

**BARBICAN RESIDENTIAL COMMITTEE**  
**Monday, 24 September 2012**

Minutes of the meeting of the Barbican Residential Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 24 September 2012 at 11.30 am

**Present**

**Members:**

Deputy John Barker  
Deputy Billy Dove  
Revd Dr Martin Dudley (Ex-Officio Member)  
Deputy Stanley Ginsburg  
Michael Hudson  
Peter Leck  
Jeremy Mayhew  
Gareth Moore (Chairman)  
Deputy Joyce Nash  
Barbara Newman  
Chris Punter  
Stephen Quilter  
John Spanner (Chairman)  
Angela Starling  
John Tomlinson

**Officers:**

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**1. APOLOGIES**

Apologies were received from Kevin Everett; Henrika Priest; Nicholas Cressey and David Bradshaw.

Before commencing the business of the Meeting, the Chairman welcomed the new Town Clerk, Mr John Barradell and the Chairman of the Residents' Consultation Committee, Mr Randall Anderson.

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

Mr John Tomlinson declared a prejudicial interest in respect of item 10 (Concrete Investigation and Repairs) as he is a long lessee of one of the Tower Blocks. Mr Tomlinson would therefore leave the room when this item was discussed.

The same prejudicial interest would have applied to Mr David Bradshaw but Mr Bradshaw submitted his apologies for this meeting.

**3. MINUTES OF THE PREVIOUS MEETING**

1. The Public Minutes and Summary of the Barbican Residential Committee held on 11 June 2012 were approved as a correct record.
2. The Public Minutes of the Special Barbican Residents Consultation Committee held on 11 July 2012 were noted.
3. The Draft Minutes of the Barbican Residents Consultation Committee held on 10 September were noted].

4. **LISTED BUILDING MANAGEMENT GUIDELINES - 5 YEAR REVIEW**

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 were proposed, as set out in Appendix 2 to the report. Following further comments from the Barbican Residents' Consultation Committee (RCC), the officer from the Built Environment proposed some new text to be inserted in Paragraph 5.3 of Volume I of the Listed Building Management Guidelines. This was tabled for Members.

Following adoption, Members noted that a leaflet would be prepared and distributed to those concerned with commissioning and carrying out works across the Estate. The leaflet would provide guidance for officers and contractors. A Member suggested that an Executive Summary would have been helpful. The officer advised that residents are actively encouraged to contact the Estate Office, if they require clarity.

In response to further questions, the officer advised that the production of Volume 4 would be subject to funding. Unfortunately, English Heritage has experienced budget cuts, similar to those imposed on local authorities, but alternative funding streams were being investigated. Members also noted that the reference to 'COLAT' had to remain in a concise format. Although one Member felt that signage and lighting was adequate, the officer advised that there were some issues across the Estate and they would be addressed with a joined up approach.

**RESOLVED, that:**

1. **The amendments to the Barbican Listed Building Management Guidelines Supplementary Planning Documentation, listed in Appendices 2 and 3 to the report, be agreed.**
2. **The Planning and Transportation Committee be recommend to adopt the Barbican Listed Building Management Guidelines (SPD).**

5. **UPDATE REPORT**

Following comments made at the RCC on 10 September, the Chairman had agreed to take a presentation from the Assistant Director (Environmental Enhancement), as part of this item.

**The presentation on the Street Scene covered the following :**

- Seating on the Highwalks/St Giles' Terrace
- Lighting
- Silk Street/Beech Street junction – new zebra crossings and removal of traffic island
- The widened footway outside the cinema
- Options for the tunnel improvements
- Availability and use of Section 106 funding

Members felt particularly strongly about Beech Street and the Barbican Centre had repeatedly expressed their dissatisfaction about its poor appearance, particularly in the context of the cultural quarter. The Assistant Director confirmed that funding was an issue following changes to EU legislation as a result of the tunnel fire in Switzerland last year. The Assistant Director was fully aware of the Art Centre's concerns and met regularly with the Managing Director.

In response to further questions, the Assistant Director advised that London Wall would retain 4 lanes of traffic and any proposed reduction would be part of a major study.

