing to be carried out
- New enlarged stainless steel numbering to be positioned above the letter panel
- 3 cupboard doors to be replaced with a single door with a transome seperating the top panel
- No alterations to be made to the wall between the meter cupboard and dwelling to avoid works in the kitchens/utility rooms
- A bespoke light fitting to be used to match the existing
- A drop-seal to be installed at the foot of the door leaf to avoid a visible aluminium profile
- Engineered timber to be used due to the size of the door and possible twisting/distortion
- No fire door signage on the face of the cupboard door and a flush top panel above the cupboard door



Fire Safety Signage – Barbican Estate Major Works Programme Board City of London Corporation

January 2026

Presented by Adrian Green

architecture
building surveying
building services
planning
interior design
climate and sustainability
civil and structural
quantity surveying
project management
CDM and H&S services



Presentation Summary

Within this presentation we will provide a summary and update of the estate-wide programme for the installation of fire safety signage – to include:

- Why we need this work to be done
- Some historic background
- Where we currently are with the programme
- What we need to do to complete the programme

At the end of the presentation, I hope that the Board will have a clearer understanding of the current position.

The presentation will take around 25- 30 minutes, but I suggest that we leave a further 15mins or so at the end, for any questions and we will do our best to answer them.

Introduction





- There is an identified need to improve fire signage across the residential blocks within the Barbican Estate, in order to inform and direct in emergency situations.
- At present, the Barbican Estate does not comply with the statutory requirements for fire safety signage.
- Therefore, a signage strategy has been developed to deliver legal compliance and address fire safety but which at the same time is sensitive to listed building heritage significance and takes in to account resident concerns and feedback.
- Recent changes in Regulations have meant that new signage additional to the signage that we have Listed Building Consent for, is now also required
- Ingleton Wood has been appointed by City of London Corporation to provide Building Surveying services in relation to the replacement and installation of all fire safety signage across the residential Estate.

Summary of Previous Fire Signage Works





- Based upon Fire Risk Assessments and Fire Safety Action Plans undertaken in 2018, the City of London Corporation commenced the installation of additional and replacement fire safety signage in the residential blocks in the Barbican Estate in 2020.
- No Planning or Listed Building Consent was sought for this work
- The works commenced in the upper levels of the tower blocks. It was comprised of new photoluminescent Fire Action Notices next to each lift door (three per floor), including standard FAN symbols as well as information on the 'stay put policy' for residents, and emergency fire exit signage
- Many resident objections were received relating to the implementation of additional and replacement signage soon after works commenced.
- The reasons for these included objections to their appearance, numbers, positions and necessity. As a result of these complaints, works were put on hold.



- In August 2020, the City of London Corporation directly addressed concerns and issues raised by residents. Amongst others, the following conclusions were drawn:
 - ❖ Fire signs are required under the Fire Safety Reform Order 2005
 - ❖ It is a legal requirement that all occupants of a building must be informed of the fire safety instructions, and an effective solution is to display fire action signs with it
 - ❖ All visitors and staff within the building should be able to see at least one fire action sign on their way to their destination
 - ❖ They should be fitted between 1.2m to 1.8m from the floor and at important locations throughout the building - such as fire alarm call points, next to lifts, or near communal & reception areas
 - ❖ Signs are drafted and approved by the Fire Safety Officer to ensure they suit the requirements of the blocks



- The City of London Corporation then appointed ReForm Architects in 2021, to review and produce a Fire Signage Strategy report - to improve the fire safety signage across the Barbican Estate, whilst taking into consideration resident complaints and comments and obtaining the necessary consents. The signage was to inform and direct in emergency situations, and be compliant with planning, building regulation and statutory requirements.
- This Strategy was supported and co-authored by BB7, independent fire consultants, subsequently approved by the London Fire Brigade and then issued in October 2021.
- Listed Building consent based on the fire signage strategy report that was issued, was granted in 2022.
- However, since the production and issue of the fire signage strategy report and obtaining Listed Building Consent, amendments to legislation and regulations relating to fire safety signage across the estate have occurred, which required the strategy to be reviewed and updated again. These changes are:
 - The Fire Safety (England) Regulations 2022 and
 - Updates to Approved Document B, Volume 1: Dwellings.



- In light of these Regulations changes, the City of London Corporation therefore then appointed Ingleton Wood to undertake a review of the existing fire signage strategy proposals, and to:
 - update previous recommendations / proposals as required
 - produce tender documents
 - manage a programme of works to replace all existing fire signage and install new fire signage, to all residential block areas across the Barbican Estate.
- BB7 has been appointed as fire engineers and are continuing to advise City of London Corporation on this project with regards to signage, frequency and placement and will be auditing the works programme for compliance.
- ReForm architects have been appointed as Principal Designers.
- Because the Listed Building Consent was due to expire in September 2025, the City of London Corporation took the opportunity to commence some work on the fire safety signage, before expiration, rather than have to issue new applications for LBC again. Hence, some works have been undertaken to Bunyan Court comprising the replacement of the stick-on signage to the glazed balcony screens.
- Works have been deferred until formal statutory permission for the additional new signage has been proposed, has been obtained.

Regulatory Changes



Page 88



Fire Safety (England) Regulations 2022

- This introduced new duties under the Fire Safety Order under Article 24, to implement the majority of recommendations made to government in the Grenfell Tower Inquiry Phase 1 report. The regulations came into force on 23 January 2023.
- Of relevance to this programme, these regulations require responsible persons of high-rise blocks to :
 - Provide information to Fire and Rescue Services to assist them to plan and, if needed, provide an effective operational response and additional safety measures.
 - To install wayfinding signage, that is visible in low light or smoky conditions that identifies flat and floor numbers in the stairwells of relevant buildings.
- Additionally, in all multi-occupied residential buildings with 2 or more sets of domestic premises, responsible persons are required to:
 - Provide relevant fire safety instructions to their residents, which will include instructions on how to report a fire and any other instruction which sets out what a resident must do once a fire has occurred, based on the evacuation strategy for the building.



Building Regulations - Approved Document B, Volume 1: Dwellings

- The latest update came into effect from November 2020, applying to new projects.
- This mandates specific fire safety signage in UK residential blocks, particularly for high-risk buildings, (over 11m) - requiring floor identification and flat indicator signs to aid firefighters in smoky conditions.
- (Signage to conform to the specifications and location set out in paragraph 15.14 to 15.16 of Approved Document B Volume 1 2019 edition incorporating 2020 amendments).
- As a result of The Fire Safety (England) Regulations 2022 and updates to Approved Document B, Volume 1: Dwellings, there has been some minor amendments to the City of London Corporation's fire safety signage proposals - which include the installation of additional way finding signage, to assist fire fighters.

Evolution of The Proposed Fire Safety Signage Design

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Reform/BB7 Fire Strategy and Signage

- Signage design was undertaken by ReForm Architects and BB7 and detailed within their report entitled Barbican Fire Sign Strategy, dated October 2021.
- Applying observations from existing estate signage, ReForm and BB7, proposed new signage designs that were more sympathetic to the character and unique and Listed status of the Barbican Estate.
- They detailed the materiality, fixing proposals, positioning and design / layout of the following fire safety signage:
 - Fire Action Notices
 - Emergency Signage
 - Fire Door Signage
- Further detail on the strategy and placement of these signs can be found within the Reform / BB7 report



The Barbican Estate is comprised of approximately 4000 residents, spanning over three tower blocks, thirteen terraced blocks, mews and townhouses with 21 residential blocks in all. Of these, 17 are included within the scope of work. Reform and BB7 looked at each block individually and subdivided the relevant blocks across three distinct typologies for clarity.

1. Terraced Blocks:

- Andrewes House
- Ben Johnson House
- Breton House
- Bryer Court
- Bunyan Court
- Defoe House
- Gilbert House
- John Trundle Court
- Mountjoy House
- Sedon House
- Speed House
- Thomas More House
- Willoughby House

2. Towers:

- Lauderdale Tower
- Shakespeare Tower
- Cromwell Tower

3. Crescent:

- Frobisher's Crescent (upper residential levels and entrance core only)

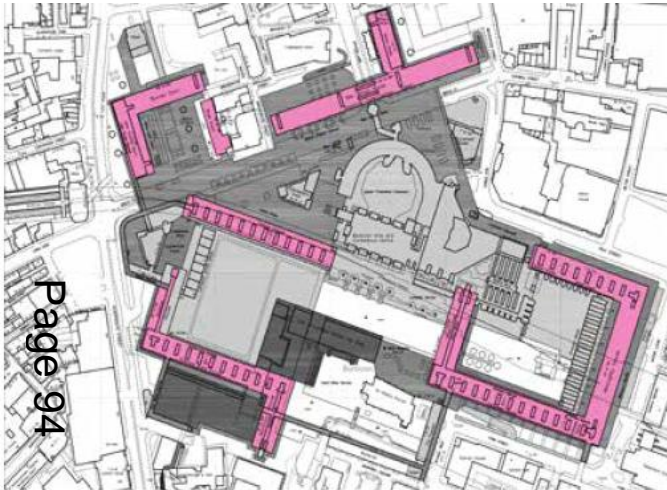
Lambert Jones Mews, Brandon Mews, Wallside and The Postern were excluded - as they are freehold buildings

However, Brandon Mews will benefit from additional signage from car park levels.

The buildings grouped within these three typologies are largely consistent in their escape strategy and layout, materiality and finishes and follow a clear set of principles regarding organisation and layout.

Terraced Blocks

The majority of the residential blocks in the estate.



Terraced Blocks

Within the terraced blocks there are some variations, but principles of access and egress are generally consistent.

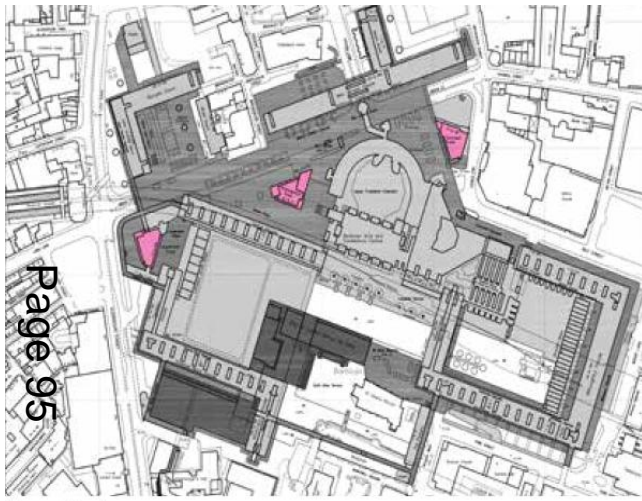
All residential units have a minimum of 2 means of escape.

An escape route is provided via the front door, as well as alternative escape via external balconies.

There is no external escape balcony on Level 7 of type A blocks. Access is only to the access core stair, or via an internal stair to level 6.

Towers

The three towers are arranged along a single axis parallel to the Beech Street tunnel and are individually rotated to fit designated positions within the larger site geometry. They divide the North and South portions of the Barbican Estate.



Tower Blocks

The internal layout of typical floors in all three towers is the same. All three towers share the same principles in terms of arrangement and circulation

A central, triangular lift shaft runs up the full height of the building.

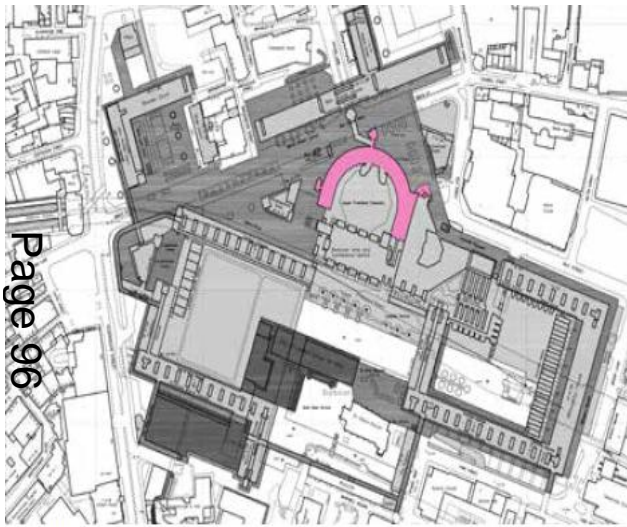
The lift core on each upper-level acts as a lobby for up to three residential dwellings.

Main door escape is via the front door and to the escape stair.

An alternative escape is via the escape balcony to the escape stair, or via a concrete stair to the lobby below and to the escape stair, or via a concrete stair to the lift lobby two floors below and to the escape stair.

Frobisher Crescent

The Crescent was initially intended to be residential, but following its construction, it was used for commercial purposes, and acted as an extension to the Arts Centre, housing a gallery, workshops and offices for the Centre's administration. The form of the Crescent marks out the form of the Barbican Hall's lower gallery.



