

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 10 September 2012

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 10
September 2012 at 6.30 pm

Present

Members:

Randall Anderson
Robert Barker
Bostock
Graves
Gordon Griffiths
Group
Group
Fiona Lean
Tim Macer
Mounsey
Jane Smith
John Taysum

Officers:

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1. APOLOGIES

Apologies were received from Patric Morley (represented by Monique Long); Philip Sharples (represented by Clare Sharples) and Francis Pugh (represented by Gianetta Corley)

2. DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

There were no declarations.

3. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Barbican Residents Consultation Committee of 28 May 2012 and the Minutes of the Barbican Residents Consultation (Special) Committee of 11 July 2012 were approved as a correct record.

4. LISTED BUILDING MANAGEMENT GUIDELINES (ADOPTION)

Members noted that a draft Supplementary Planning Document (SPD) for the Barbican Listed Building Management Guidelines had been issued for public consultation between May and July 2012. In response to comments received, a number of amendments had been proposed, as set out in Appendix 2 to this report, but the comments had no policy implications.

During the discussions and questions, the following matters were raised:

- A general disappointment with the response to the Barbican Association's letter, on pages 5 and 6 of the report in respect of alterations made by other departments.
- Should the first part of Volume 2 be moved into Volume 1?
- Concern at possible gaps in knowledge of Listed Buildings Guidelines in some departments

In response to these concerns, the Chief Planning Officer's representative advised that the Director would be made aware of the concerns about knowledge gaps. The document had been drafted to reduce the need for small, repetitive improvements but acknowledged the requirement to draw attention to relevant sections, such as exteriors. Officers were holding more regular liaison meetings and the report had been presented to the Barbican Occupiers User Group. The comments from the Residents' Consultation Committee (RCC) and Barbican Residential Committee (BRC) would be incorporated into the subsequent report to the Planning and Transportation Committee.

The officer was very grateful for residents' awareness and contributions and the redrafted report would be shared with the Working Party.

Cinema

Members had a very specific and serious concern about the new Cinema development, the hoardings for which had left about 100 holes, some with metal plugs remaining. The Barbican's Estate Office's Head of Technical confirmed that repairs would need to be done very carefully, especially as any metal left in could have a different rate of expansion and cause cracks. Members strongly sought an assurance that this would not happen again, particularly as the application for the YMCA site was now live. Members suggested that use of angle grinders be prohibited on the Estate and any the consequences of any damage be included at the Contract stage.

The officer assured members that she would raise this at the Officer Working Group. Members also noted that Technical Service officers had inspected the damage a few weeks ago and proposed to tie in repairs with the works to the tower blocks, to ensure consistent treatment. In the interim, there would be remedial repairs to fill the holes and remove metal plugs, where possible.

In concluding, members asked the BRC to strongly note their concerns in this matter.

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5. REVENUE OUTTURN 2011/12

Members received the comparison of the revenue outturn for the services overseen by the BRC in 2011/12, with the final agreed budget for the year.

During discussions and questions, clarity was sought in respect of the following:

Annex A2

The increase in the IS recharge (£19k) is the result of the charge for desktop computer maintenance, which had been previously been charged as a direct cost under the supplies and services heading, being included in the IS recharge instead.

Annex B1

Upgrade Safety and Security - The majority of the costs were related to eyebolt testing. There were a lot of failures and eyebolts had to be replaced. Also new eyebolts were installed at Brandon Mews at a cost of £9,360.

Asbestos - The main works were encapsulation in Electrical Distribution Cupboards in Speed House £16,069.55 and asbestos works in the roof plant rooms at Ben Jonson House £8,930. £6,875 was included on this code for works to the ventilation ducts in Breton House. In addition asbestos inspections were carried out in various blocks.

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6. **RELATIONSHIP OF BRC OUTTURN REPORT TO SERVICE CHARGE SCHEDULES**

Annex 2

Special Works Safety and Security £93,600.51 - this item included the asbestos works £40,384.55 and the safety and security works £53,216.06 mentioned above.

Engineers – The Head of Technical Service had been tasked with maximising efficiencies and managing the maintenance officer. The new Resident Engineer would be living in a smaller property and this would be reflected in the service charge.

Water tank replacement – this was on hold as resources had been diverted to concrete testing. Members noted that not all premises would require a replacement and the new Section 20 Notices would accurately reflect the level of works. The officer advised that, in respect of heating charges, there was no charge for boiler maintenance, just gas based on useage from meter readings.

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7. **UPDATE REPORT**

This report updated members on issues raised by the Residents' Consultation Committee RCC and the Barbican Residential Committee at their meetings in May/June 2012 and other issues on the Estate.