All designs would be vandal proof, as far as possible and the central reservation may be removed from the tunnel.

The new seating proposed for St Giles Terrace and the Ben Jonson Highwalk has followed consultation, as the existing seating was not in keeping with the street furniture on the Barbican. Any commemorative plaques on benches would be moved to the new ones. The Assistant Director assured Members that the new seats were very comfortable and flexible with inbuilt tables and wheelchair access.

**It was moved by Jeremy Mayhew, Seconded by Deputy Joyce Nash and RESOLVED, that:**

**The Planning and Transportation Committee be asked to consider improvements to Beech Street Tunnel as a matter of priority, given its significance within the cultural quarter.**

The Chairman then returned to the substantive Update Report.

### **Invoices**

Members were concerned at the high number of undisputed invoices, particularly where delayed payment might affect small businesses. The Director confirmed that this was a very high priority and would provide the Committee with an update at the next meeting.

### **Anti-social behaviour**

Members asked if the nature of anti-social behaviour could be expanded in more detail in future reports.

## **Asbestos**

In response to a concern expressed by a resident Member, who allegedly saw crumbled asbestos in an open store cupboard. The Housing Director strongly challenged this but agreed to investigate it immediately. Members were assured that asbestos was only a health risk if damaged or exposed; it was managed very carefully on the estate and all staff had been fully trained in dealing with it.

## **TV Network Upgrade**

Members noted the Minutes of the RCC on 11 July, which had agreed the Heads of Terms (subject to the final contract being conditional on the additional terms set out in Appendix 2 to the Minutes). Officers advised that the Lawyers were currently working on Heads of Terms and installation was expected early in 2013. This matter was detailed in the Minutes of the Special RCC of 11 July, earlier on this agenda.

## **Lift Failure**

A residents was very concerned at being trapped in a lift, in the dark, for some time but was assured by the Director that this had been a very unfortunate, one off incident. All emergency responses would be immediate in the future.

## **YMCA**

The Director advised that the City would take vacant possession of the YMCA at midnight on Sunday 30 September. Member were assured of the robust security arrangements and that the Project Investment Board had approved the funding for marketing. In response to a question about vulnerable residents, the Director advised that those, for whom the City has a duty of care, had been re-housed.

**RESOLVED, that:**

**The report be noted**

## **6. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW RESOLVED, that:**

**The work undertaken by the Barbican Estate Office and the Resident Working Party to monitor and review the implementation of Service Level Agreements estate-wide be noted.**

7. **PROGRESS OF SALES AND LETTINGS**

This report advised members of the sales and lettings that had been approved by officers since the last meeting. Approval is under delegated authority and in accordance with Standing Orders. The report also provided information on the surrenders of tenancies received and the number of flat sales to date.

**RESOLVED, that:**

**The report be noted**

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

The Town Clerk was pleased to report that all House Groups, which had applied for Recognised Tenants' Association (RTA) status, had been successful in meeting the requirements for recognition, as set out in the report.

Members noted that six House Groups operated an opt-out membership, whereby all residents would be members unless they chose not to be. Of these six groups, the number of opt outs were very small. To simplify the administrative process, House Group Chairmen were recommended to adopt this type of Membership, which would need to be formally agreed at the House Group's next AGM. The Town Clerk advised that, at the RCC on 10 September, some members, who were also Chairmen or Secretaries of House Groups which had opted out, felt it had greatly simplified their administrative processes. However, a member of the BRC felt that it wasn't necessarily in the best interests of democracy.

**RESOLVED: that,**

**The formal recognition be given to those House Groups and the Barbican Association, as identified in paragraph 9 of the report, as Recognised Tenants' Associations, until the outcome of the next annual review.**

9. **BARBICAN SUB-LETTING (A VERBAL UPDATE)**

Members noted that, following concerns raised at the last meeting, the Comptroller and City Solicitor had agreed to accept the suggestion that, if the registrations are made within the one month period specified in the leases, then the fee would be halved to £40 (inclusive of VAT). Furthermore, there would be no further payments for simply renewing a tenancy with the existing tenant. In response to questions, the City Solicitor confirmed that this fee was very competitive. Members also noted that the new registration charges would apply equally to the City's other Housing offices.