Crescent

In 2009, the upper three levels of Frobisher Crescent were converted into flats by the City of London Corporation. On these levels, single storey apartments can be accessed via a shared corridor on each residential level, on the outer arc of the crescent. This corridor is connected to three concrete stair cores with a series of glazed link bridges which lead to the main access on Podium level.

Signage Generally



- Taking into account previous resident feedback, the proposed new signs are all bespoke and more sympathetic to Barbican's unique character.
 - Quantity and placement of some escape signage will be variable - dependent upon individual block layouts. However, a minimalist approach adopted throughout, and judicious placement has been balanced against life safety of residents, visitors and other building users.
 - For instance, within the towers, only one Fire Action Notice is proposed for each level (as opposed to three – one per lift as previously proposed).
 - The new signage will also provide consistency in terms of placement, appearance and materiality.
- ❖ Signs are all 5mm thick aluminium
 - ❖ Signs are mechanically fixed with spacers / washers as required (apart from adhesive signage to balcony screens)
 - ❖ The Fire Action Notices (FANs) are clear and concise and contain all relevant information such as informing residents of the stay put policy
 - ❖ The emergency signage design adopts a minimalist premise by including only the graphical symbol for emergency exits (running man) and a directional arrow – (modelled from Herbert Spencer)
 - ❖ The doors signage has a minimalist / simple design with Helvetica Bold font

Signage Generally



- Signage proposals for each block “type” are detailed more specifically within the ReForm Report – “4. Fire Safety Proposals”.
- The contents of this report formed part of the Listed Building Consent obtained. A copy of which can be found within Appendix B of the IW report.
- As part of the Listed Building Consent process, proposals went out for estate-wide public consultation, and the ReForm report and proposals were presented to and discussed with the Estates Chairs for wider distribution to estate residents. We understand that there were no recorded objections / comments.
- As the proposals appeared to be acceptable to the residents and obtained Listed Building Consent in 2022, from the City of London Conservation team, Ingleton Wood do not propose to amend them, when updating for new Regulations.
- In the next few slides, we have shown images of the proposed signage taken directly from the ReForm report for which Listed Building Consent has been obtained and we have also included some images of general, “off the shelf” signage for comparison.

Fire Action Notices - ReForm Design

6.2.2 Design

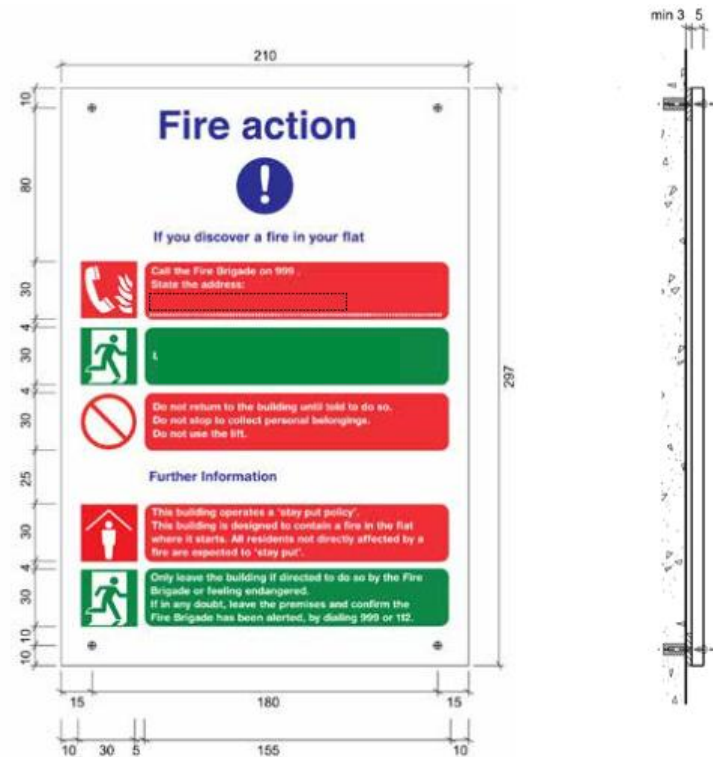
Size:	A4
Material:	Aluminium
Thickness:	5mm
Fixing:	Round head screw 3mm minimum rubber washer where fixed to concrete

The fixing will be a mechanical fixing, with an appropriately sized Rawlplug, and stainless steel round head screws - appropriately fixed to manufacturers specification.

<u>Colours</u>	(ISO 3864-4:2011 Part 4)
Background:	White (RAL 9003) Powder Coated
Content:	Blue (RAL 5005), Red (RAL 3001) Green (RAL 6002) Printed

Fonts

Title:	60pt. Helvetica Bold
Subtitle:	21pt. Helvetica Rounded Bold
Text:	16pt. Helvetica Rounded Bold



Exact Content to be agreed

Fire Action Notices - Common / "Off the Shelf" Signage for Comparison



Directional Escape Signage – ReForm Design

6.3.2 Design

Size: 100(h) x 200 (w) mm
 Material: Aluminium
 Thickness: 5mm
 Fixing: Round head screw
 3mm minimum rubber washer where fixed to concrete

The fixing will be a mechanical fixing, with an appropriately sized Rawlplug, and stainless steel round head screws - appropriately fixed to manufacturers specification.

Colours

Background:

Content:

(ISO 3864-4:2011 Part 4)

Green (RAL 6002) Powder Coated

White (RAL 9003) Printed

Fonts

Title:

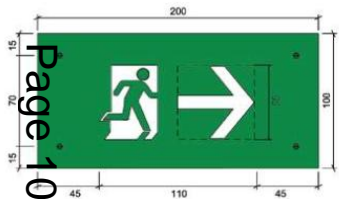
Icon:

Arrow:

30mm (h). Custom Font

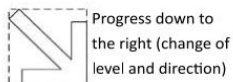
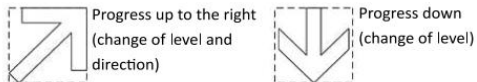
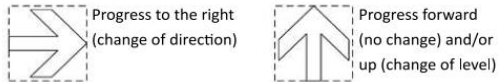
55mm (h)

55mm (h) x 55mm (w)

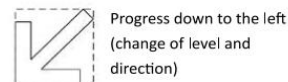
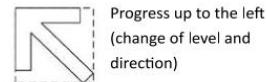
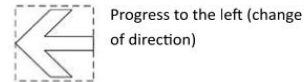


Orientation:

Arrow Symbol to RIGHT of Running Man:

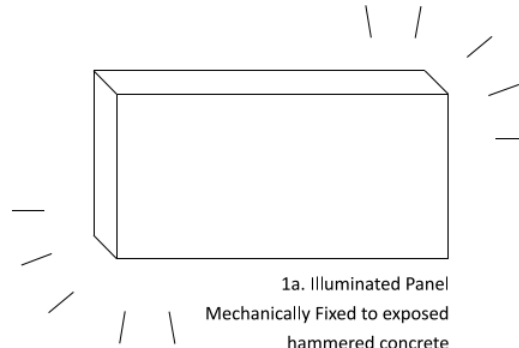


Arrow Symbol to LEFT of Running Man:



The different types of emergency signage are as shown Use of signage is to be agreed in each specific location with BB7, the Conservation Officer and IW.

1. a) Illuminated. Required in the lift lobby of all the towers due to the low level of lighting. Detailed design of integrated illuminated panel or externally fitted lighting required.
1. b) Panel fixed to exposed hammered concrete wall. The materiality and aesthetic of the signage has been designed to have a bold and robust appearance in keeping with the textured concrete.
2. Panel fixed to smooth wall or panel. To be used where lift lobbies have smooth in place of textured walls, or where the position of the textured wall is not suitable for the signage.
3. Folded Panel. To be used where there is no available wall for fixing. This is utilised on the ceilings of access corridors for visibility.
4. Double Panel. To be used where none of the previous options are feasible. Blank sheet to be identical to front panel without text or symbol.
5. Film. To be used on privacy screens on escape balconies only, as there are not visible from the communal areas.



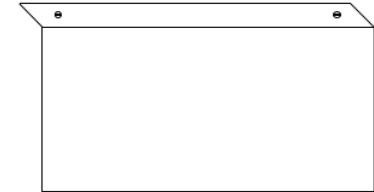
1a. Illuminated Panel
Mechanically Fixed to exposed
hammered concrete



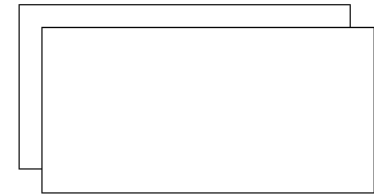
1b. Panel
Mechanically fixed to exposed
hammered concrete wall



2. Panel
Mechanically fixed to smooth wall or panel (concrete,
plasterboard, timber panel, timber door or metal sheet)



3. Folded Panel
Mechanically fixed to u/s of ceiling (concrete/
plasterboard) or to window/door frame (steel/timber)



4. Double Panel likely to be film
Glued to glass on both sides, with a blank
sheet on the rear to conceal adhesive



5. Film
Adhered to glass

Directional Escape Signage – Common / “Off the Shelf” Signage for Comparison



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Fire Door Signage – ReForm Design

6.4 Fire Door Signage

6.4.1 Information

It should be ensured that all fire doors are provided with appropriate fire door signage. The appearance of these should match standard approved designs, such as a filled blue circle with white text. Such signs should contain instructions such as:

- Fire door keep shut - on both sides of all manual fire doors
- Fire door keep clear - on the rear of all fire escape doors
- Automatic fire door keep clear - on automatic doors leading to entrance lobbies and Podium level
- Fire door keep locked shut - on all fire doors to service risers and cupboards (excluded from this report as not serving dwellings)

Two types of fire door signs are to be provided across all fire doors in the estate.

6.4.2 Design

Size:	76mm dia.
Material:	Aluminium
	Vinyl Stickers (glass/metal doors)
Thickness:	5mm
Fixing:	Round head screw
	Stickers on Glass and Metal doors

Where fixed to timber, the fixing will be a mechanical fixing, with an appropriately sized Rawlplug, and stainless steel round head screws - appropriately fixed to manufacturers specification.

Colours

Background:

Content:

(ISO 3864-4:2011 Part 4)

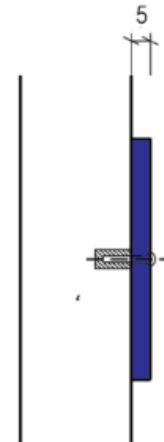
Blue (RAL 5005) Powder Coated

White (RAL 9003) Printed

Fonts

Text:

34 Pt. Helvetica Bold



Fire Door Signage – Common / “Off the Shelf” Signage for Comparison

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Signage Additional to ReForm / BB7 / Listed Building Consent



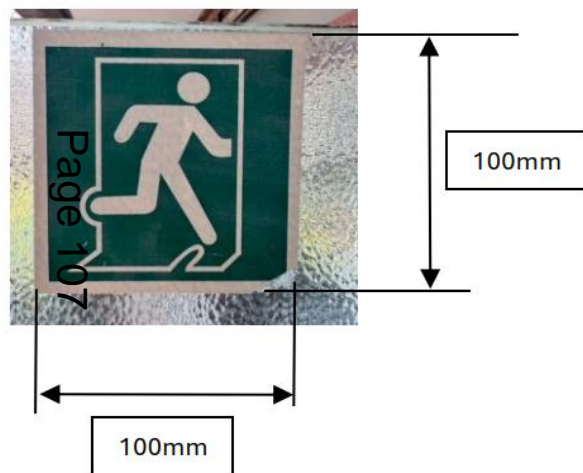
- Ingleton Wood are proposing to add the following signage to what has been approved – to include:
 1. Additional stick-on running man and Fire Exit Keep Clear signs - to balcony screens - (not included within the 2021 ReForm report and LBC)
 2. New wayfinding signage – comprising: Floor Indicator Signs and Flat Indicator Signs – installed to fire fighting lobbies / stairwells - (required by changes in legislation).
- Ingleton Wood are in ongoing consultation with the City of London, BB7, City of London Building Control and City of London's Design and Conservation Team, for the design, appearance, placement and materiality of this new way finding signage.
- The new signage will require formal statutory planning approval - obtained via a Section 19 Application for Variation or Discharge of Conditions - once all relevant consultations have been completed and decisions finalised.
- Current proposals for additional proposed signs, can be seen in the next slides - though these are **not** finalised and may be subject to changes throughout the consultation process.