During the discussion and questions, clarity was sought on the following:

Car parking – an on line payments system via the web site was on hold but the various options being considered would be put to the RCC/BRC in a future report and older systems would run in tandem as new ones were trialed.

Barbican Area Streetscene Enhancement Strategy - Moor Lane – the Barbican Association (BA) had provided detailed comments on the design but had no feedback. Where possible, could benches be located away from bars at City Point and the smoking areas?

Proposal to narrow Silk Street to Chiswell Street – Members were concerned that this would have implications during peak traffic periods. The Chairman felt that consultation had been inadequate. The Barbican Association offered to raise this. The Barbican Estate Manager agreed to liaise with the Street Scene Team regarding the communication and consultation for these projects.

Broken tiles on Ben Johnson Highway - A partially sighted resident was particularly concerned at this hazard and the RCC asked for the BRC to be made aware. The Estate Manager advised that he had today met with the new Highways Manager and that, under a new Highways contract, remedial works would be given a priority. Members also noted that the Barbican Estate Office will take the overall lead role for the management of the overall Barbican Estate and will give direction on coordination and stakeholders budget allocation. The Health and Safety Risk would be transferred to the Director of Community and Children's Services and the Health and Safety Officer would be reporting directly to the Head of Technical Service at the Barbican Estate Office.

Beech Gardens Podium works - Drop-in sessions - Members were concerned that some pertinent questions, particularly in respect of Beech Gardens drainage and toxicity, could not be answered. The Head of Technical Service advised that the session had been well attended and that residents would receive a letter with a Questions and Answers update with about 50 questions covering all issues raised.

Redecorations – a member asked if the new quality control system for the redecorations works could be included in future update reports.

Concrete testing – this report would be presented to the BRC on 24 September and the Chairman of the RCC would attend this meeting as the residents' spokesperson. The report would be published later this week, for the BRC agenda, and resident members would receive a copy.

Frobisher Crescent heating system – further to the Minutes of 28 May 2012, Frobisher Crescent residents maintained their view in that the City should take this over after this winter, to ensure that all the hot water issues had been resolved.

Organisation Chart – members asked if future charts could cover the Technical Division of the department as well.

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At 8.29 pm members agreed to suspend standing orders in order to conclude the business on the agenda.

8. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

This report updated members on the review of the estate wide implementation of Service Level Agreements for the quarter April to June 2012 and detailed comments from House Officers and the Resident Working Party and an on-going action plan for each of the five Service Level Agreements.

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9. **PROGRESS OF SALES AND LETTINGS**

This report advised members of the sales, lettings and surrenders of tenancies that had been approved since the last meeting.

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10. **ANNUAL REVIEW OF RECOGNISED TENANTS' ASSOCIATIONS (RTAS)**

Having undertaken a thorough review of the levels of membership and constitutional make-up of the various Barbican Residents' Associations, this report outlines those which had met the required qualification for Recognised Tenants' Association (RTA) status. Members noted that all House Groups, which applied for RTA status had been successful in meeting the requirements. Members also noted that 6 groups had been operating and 'opt-out' membership, whereby all residents would be members unless they chose not to be. Of these 6 groups, the number of opt-outs had been very small. House Groups were recommended to consider adopting this style of membership, which would need to be formally agreed at the House Group AGM.

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11. **GARCHEY 5-YEAR REVIEW**

It was agreed to defer this report to November.

In the interim a member made the following observations and asked that they be included in the updated report to the November cycle:

1. Could the financial analysis be revisited.
2. Is the capital works estimate realistic
3. Could running costs be split over 2 service charge years, with works complete during 1 calendar year and the running costs over the next 20 years be revisited
4. Useage had reduced considerably in recent years as a result of other recycling options and therefore should its removal be postponed for 5 years?

5. Could the working party review the updated report before it returns to Committee?
6. Carry out a survey of all residents

DEFERRED

12. **RESPONSIVE REPAIRS AND MAINTENANCE CONTRACT**

This report advised members of the outcome of the tender process for responsive building repairs and maintenance schedule of rates contract on the Barbican Estate.

Members asked if the recent changes to tendering and evaluation procedures could be set out in a future report to RCC/BRC. Officers agreed but asked members to note that different contracts might have different quality assurance standards.

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

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

Residents of Ben Johnson House were generally very unhappy at the sound level from the new cinema development. This had been discussed at the Barbican Association, who have scheduled a meeting with the Chairman of the Barbican Centre Board in early October.

The meeting ended at 9.00 pm

Chairman

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