Members were very pleased with this outcome.

10. **CONCRETE INVESTIGATION AND REPAIRS**

Members agreed to defer the concrete report to the BRC meeting on Monday 10 December to enable the Barbican Association and the RCC to have more time to consider this matter fully, including any supplementary information and/or reports, so that a properly considered response could be given.

The Town Clerk advised that the RCC would be entitled to hold a Special Meeting in the Interim period, if they felt this would be appropriate, but their next scheduled meeting was on 26 November 2012.

The Chairman advised that, as this report had been written in response to a Ward mote, it had gone direct to the Barbican Residents' Association ( BRC) but members of the RCC had been sent a copy of the report at the same time as BRC Members. Mr Anderson. The Chairman of the RCC, was present at the meeting to represent the views of the RCC Members, if this had been necessary.

**RESOLVED, that:**

**The Report be deferred to the 10 December BRC Meeting.**

#### **11. RESPONSIVE REPAIRS 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. In response to a question from the Chairman as to the definition of a 'quality matrix', the Head of Technical Service advised that this covered a contractor's technical capability to deliver, equal opportunities, health and safety and references; broken down into percentages and their combination into an overall evaluation (*Karen, might need your help here ...! – thanks Julie*)

**RESOLVED, that:**

- 1. Metwin Ltd be appointed as the repairs and maintenance schedule of rates provider for the Barbican Estate for a period of 12 months.**
- 2. That the Comptroller and City Solicitor draw up the contract.**

#### **12. REVENUE OUTTURN**

**RESOLVED, that:**

**The Revenue Outturn report for 2011/12 and the budgets carried forward to 2012/13 be noted.**

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

There were no questions

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

There were no items of urgent business

#### **15. EXCLUSION OF THE PUBLIC**

That, under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following items, on the grounds that they

involve the likely disclosure of Exempt Information, as defined in Part 1, Schedule 12A (Paragraph 3) of the Local Government Act.

16. **ARREARS REPORT**

This report advised Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate and the action being taken with these arrears. Members congratulated officers on the minimal amount of arrears, given the size of the Estate and asked if future reports could identify serial offenders

**RESOLVED, that:**

**The report be noted**

17. **WILLOUGHBY NORTH PODIUM - COMMERCIAL LEASE RENEWAL**

This report sought approval to granting a new five year lease to Eliza Misior and Kinga Stoklos, trading Houseproud. Members noted that Houseproud had been using the above premises as a small office for their cleaning business on the Barbican Estate, for the past five years.

**RESOLVED, that:**

**Approval be given to the grant of a new commercial five year lease to Houseproud, at an annual rental of £4,250 per annum, exclusive of VAT.**

18. **DECISION TAKEN UNDER DELEGATED AUTHORITY - BEECH GARDENS (BARBICAN PODIUM WATERPROOFING)**

Members noted two decisions which has been taken under delegated authority during June and September:

The first report had been taken as an urgent, delegated decision in June, as the Barbican Residential Committee was not due to meet again until 24 September 2012.

On 10 July, the Contractor confirmed that it wished to withdraw its quotation in the sum of £114,596.00. This was reportedly due to an increase in subcontractor pricing and increase in landfill costs, since submitting the original quotation. Although pre-contract discussions had taken place, the contract had not been formally awarded at this stage.

The completion of this work is essential for understanding the condition and depths below the soil, in order to complete the technical specification and to carry out a laser survey of the area, both of which are required before inviting tenders for the main works contract.

**It had therefore been RESOLVED, under delegated authority by the Town Clerk, in consultation with the Chairmen and Deputy Chairmen of the Project Sub Committee and the Barbican Residential Committee, that:**

1. Approval be given to proceed with the soil removal works at the quotation of £148,157.
2. In the unlikely event that the new Contractors are unable to proceed with the execution of same, that officers be allowed to appoint the second or third Contractors up to a maximum of £178,009, so that risk of further delay through the procurement process is minimised.

The meeting ended at 1pm.

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

There were no questions

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

There were no items of urgent business

The meeting ended at Time Not Specified

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Chairman

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