Draft Images of The Proposed Additional Signs

Balcony Screens – Film adhered to the screens as it is currently

EXISTING

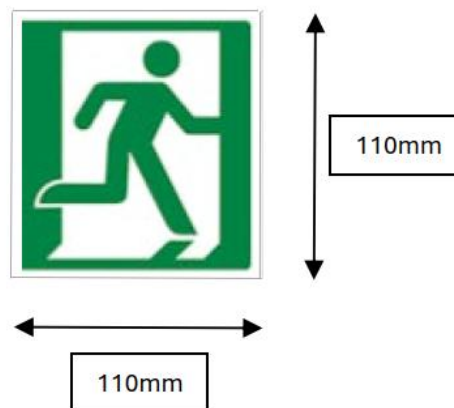
Escape sign - Existing



Currently the running man escape signs on the screens are depicted using a white running man with a green background.

PROPOSED

Escape sign - Proposed



We propose to increase the size of the sign to 110mm and change to depict a green running man on a white background - to ensure consistency with the other proposed escape signage to be installed across the estate).

NOTE:

The proposed escape sign image demonstrates the design intent. The green colour shown is not representative. RAL 6002 is to be used – the same as the Reform directional escape signage

Draft Images of The Proposed Additional Signs

Balcony Screens – Film adhered to the screens as it is currently

EXISTING

Fire Exit Keep Clear sign - Existing



Height: 100mm, width 250mm

PROPOSED

Fire Exit Keep Clear sign – Proposed



NOTES:

Sign to be same dimensions adhered to the bottom of the screens (as currently)

RAL 6002 is to be used – the same as the Reform directional escape signage

Wayfinding Signage - Placement

Where existing, Floor Indicator Signs to remain and Flat Indicator Signs to be added below.

Where they are not present, both Floor Indicator Signs and Flat Indicator Signs will be added.

Where Floor Indicator Signs are not found within lift lobbies but can be seen on stairwells (from the lift lobbies through GW glass), new signs will still be added to the lobbies - as visibility is not considered good enough.

Flat Indicator Signs will state the flat numbers and have a directional arrow to inform fire fighters, which direction they need to go in case of fire.

Where there is just one flat in one direction from a lobby and several flats in the other direction, the one flat will still be signed on Flat Indicator Signage with an arrow – just as the several flats will be.

Where there is a lift lobby and an additional adjacent lobby with 1 or more flats, there will need to be Flat Indicator Signage in both lobbies.

The Conservation Officer has already provided some input on the design of these signs, to ensure that they are in keeping with the existing character and historic interest. Whilst consistency of signage is key, and will be prioritised, there may need to be a degree of individuality for the signage to certain blocks - to account for variations in lighting and decorations.

Draft Images of The Proposed Additional Signs

Wayfinding Signage

Wayfinding Signage comprises:

Floor Indicator Signs and **Flat Indicator Signs**.

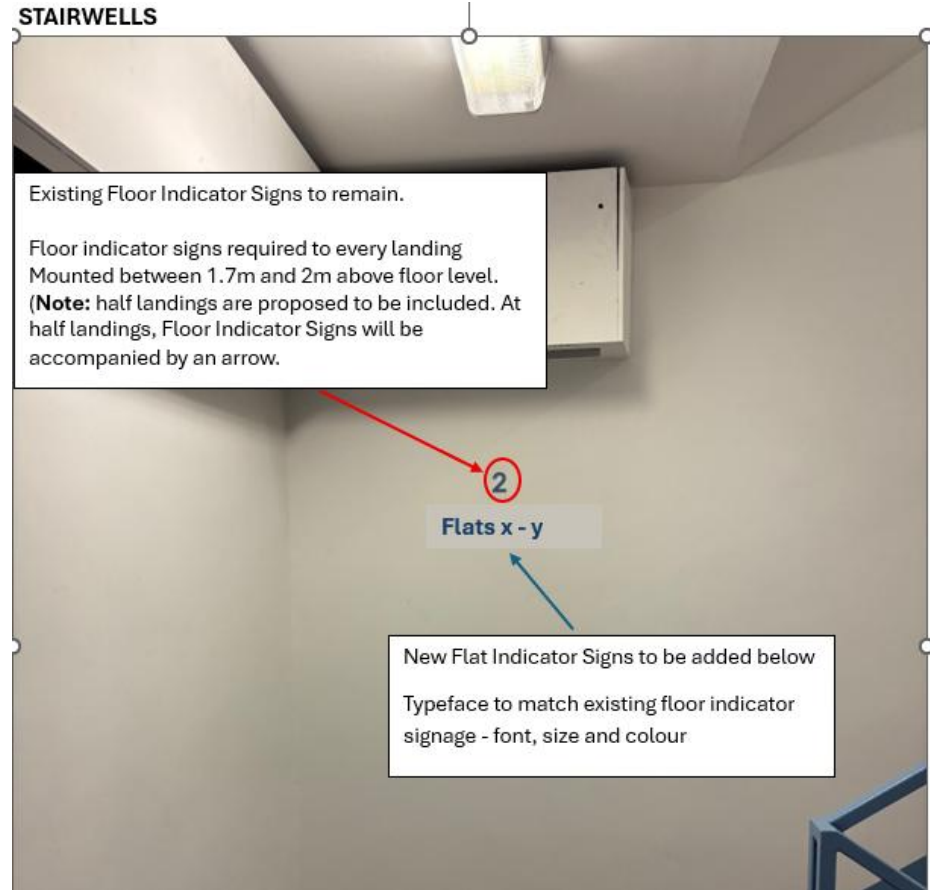
Proposals deviate from the prescriptive Building Regulations and create bespoke signs, utilising the existing floor identification signs where present and adding text / arrows using the same size, materiality and typeface).

This approach will retain existing signage, minimise impact of new signage and create consistency whilst retaining the character of the existing signage.

It will also significantly improve the current variability of signage across the estate and satisfy requirements to inform and direct fire fighters.

Exact positioning of signage is still to be agreed with BB7 and the Conservation Officer.

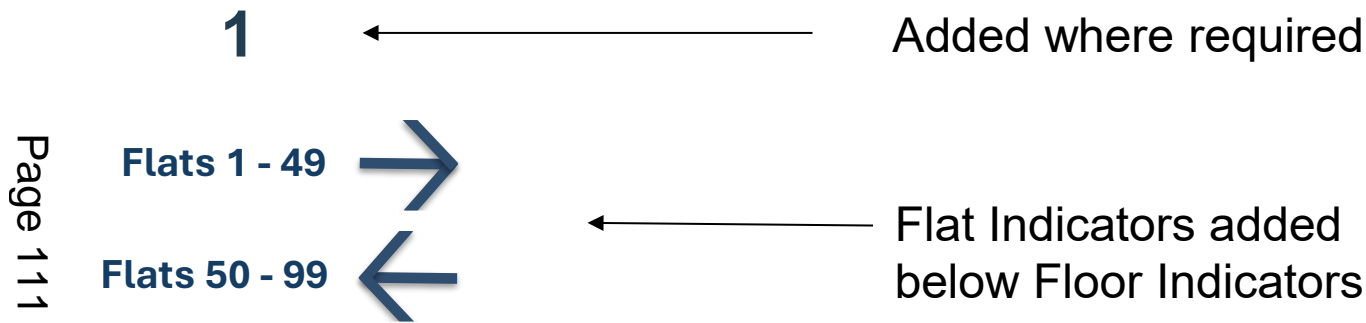
It is not proposed to utilise illuminated signage. Though the Tower lobbies are in consideration as the luminance is poor.



Draft Images of The Proposed Additional Signs

Wayfinding Signage

Typical Floor and Flat Indicator Signage



Note: Where a lift and a stair serve just 2 flats – one on either side of the lift / stairs - eg Speed House - no Flat Indicator Signs will be used.

Instead, Barbican Estate will ensure that the door number signage is clear and contrasting with the background and maintained as such.

Mock ups for all Signage

Once designs have been finalised, sample signs will be mocked up for viewing.

We propose to provide mock-up signs for all signage – the new wayfinding signage and balcony screen signage as well as the signage designed by Reform – for which we have Listed Building Consent for.

We anticipate that mock ups of all proposed signage, will likely be produced on or before April / May 2026 – following design completion and approval by the Conservation team.

Mock up signage will then be issued to the board and be made available for residents to view, so that they can see what is going to be installed.

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Approvals / Consents for Signage





BUILDING REGULATIONS APPROVALS FOR THE PROPOSED NEW FIRE SAFETY SIGNAGE

- Meetings were held with the City of London Project Manager for Housing Property Services, BB7, City of London Building Control and City of London's design and conservation team to discuss whether there needed to be formal Building Control Applications for the installation of the proposed fire safety signage.
- It was confirmed by City of London Building Control, that formal applications would not be required on the grounds that the works were adding to the existing signage and improving it – by improving signage uniformity, distribution, appearance and simplifying / rationalising signage already present.
- It was agreed that a final consultation will be had with City of London Building Control - to provide them with the detailed signage proposals including frequency and placement of signage - to ensure compliance with all regulations.



LISTED BUILDING CONSENT FOR THE PROPOSED NEW FIRE SAFETY SIGNAGE

Listed Building consent has already been obtained for the proposed ReForm signage and therefore it is the intention to install the signage that we have consent for.

- Listed Building Consent will be required to be obtained for the proposed additional wayfinding signage – designs for which are currently being discussed.
- To satisfy the City of London’s design and conservation team, Ingleton Wood has proposed additional wayfinding signage that is more sympathetic with the estates existing signage and does not adhere to some of the more prescriptive conditions relating to typeface, colours and size - as set out within Approved Doc B. However, signage still provides the additional and requisite way finding signage.
- With regard to the balcony screen stick on signage, it is intended to replicate what is there exactly, except for switching the background of the running man escape signs. (Slide 29 – “Images of the Proposed Additional Signs”, above).

Next Steps





- Conclude wayfinding design signage, balcony screen signage and associated consultations
- Submit S19 Application to CoL conservation
- Produce and issue mock ups
- Undertake small pilot – Bunyan House
- CoL to provide measured floor plan drawings
- Produce and issue tender documentation
- Obtain statutory permissions
- Review tenders / CoL procurement / estate committee approvals
- Appoint Contractor
- Commence works on site.
- Produce and issue block by block works programmes
- Total estimated duration for signage installation – circa 12 weeks – TBC.

The End

THANK YOU ... and questions

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Compliance Report (November)

On behalf of
Department of Community and Children's Services

DATE: 08/01/2025

Prepared by
Daniel Castle
(data supplied by Compliance Team)
daniel.castle@cityoflondon.gov.uk
07522619645



Compliance Report (November)

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- 2.0 Breakdown2
 - 2.1 Gas Safety2
 - 2.2 Asbestos3
 - 2.3 Lifts3
 - 2.4 Water Hygiene4
 - 2.5 Fire Safety Systems4
 - 2.6 Electrical Safety5
- 3.0 Data6



1.0 Dashboard

Gas Safety		
Element	Nov %	Trend
Commercial Installations	100%	↔
CO Detection	100%	↔

Asbestos		
Element	Nov %	Trend
Communal Re-Inspections	100%	↔
Asbestos Management Plans	62%	↔

Lifts		
Element	Nov %	Trend
Passenger Lifts – LOLER	100%	↑
Immediate Defects	100%	↔
Timed Defects	100%	↔

Water Hygiene		
Element	Nov %	Trend
Legionella Risk Assessments	100%	↑
Cold Water Storage Tanks	89%	↑

Fire Safety Systems		
Element	Nov %	Trend
Fire Detection & Alarms	56%	↔
Extinguishers	100%	↔
Sprinklers	86%	↓
Signage	91%	↔
Lightning Protection	94%	↔
Dry Risers	100%	↑
Wet Risers	100%	↔

Electrical Safety		
Element	Nov %	Trend
Communal EICRs	100%	↔
Domestic EICRs	32%	↑
Emergency Lighting (3hr)	67%	↑
Emergency Lighting (Monthly)	83%	↓
Backup Generator	100%	↔
PAT Testing	0%	↔

2.0 Breakdown

2.1 Gas Safety

Current Position

Gas remains compliant with 100% compliance across all commercial gas installations and associated carbon monoxide (CO) detectors. There are no overdue statutory inspections due at the end of November.

Three boilers were classified as At Risk (AR) following inspections due to the flue termination positions not meeting manufacturer's instructions. This does not change the compliance status, as a Landlord Gas Safety Record may remain compliant where an AR appliance is appropriately managed

Both affected locations are currently provided with battery-operated CO alarms. While compliant, this arrangement is no longer considered best practice and requires upgrading.

Changes Since Last Month

- Three boilers classified as AR due to flue termination arrangements
- Remedial works scoped and programmed for early 2026
- No change to statutory compliance status

Risk and Mitigation

The primary risk relates to legacy flue arrangements that do not meet manufacturer's instructions. Mitigations in place include:

- One boiler in Frobisher has been isolated and made safe Gas Industry Unsafe Situations Procedure (GIUSP).
- Two boilers in the Barbican Estate Office have been isolated and made safe in line with GIUSP.

**Forward Actions**

- Replacement of flue in Frobisher
- Replacement of boiler at the Barbican Estate Office
- New hard-wire CO alarms to be installed in both boiler rooms

2.2 Asbestos**Current Position**

Asbestos compliance is partial. All scheduled communal asbestos re inspections have been completed

Updates to the Asbestos Management Plans (AMPs) are currently in progress following the completion of the 2025 re-inspection programme. While this does not present an immediate risk, the AMP update backlog means the overall asbestos position is non-compliant until these are received.

Changes Since Last Month

- No change to the asbestos re inspections
- No change to the number of outstanding AMP updates
- No asbestos incidents or uncontrolled disturbances reported

Risk and Mitigation

The primary risk relates to a delay in the documentation being produced. Mitigations in place include:

- Valid and up-to-date asbestos survey information available for all common parts
- ACMs remain in stable condition with no material change in risk
- Interim controls in place through existing AMPs and contractor awareness
- Front-line Barbican Estate Office have undertaken UKATA Asbestos Awareness training.
- AMP updates are being prioritised based on risk.

Forward Actions

- Complete outstanding AMP updates
- Continue routine monitoring and re-inspection scheduling
- Asbestos management contract going to tender in early 2026

2.3 Lifts**Current Position**

Lifts remain compliant with 100% compliance across all passenger lifts at the end of November. All LOLER inspections are in date, and there are no outstanding defects

Changes Since Last Month

- LOLER compliance improved from 99% to 100%
- No new defects identified
- All previously identified defects closed within required timeframes

Risk and Mitigation

Residual risk associated with lifts are low. Mitigations still in place include:

- LOLER inspections undertaken through CoL insurance arrangements
- Compliance data and inspection records maintained through BES portal
- Weekly performance meetings with BES.
- Monthly performance meetings with Kleeman.

Forward Actions

- Maintain LOLER inspection and defect management regime
- Continue monitoring compliance



2.4 Water Hygiene

Current Position

All legionella risk assessments (LRAs) are now complete and in date at the end of November, providing assurance that legionella risks have been assessed. However, compliance remains below the threshold due to outstanding Cold Water Storage Tank (CWST) inspections and the need to complete and implement a Legionella Management Plan.

There are no identified high-risk systems, and no legionella related incidents have been reported.

Changes Since Last Month

- Legionella Risk Assessment compliance improved to 100%
- Significant improvement in CWST inspection completion since October
- September CWST performance issues confirmed as a data failure linked to supplier portal, not operational non-compliance.
- No water hygiene incidents or adverse sampling results reported

Risk and Mitigation

Specific risks include:

- Incomplete CWST inspection coverage at period end
- Contractor underperformance affecting inspection delivery and data reliability

Mitigations in place include:

- All LRAs completed
- Interim control measures maintained in line with existing water hygiene arrangements
- No known high-risk systems identified
- Underperforming contractor exited with new contractor mobilising 05/01/2026
- These measures ensure water hygiene risks are currently controlled, pending completion of inspections and management documentation.

Forward Actions

- Outgoing contractor to complete all remaining CWST inspections in December
- Undertake a full asset verification across all water hygiene systems by the end of January
- Mobilise the new contractor and complete validation of December inspection data
- Finalise and implement Legionella Management Plan

2.5 Fire Safety Systems

Current Position

Fire Safety Systems are non-compliant, with compliance below the 95% threshold.

Non-compliance is mainly driven by:

- Fire Detection Systems (block)
- Domestic Smoke Alarms (inside City of London owned properties)
- Automatic Opening Vents
- Signage

There have been no fire incidents or identified immediate life-safety failures

Changes Since Last Month

- No improvement in fire detection and alarm system compliance
- Dry Riser testing achieved 100%
- Sprinkler system compliance reduced following overdue quarterly inspections
- Signage and lightning protection improved but remain below acceptable threshold



Risk and Mitigation

Specific risks include:

- Incomplete inspection and servicing of fire detection and alarm systems
- Outstanding inspections of automatic opening vent systems following the transfer from in-house provision to an external contractor
- Minor remedial works outstanding to lightning protection systems

Mitigation in place include:

- Domestic smoke alarms to be verified and captured through domestic EICR programme, scheduled for completion end of March 2026. Failed alarms will be replaced whilst on site as part of the contract.
- Fire Detection and Alarm System performance under active review, with improvement actions being addressed with contractor senior management
- Sprinkler system and fire signage inspections programmed for completion in December
- Dry and wet riser systems are fully compliant.

Forward Actions

- Improve compliance across fire detection and alarm systems through targeted contractor action
- Complete inspection and onboarding of AOV systems into the fire safety contract
- Complete outstanding sprinkler and fire signage inspections in December
- Complete lightning protection remedial works
- Complete domestic EICR programme to validate smoke alarm provision
- Complete wet riser major modernisation in April.

2.6 Electrical Safety

Current Position

Electrical safety is non-compliant, with compliance below the 95% threshold.

Non-compliance is mainly driven by:

- Domestic EICR
- Emergency Lighting tests
- UPS inspection and servicing
- Vehicle charging points
- PAT Testing (BEO / Concierge / CPA)

Communal block EICRs remain compliant, with all EICRs in date and no reported electrical incidents have been received.

Changes Since Last Month

- Communal EICR compliance remains at 100%
- Domestic EICR contract instructed and mobilised – expected completion by March 2026
- Emergency lighting compliance remains below threshold pending asset verification
- Electrical backup generators remain fully compliant
- Non-performing contractors removed from scope for UPS and PAT testing.

Risk and Mitigation

Specific risks include:

- Incomplete Domestic EICRs, pending completion of programme.
- Incomplete emergency lighting testing, awaiting asset verification and completion.
- Contractor failure affecting UPS inspection and PAT testing.

Mitigations in place include:

- All communal electrical installations tested and compliant



- Domestic EICR contract instructed and mobilised, with full compliance by end of March 2026
- Emergency lighting asset verification underway to ensure full test coverage
- UPS assets transferred to a new specialist contractor, with inspection, and remedial works expected early 2026.
- Electric vehicle charging points transferred to new supplier, with replacement works planned for early 2026
- PAT testing re-programmed for January 2026 following contractor withdrawal and failure to deliver in 2025

Forward Actions

- Complete the domestic EICR programme and achieve full compliance by the end of March 2026
- Complete emergency lighting asset verification and testing
- Ensure UPS have complete inspection and remedial works
- Replace and recommission vehicle charging points under the new contract
- Complete PAT testing for offices, CPAs, and concierge areas in January 2026

3.0 Data

Category	Type	Total Assets or Actions	% Compliant Sep	% Compliant Oct	% Compliant Nov
Gas	Gas Commercial Installation	2	100%	100%	100%
	Commercial CO Detection	2	100%	100%	100%
Asbestos	Communal Reinspection	26	100%	100%	100%
	Asbestos Management Plan	26	62%	62%	62%
Lifting Equipment	Passenger Lifts LOLER	81	98%	99%	100%
	Passenger Lift - Immediate (defects)	Varies	100%	100%	100%
	Passenger Lift - Timed (defects)	Varies	100%	100%	100%
Fire Equipment	Domestic Smoke alarms (Mains & Battery)	TBC	TBC	TBC	TBC
	Fire Detection Systems and Alarm Systems (Blocks)	9	78%	56%	56%
	Extinguishers (PFE)	17	100%	100%	100%
	Automatic Opening Vent	TBC	TBC	TBC	TBC
	Sprinklers System (Quarterly)	7	100%	100%	86%
	Signage Survey	22	86%	91%	91%
	Lightning Protection System	16	88%	94%	94%
	Dry Risers (Pressure Test)	13	92%	92%	100%
	West Riser System Service	3	100%	100%	100%
Electrical	EICR Communal Installation (Block)	21	100%	100%	100%
	EICR Domestic Installation (CoL Owned Property)	41	20%	20%	32%
	Emergency Lights (3Hr Test)	18	39%	61%	67%
	Emergency Lights (Monthly F/Test)	18	94%	94%	83%
	Emergency Backup Generator	7	100%	100%	100%
	Uninterrupted Power Supply	TBC	TBC	TBC	TBC
	Vehicle Charging points (Car Park)	TBC	TBC	TBC	TBC
	PAT Test (Office CPA/Conciergerie)	11	0%	0%	0%
Water	Legionella Risk Assessment	22	18%	45%	100%
	Cold Water Storage Tanks	271	3%	79%	89%

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Project No.	Project	Current Expected Project Outcome	Project Priority	Person In Charge	Current Stage	Funding Source	Works Pattern	Contractor & Consultant Details	Programme	Costs	H&S Project (Y/N)?	Current Notes	Next Steps
1	Fire Signage - Estate Wide	Ensure fire signage on the Barbican Estate is in line with current statutory, regulatory and fire safety standards.	H	GS	Detail Design	City Fund	One-Off	Consultant - Ingleton Wood Contractor - Guardian Consultancy Fire Engineer - BB7	Surveys complete. Original scope works to Bunyan on hold whilst signs in line with the LBC are manufactured.	£300,000 - £700,000 (estimate) Need to be custom made signs following conversations with LBC. Limited benchmarking until we have a variety of signs made up.	Y	- Ingleton Wood completed surveys. - Guardian Consultancy started works in Bunyan. Works now on hold whilst consultation with residents is revisited. - Due to evolved scope, likely need to resubmit for LBC for majority of scheme. - Building Control happy we can proceed without any notification, and using font/typeface of the LBC. - Continue with Bunyan to complete signs that are known as necessary, balcony signage to be reviewed and included if necessary.	- Consultation exercise with residents to be rerun to cover new signs not included in LBC. - Privacy screens which have had signs removed are to have replacement signs fitted prior to consultation completion. - Ingleton Wood & BB7 reviewing additional signage requirements. - Guardian procuring sample signs. - New floor plans/elevation drawings to be produced where current drawings are known to be incorrect. - Town Hall event to be held Spring/Summer 2026.
2	Fire Doors - Estate Wide	Ensure fire doors on the Barbican Estate that directly impact primary escape routes are in line with current statutory, regulatory and fire safety standards.	H	GS	Detail Design	City Fund	One-Off	Phase 1 Architect - Reform Architects Fire Engineer - BB7 Planning Consultant - Grade Planning Heritage Consultant - Heritage Information Contractor - Gerda Security Products	Phase One technical design underway, anticipated design completion Feb 2026. Works to commence Jan 2027 dependent on statutory approvals.	£20,000,000 for all 5 phases.	Y	- PO issued to Gerda. - Listed Building Consent will be required. - Project will need to go through Building Safety Regulator. - Ahead of works, condition surveys will need to be done in flats. - Survey of services penetrations through floors in cupboards undertaken. - Presentation to MWPB complete November 2025.	- Concerns around ductwork being reviewed by BB7. - Discussions to be had with BB7 on Fire Strategies, FRAs. - DC & GS to link on this. - Test door to be available from end of January. - View of doing Town Hall mid-February (target), before planning and lbc submission in late February. Sample door required for Town Hall.
3	Building Envelopes including roofs, windows, balconies and rainwater goods	Ensure that the building envelopes of the relevant Houses are wind and water tight and that appropriate repair and maintenance methodologies are agreed, documented and implemented	H	GS	Pre-Consultant Tender	TBC	Cyclical	TBC	Phase One - Detailed designs by November 2026. - Window and Phase 1 Roof/Balcony Contractor appointment by May 2027.	£47,000,000 for whole project.	N	- Project to include roofs, balconies, and drainage. - Windows already in up to G2 approval. Scope increased to include roofs, balconies, and drainage. - G1 & G2 approvals received on increased scope. - JB & SJ have requested tender exercise is run by an external QS firm. - Roof work will fall under BSR requirements. - Ad hoc urgent water penetration repairs still being progressed. - Awaiting comments on Design Consultant PME	- Need confirmation on who is funding. TBC by expert witness (this is noted in the risk register). - Tender documents being prepared for consultants. - Issues report to be produced for the windows, as finance have stated the amended G2 is not sufficient to release funds, and an issues report is therefore required.
4	Canopy - Brandon Mews	Provide an agreed and desired solution to the canopy of Brandon Mews, addressing concerns raised around the age and visual condition of the existing canopy.	L	WR	Feasibility	Service Charge	One-off	Feasibility Architect - Avanti Architects	- Updated Feasibility expected March 2026.	Feasibility Architect - £36k	N	- Scheme being split from wider Building Envelopes project. - Stakeholder consultation presentation and meeting held with Brandon mews residents and MWPB on 24th November.	- Cost apportionment to be agreed. - Pursue feasibility option of retaining existing structure with new glazing/perspex.
5	Lift Major Modernisation - Tower Blocks (Phase One)	Complete a major modernisation of the existing lifts within the Tower Blocks. Lifts to brought up to current regulation standards where possible. Upon completion, maintenance frequency, timescales, and costs to be reduced.	H	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	Target to be in contract with consultant for design development April 2026. Target construction programme 2027-2029.	Budget Costs are: £6,312,000 for 3No. tower blocks.	N	- Tower Group meetings being held at suitable project intervals (latest meeting held 18/11/2025). - G1 & G2 approvals in place. - S.20 notice issued out for Towers with FAQ sheet. - Tender documents being prepared.	- City of London Procurement reviewing Scope of Services and preparing wider tender documents for Lift Consultant Tender. - Lift Consultant tender January-March 2026. - Anticipate Tender Report going to May 2026 RCC/BRC.
6	Lift Major Modernisation - Wider Estate (Phase Two)	Complete a major modernisation of the existing lifts across the wider estate (excluding Tower Blocks). Lifts to brought up to current regulation standards where possible. Upon completion, maintenance frequency, timescales, and costs to be reduced.	M	WR	Pre-Consultant Tender	Service Charge	One-off	TBC	TBC	Budget Costs are: £9,832,338 for wider estate (excludes tower blocks).	N	- Phase 2 project to incorporate all of the low rise blocks (everything excluding the 3No. towers). - Phase 2 to follow Phase 1.	- Item 7 Fast-Track Emergency Lift Modernisation being prioritised. - Phase 2 Lift Group to be set up in due course.
7	Fast-Track Emergency Lift Modernisation - Exact Lifts TBC	Complete a major modernisation on a select number of lifts ahead of Phase Two works. Project to alleviate frequent outages of select 'problem lifts', whilst also providing a stock of critical spares for wider lifts on the estate, to ease maintenance requirements whilst the Phase Two Lift Project is procured.	H	DC	Feasibility	Service Charge	One-Off	TBC	TBC	TBC	N	- Intention is to obtain approval to complete an emergency modernisation on a number of lifts (exact number TBC). Parts to be retained from these lifts, to be utilised as required in wider lifts when repairs are required.	- RCC and BRC paper to be prepared.



Project No.	Project	Current Expected Project Outcome	Project Priority	Person In Charge	Current Stage	Funding Source	Works Pattern	Contractor & Consultant Details	Programme	Costs	H&S Project (Y/N)?	Current Notes	Next Steps
8	Lobby Refurbishment - Shakespeare	Provide a newly refurbished Shakespeare Tower Lobby. Lobby to have improved aesthetics, lighting levels, traffic flows, security, parcel management and porter comfort.	L	WR	Detail Design	Service Charge	One-off	Architect - Paolo Cossu Architects	Programme TBC subject to design alterations	Architect - £15k Construction etc. tbc.	N	- Job had been on hold for c.18 months, residents keen to pick back up and progress. - Initial s.20 complete by DC in November 2024. Observations Response issued October 2025.	- Architect reviewing designs following site meeting. Revised specification to be provided highlighting items no longer available. - Site meeting to review statutory requirements being held 23/01.
9	Paving Relaying - Thomas More Garden	Address trip hazards present from uneven pavers.	H	DC	Pre-Tender	Service Charge	One-Off	TBC	Works targeted for completion by end of March 2026.	TBC	Y	- Funding approved for project. - Funding ringfenced, to be utilised on this project by end of financial year.	- Tender documents to be finalised and out for competitive tender by end of January. - Works targeted to be complete by end of March 2026.
10	Expert Witness - Ben Jonson House	Report that provides an expert opinion on the apportionment of liability for the condition of the fabric of Ben Jonson House, taking into account the work undertaken in 2002/3 to resolve the structural defects, the repairs and maintenance since then, and the management of warranties	H	ED/WR	Ongoing	City Fund	One-Off	Expert Witness - Hawkins	Current anticipated completion by late February 2026.	£86,530 Cost increases to be discussed in due course.	N	- Hawkins instructed to act as Expert Witness. - Purchase Order provided. - Kick off meeting held 18/11/2025.	- Hawkins progressing instruction. - Report anticipated by end of February 2026.
11	Roof waterproofing temporary repairs - Postern (9&10)	Prevent issues of water penetration from occurring.	H	DC	Complete	City Fund	One-Off	Contractor - Elkins	Complete.	Final Account being agreed.	N	- Works complete.	- Complete, waiting on warranty.
12	Redecoration - Frobisher Crescent	Ensure the visual appearance of Frobisher Crescent is in line with expected standards by completing cyclical redecoration works.	M	DC	Feasibility	Service Charge	Cyclical	TBC	Works targeted for summer 2026.	TBC	N	- Barbican Centre have confirmed they have required funding for project. - Quote received from McLoughlin. - Procurement have stated we cannot add these works as an instruction to McLoughlin's existing contract. Additional quotes required.	- Tender documents to be prepared for works.
14	Redecorations (Internal) - Estate Wide	To protect the fabric of the buildings & ensure the visual appearance of the Estate is in line with expected standards by completing cyclical redecoration works.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Cyclical internal redecoration works are carried out across the estate.	- Programme to be prepared for redecoration cycle. - WR reviewing finances of previous redecoration cycle as part of service charge review. - Project Closure Report to be issued for previous project once finance review complete.
15	Redecorations (External) - Estate Wide	To protect the fabric of the buildings & ensure the visual appearance of the Estate is in line with expected standards by completing cyclical redecoration works.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Cyclical external redecoration works are carried out across the estate.	- Programme to be prepared for redecoration cycle. - WR reviewing finances of previous redecoration cycle as part of service charge review. - Project Closure Report to be issued for previous project once finance review complete.
16	Internal Carpeting	Ensure those carpets which are the responsibility of the Freeholder are up to the expected standards of the estate.	M	WR/DC/ED	Feasibility	Service Charge	Cyclical	TBC	TBC	TBC	N	- Replacement of carpets in communal areas are undertaken on a cyclical basis across the estate.	- Programme to be prepared for carpet replacement cycle.
17	Frobisher EWFRA	Determine and document the fire safety requirements of the external façade of Frobisher Cresent, including any required repair and remedial works that may be required.	H	DC	Pre-Commence ment	Service Charge	One-Off	TBC	TBC	£18,000	Y	- 3No. quotes received and reviewed.	- Most competitive quote being accepted and appointment to be agreed.
18	Wet riser valve replacement - Towers	Ensure the wet risers function appropriately, can be tested properly, and address issue where water ingress occurs during routine testing and maintenance.	M	DC	Feasibility	Service Charge	One-Off	TBC	TBC	TBC	N	- Agreed with MWPB works need to proceed.	- Instruction to be progressed.
19	Compartmentation - Frobisher Crescent	Ensure residential floors are adequately fire stopped.	H	WR	Post-Completion Making Good	TBC	One-Off	Contractor - Guardian	TBC	TBC	Y	- Outstanding elements of firestopping noted from previously complete compartmentation project. - Discussions held with Building Regulations Approvers on outstanding works. - Meeting held between WR and Frobisher House Group Chair 25/11.	- WR reaching out to contractor to understand background of outstanding works. - Close out programme to be agreed with residents in due course, once full scope and requirements are understood.
20	In House Repairs and Maintenance	Bring the Repairs and Maintenance contract in-house.	H	DC	Ongoing	Service Charge	One-Off	Contractor - Elkins (temporary basis until R&M is in house)	Anticipated mid-2026.	TBC	N	- Elkins are providing repair and maintenance service on a temporary basis until the in house repairs team is established.	- Works continuing on bringing repairs and maintenance team in house.
21	Electrical Infrastructure	Ensure electrical infrastructure is in good repair and condition.	H	DC	Ongoing	Service Charge	One-Off	TBC	TBC	TBC	Y	- Electrical infrastructure review and upgrade works required as part of ongoing planned preventative maintenance.	- Review and survey being complete on exact requirements.

Committee(s): Barbican Residential Estate Consultation Committee (For Information) Barbican Residential Committee (Decision)	Dated: 26 January 2026 16 February 2026
Subject: Report of the Reporting Committee	Public
This proposal: provides statutory duties	
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

This report provides Members of the RCC/BRC with a summary of the matters discussed by the Reporting Committee at its meeting on 12 November 2025. There was no December meeting owing to the major water disruption following the Thames Water burst pipe on Aldersgate Street.

At the meeting, Members reviewed a draft paper on block inspections, discussed the membership and remit of the Reporting Committee, and received a verbal update on reactive repairs activity.

The Committee also considered proposals for an agenda plan, reporting templates and the frequency of standard reports for 2026, with the aim of improving clarity, consistency and scrutiny across future reporting cycles.

It is noted that a gap analysis of work listed in the Altair report and achievements to date is required which the BEO has committed to carry out and bring back to this committee.

Recommendation

Members of the BERCC are asked to note the report and approve the appointment of 4 new members of the reporting committee.

Members of the BERCC are asked to note the report.

Main Report

Block Inspections

1. The Reporting Committee considered the proposed House Inspection Schedule and was supportive of the approach outlined in the report. Members welcomed the reintroduction of a clearly structured inspection programme as an important mechanism for improving visibility, accountability and assurance across the estate. The move to a published, forward-planned schedule was seen as a positive step in strengthening transparency and providing residents with greater clarity on when inspections will take place.
2. The Committee particularly supported the proposal to involve officers from both Resident Services and Property Services in the inspection process. This was recognised as a key benefit of the new approach, enabling inspections to draw on a broader range of skills and perspectives and supporting a more holistic review of both estate standards and maintenance needs.
3. Members also noted the benefits of rotating officer attendance, which helps to avoid over-reliance on a single viewpoint while increasing residents' exposure to the wider Barbican Estate Office team.
4. The integration of inspections with the Barbican App was also welcomed, with Members recognising the value of publishing inspection findings and actions in a consistent and accessible format. This approach was seen as supporting improved action tracking, continuity between inspections, and meaningful resident engagement, including for those unable to attend in person.

2026 Meeting Schedule

5. The meeting schedule for the MWPB and RepCom have been agreed. We have incorporated some evening meetings for the MWPB to support engagement with members. Both groups wanted to publish the dates for transparency.

MWPB	Date	Time
	14/01/2026	08:45
	11/02/2026	09:45
	18/03/2026	10:45
	15/04/2026	11:45
	20/05/2026	12:45
	24/06/2026	13:45
	05/08/2026	14:45
	16/09/2026	15:45
	21/10/2026	16:45
	02/12/2026	17:45

RepCom	Date	Date
	25/02/2026	08:45
	25/03/2026	08:45
	29/04/2026	08:45
	10/06/2026	08:45
	08/07/2026	08:45
	19/08/2026	08:45
	07/10/2026	08:45
	04/11/2026	08:45
	16/12/2026	08:45

Reporting Committee Membership

6. Following a recent call for expressions of interest to join the Reporting Committee, four applications were received against three available vacancies. All four applicants demonstrated strong engagement, relevant experience and a clear ability to contribute effectively to the work of the Committee.
7. Considering the quality of the applications received, it is proposed that all four applicants are appointed to the Reporting Committee. This would allow the Committee to benefit from the full range of skills and perspectives offered, while maintaining effective operation. It is further proposed that, should a future vacancy arise through resignation or the end of a term, this position would not be backfilled, enabling the Committee's membership to return naturally to its intended size over time.
8. The proposed members are:
 - Mary Bonar
 - Richard Setchim
 - Roger Braybrooks
 - Jane Northcote

Governance Review

9. Following Committee approval, the Purchase Order has now been issued to support the governance review, and an initial set-up meeting with Charles Russell Speechlys is scheduled for late January. This meeting will confirm scope, approach and next steps for the review.
10. Once this initial stage is complete, a further update will be provided to residents, including proposals for resident engagement and consultation as part of the review process.

Water Outage

11. In December 2025, the Barbican Estate experienced a significant water supply interruption caused by a major leak on the mains feed, for which Thames Water is responsible. While the Barbican Estate Office (BEO) does not have authority to undertake the repair itself, the incident required immediate coordination to protect resident welfare, maintain safety, and ensure clear and consistent communication throughout the disruption.
12. The response coordinated by the BEO was timely, organised and comprehensive. Immediate actions included the delivery of over 4,000 litres of bottled water, the identification and direct support of vulnerable residents, the securing of welfare and shower facilities at nearby locations, and the implementation of appropriate fire safety measures, including liaison with the Fire Brigade and the introduction of a fire watch where required. Senior officers were on site, with 24/7 monitoring in place and regular morning and evening updates issued to residents. The scale and pace of the response demonstrated strong cross-team working and a clear focus on resident safety and support.
13. A detailed Resident Briefing document, setting out the background to the incident, actions taken, welfare arrangements, contingency planning and resident guidance, is included as an appendix to this report. This document provides a comprehensive record of the incident and the response.

Appendix 1 – House Inspection Schedule

Appendix 2 – Water Outage

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management

Block	Building Inspection Schedule																																																					
	Week																																																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52		
Lauderdale Tower	CBP							DC									DS								CBP																													
Shakespeare Tower		DS							CBP									WR								DC																												
Cromwell Tower			WR							DC									CBP								LB																											
Andrewes House				VP							DS									VP								JD																										
Bunyan Court					CBP							WR									ED								LB																									
Bryer Court						ED							VP									DS									WR																							
John Trundle Court							DS							LB										JD								DC																						
Ben Johnson House								WR							ED											DC							DS																					
Breton House	ED								VP								CBP										VP																											
Frobisher Crescent		LB								WR								JD											ED																									
Speed House			JD								ED								VP																																			
Willoughby House				ED									LB																																									
Gilbert House					WR									JD																																								
Defoe House						DC									DS																																							
Seddon House							LB										CBP																																					
Thomas More House								JD										DC																																				
Mountjoy House									DS										LB																																			
Brandon Mews	DC																																																					
Lambert Jones Mews		TBD																																																				
Postern			TBD																																																			
Wallside				TBD																																																		

KEY
DS - Daniel Sanders
CBP - Curtis Bannister-Pond
ED - Eoin Doyle
LB - Luke Barton
DC - Dan Castle
WR - Will Roberts
JD - Jack Doherty
VP - Vacant Position

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RESIDENT BRIEFING

WATER SUPPLY INTERRUPTION - BARBICAN ESTATE



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Background to the Issue.

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What should residents do?
Closing message from Director



Background to the Issue.

Barbican Estate is currently experiencing a significant disruption to its water supply due to a major leak affecting the estate's main feed. This issue rests with Thames Water, who have confirmed that the leak is complex and requires substantial engineering work. Their teams are working on a continuous basis to identify the precise cause and carry out the necessary repairs.

The Barbican Estate Office has no authority to conduct the repair itself. However, our priority is to ensure residents' safety, access to essential services, and ongoing communication until water service is restored. We are in direct contact with Thames Water and will continue to provide updates as soon as information is available.

Thames Water have been able to repressurise some parts of the system, meaning some water will be coming through at low pressure to some apartments. Please note, that during repair works the system will be isolated and all water will be cut off. If you do currently still have some water available, please do still take note of these contingency plans and collect bottled water as advised as all apartments in affected blocks will lose all service.

Immediate Actions Taken



To support residents during this period, the following measures are already in place:

- **Water Provision** - Over 4,000 litres of bottled water have been delivered (10 litres per flat). Further deliveries are scheduled to ensure continuous provision.
- **Welfare Facilities** - Shower access and welfare services have been secured at **Nuffield Health** and **Golden Lane Estate Leisure Centre**. (Details on Page 06 & 07)
- **Support for Vulnerable Residents:** Vulnerable individuals have been identified and contacted directly. Additional assistance, welfare checks, and transportation support are being provided as needed.
- **Fire Safety Measures:** A dedicated fire watch is in place at **Lauderdale Tower**. Shoreditch Fire Brigade has been notified of the water outage affecting wet riser systems.

Please note that in all blocks the dry riser system has not been affected, which is a pressurised system of pipes that the Fire Brigade would connect their tankers to in order to fight a fire.

- **Estate Office Coordination** - Senior BEO officers will be on-site throughout the weekend. Planning for continued cover is already underway to ensure visible support and direct liaison with Thames Water.
- **24/7 Monitoring** - The BEO is on call at all times to receive updates from Thames Water. On-Site presence will continue for the majority of the outage period.

Contact and Updates - BEO

- We remain in continuous contact with Thames Water and will provide further information as soon as it is confirmed.
- Residents will receive a morning and evening update until supply is restored.
- Additional alerts will be issued immediately if conditions change.



Image left shows the current excavation on Aldersgate Street.

Welfare Arrangements

Showers & Toilet Facilities

Golden Lane Sport & Fitness

Fann Street, London, EC1Y 0SH

Tel: 020 7250 1464

<https://www.fusion-lifestyle.com/centres/golden-lane-sport-fitness/>

Opening Hours

Monday - Thursday **06:30-20:00**

Friday **06:30-18:00**

Saturday **08:00-16:00**

Sunday **08:00-14:00**

Golden Lane leisure centre have kindly offered shower and toilet facilities to all residents affected by the water outage. Please ensure that own towels and toiletries are taken with you when using these facilities as none are available at the leisure centre.

Nuffield Health

Located opposite Lauderdale Tower and the Barbican Tube Station, Nuffield have kindly offered shower and toilet facilities to residents between the hours of **2pm and 4pm on Saturday 6th and Sunday 7th December**. As above towels and toiletries will not be provided and residents should bring their own.

Please note should the facilities become overcrowded Nuffield may have to limit access or turn residents away.



Welfare Arrangements

Comfort & Toilet Facilities

Barbican Library

Opening Hours

Monday, Wednesday & Friday **09:30 - 17:30**

Tuesday & Thursday **09:30 - 19:30**

Saturday **09:30-16:00**

Sunday **Closed**

The Barbican Library is an official warm welcome space this winter, residents are welcome to stay as long as they like in the space and use the toilet facilities in the centre.

<https://www.cityoflondon.gov.uk/services/getting-help-with-the-cost-of-living/find-a-warm-welcome-space>



Forward Planning Scenarios

As the timeline for repairs is not currently confirmed, the Estate Office has prepared contingency plans covering short and extended periods. These will be adapted as more information becomes available.

Details of these scenarios are outline over the next pages.

Scenario A: Up to 3 Days

The below is already in place for the interruption to water service continue to 3 days (Saturday 6th December).



RESIDENT WELFARE

- Sustained daily water deliveries.
- Continued access to welfare/shower facilities.
- Ongoing checks on vulnerable residents.
- Library available if needed (details on page 07)



FIRE SAFETY

- Fire watch remains active.
- Coordination with Fire Brigade maintained regarding wet risers.



OFFICER PRESENCE

- Senior BEO officers on-site daily.
- Communications team issuing morning and evening bulletins.



INFORMATION

- Daily briefings to residents via email and noticeboards.
- Thames Water updates posted as received.

Scenario B: 4 - 7 Days

The following contingency plans will be in place should the outage extended to between 4 and 7 days. (Sunday 7th DEC - Wed 10th DEC)

RESIDENT WELFARE



- Expanded water supply capacity with larger deliveries or bulk tanks if required.
- Review of shower facilities capacity and possible extension to other local providers.
- Rotation schedule for welfare access if demand increases.



WATER DISTRIBUTION LOGISTICS

- Designated collection points and scheduled distribution windows.
- Delivery arrangements for those unable to collect.

FIRE SAFETY



- Ongoing Fire Watch.
- Review of further mitigation measures for towers if needed.

OFFICER PRESENCE



- Senior Officer presence daily, including weekends.
- Dedicated liaison officer for vulnerable residents.

INFORMATION



- Twice-Daily resident updates (morning and late afternoon).
- Written report every 72 hours summarising progress from Thames Water

Scenario C: 8 Days +

The following contingency plans will be in place should the outage extended to beyond 8 Days (Thursday 11th December Onwards).

RESIDENT WELFARE



- Long-term bottled and/or tanker water supply.
- Investigation of temporary water mains or standpipes (dependent on Thames Water support).
- Escalation of welfare support for vulnerable groups.
- Potential temporary facility arrangements for laundry.

OPERATIONAL PLANNING



- Increased Estate Staff presence to support water distribution, monitoring, and after-hours response.
- Coordination with City of London for any wider resilience measures.

FIRE SAFETY



- Review of additional safety measures including:
 - Extended fire watch hours.
 - Building-specific action plans.
 - Further consultation with London Fire Brigade.

OFFICER PRESENCE



- Continued Senior Leadership on-site and 24/7 on-call availability.
- Consideration of weekend command rota if disruption continues.

INFORMATION



- Longer-range update reports issued at defined intervals.
- Communication escalated through public notes, web updates, and direct mail where required.

What should residents do?

- Residents are advised to use water sparingly.
- Save bottled water supplies for drinking, cooking, and essential flushing.
- Look out for updates issued by the BEO and Thames Water.
- Contact the Barbican Estate Office if you require additional assistance.
- **If you know of a vulnerable neighbour**, please assist us by checking in on them and advising the Barbican Estate Office so we can ensure they receive support.

Closing Message

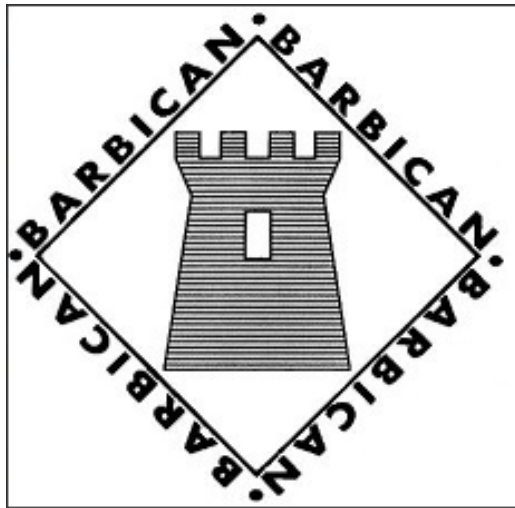
We fully appreciate the disruption this outage causes and are working to ensure the welfare, safety, and comfort of all residents while Thames Water works to resolve the fault.

The situation remains their responsibility, but the Barbican Estate Office will continue to do everything possible to support you throughout.

Thank you for your patience and cooperation.

Daniel Sanders

Director of Property and Estate Management



Barbican Estate Office



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Committee(s): Barbican Estate Residents Consultation Committee (For Information) Barbican Residential Committee (For Information)	Dated: 26 January 2026 16 February 2026
Subject: Update from the Director of Property & Estate Management	Public
This proposal: Provides Statutory Duties	Report of the Director
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Director of Property & Estate Management	

Summary

This report provides an update from the Director of Property and Estate Management on progress across key works currently underway throughout the Estate.

Recommendation

Members are asked to note the report.

MAIN REPORT

Building Safety Case (Towers)

1. The three residential towers on the Estate were formally called in for review by the Building Safety Regulator in October 2024. Since that point, there has been an extended period of engagement, dialogue, and formal submissions with the Regulator as part of the statutory review process.
2. Over the last year and a half, officers and advisers have worked closely with the Regulator, responding to requests for information, clarifying aspects of the safety case, and submitting further evidence where required. These discussions have been constructive and positive in nature, and feedback to date has not identified any fundamental concerns with the approach taken or the information provided.
3. Nationally, the review process for higher-risk residential buildings has been rigorous and time-consuming. While a significant proportion of buildings that have completed a full review have gone on to achieve approval, this is not

guaranteed, and outcomes remain dependent on the Regulator's final assessment of each individual case.

4. Based on the quality of engagement to date and the progress made, there is cautious optimism that a decision will be received in late January or early February. Subject to the Regulator's final determination, the expectation is that the Building Assessment Certificate will be achieved, although this cannot be confirmed until formal notification is issued.
5. This process has required sustained focus and resourcing and will continue to be closely monitored until an outcome is confirmed.

Barbican App

6. The Barbican App is being developed as a key digital tool to improve communication between residents and the Estate Office and to simplify the reporting and tracking of repairs. Once fully launched, the app will provide residents with a more accessible and efficient way to raise issues, receive updates, and access important estate information in one place.
7. Beyond its operational benefits, the app is intended to support stronger engagement across the Estate by improving the flow of information and helping to bring the community together through clearer, more timely communication.
8. A pilot phase is scheduled to take place at the end of January and into early February at Thomas More House. This pilot will allow functionality, usability, and resident experience to be tested in a live environment, with feedback used to refine the platform ahead of wider rollout.
9. Subject to the outcomes of the pilot, the intention is to launch the Barbican App across the wider Estate in March. Progress and learning from the pilot phase will be shared as part of future updates.

Car Parks – Review and Options Appraisal

10. Work is underway to scope and commission a comprehensive review of the Estate's car parks. The review will examine financial performance, occupancy and utilisation levels, and all key aspects of operational and day-to-day management.
11. The purpose of this exercise is to establish a clear and robust evidence base, identifying current performance, pressures, and opportunities for improvement. The findings will then be used to inform an options appraisal, setting out potential future approaches to management, operation, and investment in the car parks.
12. Residents will be consulted as part of the review. Further updates will be provided once the scope has been finalised and the review is commissioned.

Redecorations Project – Full Review and Wash-Up

13. A full review of the redecorations project is currently being undertaken, combining both financial scrutiny and project management assessment. This work is being carried out jointly by Finance and Project Management teams in the BEO to ensure a comprehensive and balanced evaluation.
14. The review will include a detailed examination of project finances, assessment of value for money, quality reviews of completed works, and consideration of delivery performance. It will also identify any issues arising from the programme and capture lessons learned to inform future projects.
15. A full report will be brought to the next Residents' Consultative Committee and Barbican Residential Committee. This will set out the outcomes of the review, any recommendations or proposed adjustments to financial arrangements, a clear plan to address any identified remedial works, and a summary of lessons learned.

Building Envelope – Strategic Approach

16. As the committee knows, a shift is being made away from undertaking piecemeal works to individual building elements, such as drainage, roofs, or windows, in isolation. Instead, a holistic "building envelope" approach is being adopted, whereby each building is assessed and addressed as a complete system to ensure it is fully wind- and water-tight.
17. This approach is intended to provide more durable, long-term outcomes for residents, reduce repeat interventions, and improve overall building performance. By considering how all external elements work together, the aim is to deliver homes that are better protected from the elements and more resilient over time.
18. Development of this approach is being progressed in conjunction with the Major Works Programme Board. The scope, priorities, and associated costs will be directly informed by the findings of the expert witness review, ensuring decisions are evidence-based and proportionate.

Ambue Heating Review – Update

19. The scope of the Ambue-led review of heating across the Barbican Estate has now been agreed, and the review is underway. This work is focused on developing a clear and evidence-based understanding of how the existing heating systems are performing alongside our building fabric make up, identifying opportunities to improve reliability, efficiency, and resident comfort.
20. A programme of monitoring and survey activity is currently in progress. This includes the installation of monitoring equipment to collect detailed performance data, resident heat surveys to capture lived experience and feedback, and a range of technical investigations. Where appropriate, drone

surveys are also being used to assess building fabric and external conditions that may influence heat retention and system performance.

21. The data and insight gathered through this work will provide a robust evidence base to inform future recommendations and potential investment decisions. Further updates will be shared with residents as the review progresses and findings are finished and developed.

Repairs & Maintenance – In-House

22. The transition to an in-house maintenance service for day-to-day repairs is progressing in line with the approved business case and agreed programme. This phase focuses on designing and mobilising the resident-facing service infrastructure, setting out how residents will access the service, how repairs will move through each stage, and how service standards will be defined, monitored, and communicated.
23. This work represents a significant shift from outsourced delivery, creating greater flexibility to design the service around Barbican residents' priorities while maintaining value for money and operational stability.
24. Consultation activity is focused on resident-facing elements such as reporting repairs, access channels, appointment models, communications, escalation routes, and feedback mechanisms. A structured resident survey and a series of in-person consultation sessions are being used to validate priorities, test proposed service designs and provide assurance ahead of go-live.
25. These engagement stages are intended to ensure the service is transparent, accountable, and trusted from day one, while also allowing residents to influence potential service enhancements where there is a clear justification
26. Mobilisation activity is well advanced, with governance, programme controls, and transition arrangements already established. Phase one activity has focused on the controlled demobilisation from the outgoing contractor and mobilisation of interim arrangements, including job handover, data verification, communication with residents and staff, and commercial close-out.
27. Phase two activity is centred on building the in-house capability, including service definition, priorities and SLAs, inspection regimes, out-of-hours arrangements, and interfaces with specialist contractors. This is being supported by parallel workstreams covering compliance, ICT readiness, workforce planning, materials and supply chain, and site facilities, all aimed at ensuring the service is fully operational and compliant at go-live
28. Testing, pilots, and readiness checks are planned to validate systems, processes, and end-to-end workflows before launch, followed by a defined stabilisation period with daily and weekly reviews. Ongoing performance monitoring, resident feedback, and internal and external audit processes will support continuous improvement once the service is live.

29. See tracker appendix for more details.

Appendix 1 – R&M Progress Tracker

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management

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Key:

Completed
In Progress
Not Started Yet

PHASE 1 – Chigwell / Elkins Transfer

Governance and Planning	
	Establish Transition Teams
	Produce and circulate Demobilisation / Mobilisation Plan.
	Add standing agenda item at weekly ops meetings to track progress
	Develop and Maintain live action tracker and risk register
Chigwell Demobilisation	
	Chigwell to confirm responsibility for all live and in progress jobs until agreed cut off
	Chigwell to confirm emergency cover until agreed cut off.
	Chigwell to provide subby details to Elkins
	TUPE Discussion - process confirmation
	Chigwell to send TUPE List - Elkins to confirm receipt
	TUPE staff transfer complete
	Begin passing over routine works that cannot be completed
	Ensure all booked works completed by the cut off
	Works not achievable by cut off to be transferred to Elkins
	Outstanding jobs verification
	Remove Chigwell system access and site permissions (for Barbican only)
	Weekly WIP review to ensure works are being completed in good time
Elkins Mobilisation	
	Confirm office space and welfare for Elkins staff
	Integrate Elkins into CoL governance and reporting frameworks.
	Elkins to assess staffing levels based on work volumes
	Ensure all operatives briefed on escalation, comms, and resident interface.
	Verify Elkins staff induction and CoL familiarisation completed.
	Confirm receipt and acceptance of transferred jobs
	Full Operational Handover
Data and Reporting	
	Obtain Chigwell WIP data export
	Confirm Elkins import functionality tested and validated.
	Conduct joint data verification session with both contractors.
	Transfer unbooked remaining / follow up jobs to Elkins
Communication	Develop shared job transfer tracker (reviewed weekly)
	Brief estate staff and internal teams on which contractor to contact from 16 Dec.
	Staff consultation period
	Provide call-handling teams with updated scripts (contractor split and start dates).
	Issue final resident update confirming Elkins as primary contractor.
Commercial / Financial Closure	Draft and issue resident communication notice on contractor change.
	Circulate bi-weekly transition bulletins to internal stakeholders.
	Review variations
	Confirm final valuation for all open work orders.
	Agree final account with Chigwell and obtain confirmation of zero outstanding liabilities.
	Conduct commercial review meeting
	Issue final payment statement



PHASE 2 - In House Mobilisation

Governance & Programme Control	
	Task and Finish Board Set Up: TOR, Membership etc
	Decision Gateways Outlined
	Escalation Process Outlined
	RACI Matrix Developed
	RAID Chart & Log Developed
	Process Map Developed
	Dependency Map & Log Developed
	Business Continuity Plans Developed
	Document Control
	Task and Finish Board Meetings (Report to MWPB/RepCom)
Heritage & Conservation (Barbican-specific)	
	Appoint Internal Conservational Lead(s)
	LBC Triggers List
	Create Pre-Approved Materials List (with Suppliers)
	Create Heritage Method Statement Library
	Heritage Defects Method Statement
Legal, H&S, Compliance	
	Incident Reporting Process
	SHEQ Management System in Place
	PPE Matrix, HAVS control, PAT & PUWER, and ladders register
	Create RAMS Library
	Safeguarding Policy Review / Creation
	Equality Act / Service Accessibility Review
	Vulnerable Resident Protocol
Service Design	Asbestos register review & ensure operative access
	Service Definition
	Priority and SLAs
	Pre and Post Inspection Policy
	Out of Hours Model
	Interface with External Suppliers / Specialist Contractors
	Access and Key Permission Protocol
	Make Safe and Return Protocol
	Multiple Visit / Recall Protocol
	Rechargeable Repairs Policy
Workforce	Booking and Triage Scripts
	Team Structure Confirmation
	TUPE Process Confirmation
	JDs / Person Spec
	Pay / Grading Confirmation
	Full Site Induction plan
	Order PPE
ICT	ELI Monitoring and Consultation
	CIVICA to Provide Implementation Timeline of System / App
	ICT System Config
	Ensure Access for Office Based Staff
	User Testing
	Order Operative Phones
Site Facilities	ICT Ready for Go-Live
	Confirm Welfare Space & Ensure Suitable
	Signage and Induction inc Visitor/Contractor Rules
	Tool / Material Storage with Controlled Access
	Hazardous / COSHH Storage



Site Facilities	Delivery and Waste Arrangements
	Housekeeping standards and process
Materials & Supply Chain	
	Procurement / Materials Strategy with Approved Suppliers
	Urgent Materials Strategy
	Vendor Onboarding
	Min / Max stock Levels and Order Thresholds
	Operative Personal Stock Issued (inc PPE)
Finance & Commercial	
	Confirm Cost Centres and Subjective
	Agree Budget 26/27
	Confirm WO Coding and Job Type Structure
	Confirm Financial Authorisation Limits
	Develop Monthly Spend and Performance Reporting Methodology
	Confirm Reporting Schedule with Finance
	Conduct Financial Readiness Check
	Produce First Operational Finance / Performance Report
Policies, SOPs & Templates	
	Develop Full Suite of SOPs
	Operational Manual for Staff inc Code of Conduct
	SHEQ Policy
	Develop Suite of Templates
Training & Competency	
	Develop Ongoing Training Plan
	Develop Training Matrix
	Develop Planned Tool Box Talks Curriculum
	Supervisor Training
	Induction Plan
	Mandatory Courses Completed
Communications & Engagement	
	Internal Stakeholder Consultation
	Resident Consultation
	Annual Repairs Survey
	Develop Feedback Loop for Staff and Residents
Testing, Pilots, & Readiness	
	Desktop Simulation (System Readiness)
	Technical Rehearsals (Full End to End Readiness- Call to Completion)
	Field Pilot (Garchey Team / PSOs)
	Lessons Learned on Pilot
	Final Readiness Check
	Director Sign Off
Interfaces with Specialist Contractors	
	Joint Work Protocol Developed
	Handover Processes from DIHT to Specialist
Estate-Specific Operations	
	Core Working Hours / Noisy Works Process
	High-Risk / DNVA Addresses List Added
	Isolation Points Quick Access on PDAs
	Security Access - Key Fobs (for Office and Welfare)
HR/People	
	Workforce Planning
	Operational Manual for Staff
Go Live Stabilisation and Continuous Improvement	
	Daily Go-Live Review
	Weekly Stabilisation review
	Service Improvement Log
	Internal Audit with lessons learned
	External Audit

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Climate and Zero Carbon Working Party (CWP)

Report to the RCC January 2026

CWP has been re-formed as a joint Committee of RCC and Barbican Association, to continue the work previously led by Ted Reilly on behalf of residents, focusing on Cost, Control, Comfort and Carbon. CWP members are listed below.

The AMBUE study commissioned in 2024 will be a key reset of our understanding of the factors determining the four C's. The cost of the study for long leaseholders will be £134,900 (total cost of £234,900 less £100,000 provided by Climate Action Strategy Fund) and solutions based on their Building Information Model are potentially far-reaching.

Accordingly, CWP's priority has been readiness to provide informed response and challenge when the Ambue project team is ready to engage with us. We would like that to be as soon as possible.

At our kick-off meeting on 4 November 2025, a large amount of relevant historic material was shared, and thanks are due to Jo Boait, Sandra Jenner and Fred Rodgers for unearthing it. The material has subsequently been uploaded to a library on Google Drive for easy access.

It was apparent in that meeting that we are lagging in our understanding of how the City of London (CoL) is managing Climate Action, so Anne Corbett arranged for us to meet with Kate Neale, the City's Climate Action Programme Director. She took us through the CoL report: **Taking Climate Action Our Progress 2025**.

The second CWP meeting was held on 15 December 2025 at which we reflected on the meeting with Kate Neale, and other CoL meetings attended by CWP Members including the City Scope Summit and a Green Network meeting.

The Green Network Hub may provide a useful platform to provide information to residents and we will keep it under review. However, we were otherwise underwhelmed by the attention given to the housing sector by the various City-wide initiatives.

As regards the Barbican Estate, we are fortunate that Dan Sanders has ownership of four projects on his Climate Action Tracker: AMBUE Heating Study; LED lighting; Lift modernisation (energy consumption); Building monitoring systems & water pumps.

Our first couple of months in existence has moved us from ground zero to a working knowledge of net zero in what feels like a rapid transition. We are very keen not to be simply a 'talking shop' about carbon initiatives, but to make a difference and the AMBUE study seems to be where we should focus our initial effort.

However, to be able to plan forward effectively, we intend to review our Terms of Reference and associated purpose / mission, objectives, communication plan etc, which will be brought to RCC in due course.

CWP Members

- Randall Anderson – Co Chair, Barbican Association
- Alicia Villagr  Ayuso
- Jo Boait – Chair, RCC
- Humfrey Brandes
- Anne Corbett – Chair, BRC
- James Manningmore
- Jan-Marc Petroschka – Co Chair, Barbican Association
- David Preston – CWP Secretary
- Fred Rodgers
- Richard Setchim – Chair, CWP
- Stephan Solomonidis

Outstanding and Completed Action Points

No	Date Raised	Action	Responsibility	Original Due Date	Current Due Date	Progress
1	Nov 22	Lambert Jones Roof: Leaseholders met with AD in December 24 and contracts manager is currently working with the incoming waterproofing contractor (Elkins) to establish a plan.	D Sanders E Doyle via MWPB	01-Apr-25	01-Jun-26	Several drainage works have taken place over the past couple of months at LJM and whilst the issues are not all fully resolved progress is being made to ensure the systems are unblocked and functioning. To be completed by June 2026.
2	04/09/2023 (Minute 9)	Barbican Estate Redecoration Programme 2020-25: It was noted at the SLWP there was still some work to be done and the action was for Dan Castle and Dan Sanders to pro-actively reach out to all chairs and create a final snagging document to be presented to committee in May 2025.	D Sanders D Castle via SLWP	31-May-25	30-Nov-25	Dan, Dan and Eoin are reviewing the final account and retention arrangements. Issues are still noted at Willoughby, Speed, Gilbert and Bunyan. We are also due to bring a report to November Committee on the S&M costs for the project. The "wash up" finance report has now been prepared, it has not been scrutinised enough to bring to this RCC/BRC but will be in time for April 26
3	04/09/2023 (Minute 10)	Barbican Estate Major Works Five-Year Asset Management Programme: The new Head of Property Services alongside the contracts manager have been tasked with producing a 25- year capital expenditure plan which will have a detailed focus on the next 5 years and a longer term assessment of the remainder. We are working with the MWPB to deliver this in Summer 25. It will enable better planning for the BEO and it will be published to support leaseholders personal financial planning.	D Sanders E Doyle via MWPB	01-Sep-25	30-Nov-25	The plan is within the agenda pack for this meeting (Nov-25) The resident facing versions will be prepared for the April 26 meeting
4	25/04/2024 (Minute 13)	Antisocial Behaviour on the Barbican Estate: The Executive Director agreed to investigate whether the policy for HRA properties could be applied to the Barbican Estate.	D Sanders	28-Apr-25	01-Apr-26	This work had been postponed due to the ongoing reactive repairs situation. It is still vitally important and will be picked up by the new Head of Resident Services supported by the Director. The deadline for the anti-social behaviour policy was deferred to 2nd quarter of 2026.
5	25/11/2024 (Minute 3)	Barbican App: The status of the Barbican App to be included in the action tracker also and further details regarding the number of residents on the mailing list to be incorporated	D Sanders	28-Apr-25	30-Nov-25	We are piloting in TMH at the end of January with a view to roll out estate wide late feb/early march (see director report for detail)
7	02/09/2024 (Minute 13)	Asbestos: The Assistant Director confirmed that a full report would be brought to Committee at a future meeting detailing costs and who was liable for them and how this project affected other ongoing projects on the Barbican Estate most particularly the fire door replacements programme and meter installations.	D Sanders via MWPB	01-Jan-25	30-Nov-25	Please see project tracker.
8	25/11/2024 (Minute 4)	Repair Invoices: Asked if leaseholders would receive an invoice for any repairs undertaken and the Assistant Director would review if this was possible to ensure positive collaboration with leaseholders continued.	D Sanders via RepCom	01-Jan-25	30-Nov-25	All repairs reports are now up to date and issued to House Group Chairs.

9	25/11/2024 (Minute 6)	Service Charge Outturn Report: A Member asked for further clarity on the £575,172 difference listed for general repairs and the Assistant Director agreed to investigate further since there could be multiple contributing factors which could explain this figure.	D Sanders via SCWP	01-Apr-25	30-Nov-25	Proposed Closed. Report received a last meeting.
10	25/11/2024 (Minute 7)	Purchase Power Agreement: The Member asked if credit(s) attributed to non-residential blocks were used to offset estate expenditure and officers agreed to investigate further and provide clarity to Members on which switch rooms had been credited.	D Sanders via RepCom	01-Apr-25	30-Nov-25	Nov-25 The Purchase Power Agreement (PPA) non-consumer blocks were still being assessed. This is still being reviewed.
12	25/11/2024 (Minute 16)	Apportionment Review: Officers confirmed that an apportionment review shall be incorporated, and its findings shall be reported back to the Committee.	D Sanders via SCWP	01-Dec-25	02-Dec-25	Commitment is noted in the Property Director Report within this agenda pack.
13	03/02/2025 (Minute 5)	Repair Orders: A Member noted that the report on repairs orders showed that there were five houses in one quarter which had significantly more orders than the rest. The Assistant Director agreed to follow up outside of the meeting but recognised that there were various reasons why certain blocks may have disproportionate orders.	D Sanders via SLWP	01-Aug-25	30-Nov-25	All repairs data has now been shared with House Chairs and SLWP.
14	03/02/2025 (Minute 7)	Tower Lifts: A Member asked why the replacement of lifts at Cromwell Tower was £20,000 cheaper compared to other lift replacements. The Assistant Director agreed to investigate further, however attributed this decrease to a lift component. A Member asked whether Grants for improving disabled access were available and whether this could be classed as a landlord improvement. The Assistant Director agreed to investigate further.	D Sanders via MWPB	01-Apr-25	01-Apr-27	Proposed Closed.
15	03/02/2025 (Minute 9)	Brandon Mews Canopy: The Assistant Director provided the Committee with an update regarding an options appraisal and impact assessment of the canopy which was to be conducted by Avanti. This was proposed to be City Funded, however any work resulting from this appraisal would be based upon Avanti recommendations.	D Sanders via MWPB	01-Aug-25	30-Nov-25	Initial meeting with Avanti took place in December 25. Officers and Avanti are working on follow ups to be issued ASAP. Meeting was well received by MWPB and BM leaseholders.
17	03/02/2025 (Minute 18)	Heating Study: The Assistant Director asked for volunteers from Shakespeare Tower, Defoe House and Speed House for the Barbican Heating Study.	D Sanders	01-Aug-25	01-Apr-26	Officers advised that the heating survey was continuing and that, to ensure that there was as much supplementary data as possible, more volunteers would be sought in the blocks currently being reviewed and, perhaps, in some other blocks as well.
18	03/02/2025 (Minute 19)	Charges for Support Services: The Assistant Director stated that the percentage allocations and rationale for these figures were not provided but the Chamberlain's Department were undergoing a full review which would be submitted to the Service Charge Working Party and then the RCC.	D Sanders via SCWP	01-Aug-25	30-Nov-25	These charges have been removed for the 26/27 budget and broken down adequately for review. A retrospective looking meeting with the SCWP will be booked in for Feb.
19	03/02/2025 (Minute 19)	Repair Costs: The Assistant Director provided assurance that the new structure would be cost-neutral or lower than the pre-Altair costs (adjusted for changes to pay scales) and a full comparison would be brought to the Committee upon conclusion of the consultation period.	D Sanders via SCWP	01-Sep-25	30-Nov-25	Assurance provided at the SCWP and can be seen in the 26/27 budget presentation.

20	28/04/2025 (Minute 5)	Reporting Committee: Members noted the ambition to increase the Reporting Committee's transparency. It was suggested that measures to support this would include circulating the Committee's minutes to the House Group Chairs and stopping the use of REPCOM as an acronym for the Committee.	D Sanders Via RepCom		30-Nov-25	Full reports within this agenda pack and commitment all minutes and actions will be published on the website of the CoL
21	28/04/2025 (Minute 6)	Governance Review: Members differed on whether the bodies in scope and contained within the definition "Residents' Consultative Committee and its subsidiary fora" should be also listed. It was suggested that the view of BRC should be sought. Members thought that the definition "Freeholder (City of London Corporation)" should be expanded to state "Freeholder / Landlord (City of London Corporation)" to ensure that it encompassed all residents. It was felt that, inter alia, the regular meetings between the Assistant Director and all House Chairs should be re-instated.	D Sanders Via RepCom		30-Nov-25	Review commissioned by BRC and kick off meeting due in late Jan 26
22	28/04/2025 (Minute 7)	Repairs & Maintenance Update: Members felt that it would be more helpful for the following areas to be mentioned explicitly in the principles committed to by the BEO, by which the current repairs and maintenance contract would be managed: <ul style="list-style-type: none"> • ensuring there was no charge for duplicate repairs • ensuring that the repairs process was compliant with statutory obligations, including Section 20 consultation requirements • ensuring there were no charges to leaseholders which should rightfully be the Landlord's Members also suggested that there should be clarification at the outset of any works as to whether the costs would be included in the service charge or not. Officers agreed to expand the list and also undertook to update the reference to carrying out works in a 'timely manner' so that this provided more precise information on timings.	D Sanders Via RepCom		30-Nov-25	Update within agenda pack.
23	28/04/2025 (Minute 9)	Tower Lifts Projects: Members noted that the project had repeated a previous exercise (and had come to similar conclusions). Officers advised that they felt the review had been necessary, but would discuss the areas of duplication with the Resident Steering Group. Officers, in reply to a question on whether they had appropriate data to provide details of breakdowns and the costs of their repair, undertook to bring a cost benefit analysis to the Committee in due course. Officers agreed to amend the Terms of Reference of the Barbican Towers Lift Project Resident Steering Group to include a member of the Major Works Programme Board.	D Sanders via MWPB			Will Roerts has taken ownership and held meetings with the working group alongside Eoin Doyle and things are progressing well. The tender docs for consultants are being drawn up.

24	28/04/2025 (Minute 9)	Lifts Projects: A report on the terrace lifts would be brought to the Committee in September, incorporating the lessons learnt from the tower lift project. At the request of some Members, officers agreed to circulate the consultant's reports on the individual lifts to the House Group Chairs for dissemination as they see fit.	D Sanders via MWPB			Propose Closed as reports have been issued.
25	28/04/2025 (Minute 10)	Brandon Mews Canopy: Officers agreed to provide an offline briefing regarding work undertaken to date and leaseholder engagement in respect of the Brandon Mews Canopy.	D Sanders			Propose Closed as same as action 15.
26	28/04/2025 (Minute 11a)	Ombudsman: Members heard that the Working Party felt that the Housing Ombudsman was a more appropriate body for the Barbican Estate Office than the Property Ombudsman. The Working Party also felt the cost of joining should be borne by the landlord. Officers advised that they would suggest to the Barbican Residential Committee that the proposal should be withdrawn.	D Sanders	31-May-25	N/A	Proposed Closed
27	28/04/2025 (Minute 11b)	Garden Advisory Group: The Working Party Chair agreed to consult with residents in the appropriate podium flats on the proposals in respect of the Speed House lawn.	J Durcan	03-Nov-25	03-Nov-25	Proposed Closed
28	28/04/2025 (Minute 12)	Action Tracker: The next iteration of the action tracker would include the door fireproofing project.	D Sanders	01-Sep-25	N/A	Proposed Closed
29	02/09/2024 (Minute 6)	Fire Doors: There was some confusion as to which doors were going to be replaced with the Assistant Director confirming that it was both the doors and the units surrounding the doors which shall be replaced. However, the Assistant Director was unsure whether the windows beside the Fire Doors situated in Andrews House and similar blocks would be replaced and agreed to investigate and provide an update at the next meeting. The Assistant Director agreed to liaise with the Project Manager to identify which doors shall be self-closing since a Member highlighted a potential security risk.	D Sanders via MWPB		03-Nov-25	See Project Tracker.
30	25/11/25	2024/25 BARBICAN ESTATE SERVICE CHARGES ACTUALS: Future budgeting processes would be strengthened by scrutiny of the Service Charge Working Party and Reporting Committee, and the next budget be broken down by Planned Preventative Maintenance activity to provide a more detailed understanding of overspend and underspend.	D Sanders			The SCWP happened on the 13th January and was positive. The report for the 26/27 budget is in this committee pack and provides a much more granular breakdown than previous years.
31	25/11/25	REPORT OF MAJOR WORKS PROGRAMME BOARD: A Member raised concerns about the poor drainage on the high walks and asked for an update on the status of this work. Officers responded that an update on this work was not included in this report as it is not managed through this Committee, however an update would be provided at the next meeting.	D Sanders			Verbal update to be provided by the director on 26th Jan

32	25/11/25	Barbican Estate Office – Organisational Chart: There was discussion on the status work on the use of car parks for alternative purposes, with Members noting it had been continuing for a long time. Officers advised they had received legal advice about what was permitted by the lease arrangements which they would share with the Committee. Officers also updated Members about the commencement of a carpark utilisation study. Abandoned vehicles had now been removed, and officers anticipated returning to the Committee early next year with a proposal to commission a desktop study to look at a range of considerations, including the condition of the car parks.	D Sanders			The legal advice was shared with members of the BRC the day after the committee.
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