

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Monday, 3 June 2013

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at the Guildhall EC2 at 6.30pm

Present

Members:

Randall Anderson (Deputy Chairman)	Group
Robert Barker	Mary Hickman
Bostock	Fiona Lean
Corley	Mounsey
Day	Jane Smith
Gordon Griffiths	John Taysum
Group	

Officers:

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1. APOLOGIES

Apologies were received from Tim Macer, Philip Sharples and David Graves

2. DECLARATIONS BY MEMBERS IN RESPECT OF ITEMS ON THIS AGENDA

There were no declarations

3. MINUTES

The Minutes of the RCC Meeting held on 28 January 2103 and the AGM held on 15 April 2013 were agreed as a correct record, subject to recording that Mary Hickman submitted apologies for the AGM.

Matters arising

At the AGM, residents had been encouraged to submit questions in writing, in advance of the meetings. Four residents had done so in respect of the Update Report (Agenda item 4) and their questions and responses are appended to these minutes.

Repairs to the tiling on the steps – residents noted that the cracks had been tarmacked over, whilst waiting for replacement tiles. Officers advised that the tarmac would be painted white in the interim, to aid anyone visually impaired. Residents asked if this could be kept as a 'live' item on the update reports/minutes, as part of an 'outstanding actions' list.

Crossrail – the Barbican Association had attended the recent Crossrail meeting, where officers had raised residents' concerns. Full details would be added to the BA website. The Deputy Chairman (Randall Anderson) advised

that he has also raised these concerns separately with the City Surveyor. Mr Anderson reminded residents of the City Surveyors' wide remit and Eddie Stevens offered to liaise with them to ensure that residents' queries were answered, both inside and outside of Committee cycles. The Chairman of the Barbican Association (Jane Smith) advised that there would be an all residents meeting with Crossrail on 24 September 2013 (further details would be added to the BA website shortly). Residents challenged the 97% performance of the escalator and once again stressed that the City Surveyor should be represented at RCC meetings.

Barbican Cinema (sound measurements) – The BA would be arranging a meeting with the Arts Centre shortly to resolve this matter.

Sustainability Working Party – Matters arising

Residents Engineers - Karen Tarbox advised that the restructure was almost complete and some jobs had been re-titled. Residents noted the long-term objective of multi-skilled resident engineers, with resources fitting demand and 24-hour service.

4. **UPDATE REPORT**

This report updated residents on issues raised at the RCC/BRC meetings in January/February 2013. It also provided updates on other issues on the Estate.

Four residents had asked questions in advance (appended to these minutes) but there were further issues raised during the discussions.

Service Charges (Q1) - Eddie Stevens offered to facilitate meetings with house groups about the emerging Asset Management Strategy. The Chairman of the Barbican Association (Jane Smith) suggested an annual briefing meeting, particularly for the benefit of new RCC/House Group members.

London Film School (Q2) – Eddie Stevens offered to provide further details on the fit out. John Tomlinson (Deputy Chairman of the Barbican Centre Board) reminded residents that the London Film School had held a consultation meeting last year and were very mindful of residents' concerns.

Beech Street Tunnel – Residents noted that, given the volume of work required to achieve EU standards for the tunnel, the enhancements would be mainly cosmetic. Residents felt that the street cleaning standards in the tunnel were somewhat lacking.

Beech Gardens (Q. 6) – Eddie Stevens reminded residents that the podium had been leaking, intermittently, for the past 30 years. There had been numerous remedial works but no actual solution. Further to the possibility of litigation from Virgin Media, Members had insisted on a robust programme of works, with a 25 year guarantee. Residents asked if there could be an email broadcast, providing further information. Residents were reminded of the recent, comprehensive programme of public meetings (both lunchtime and

evenings), which had been advertised widely around the estate. Mr Anderson had met recently with the Department of Open Spaces to discuss the new irrigation systems; which would be installed above the waterproof layer.

Some residents had noticed that the tiles being used in patch repairs were a poor match. Karen Tarbox was investigating whether this had been due to a change in the specification or an ordering failure. Whilst noting the Planning Department's involvement, due to the listed building implications, Mr Anderson expressed concern about the accountability.

Landscaping Working Group – Randall Anderson offered to approach Bryer and John Trundle House Groups to seek representatives. Residents noted that Bryer Court would be consulted about the O2 driveway.

Work in progress – Residents noted that the existing tank on the podium was undersized and required irrigation and a fountain; they would need to be separate in order to chlorinate the fountain. Karen Tarbox agreed to check that Environmental Health had been consulted on the chlorination/public health aspects.

Failure of chargeable services (Q. 7) – A full response is set out in the Appendix. Eddie Stevens agreed to investigate further with the City Solicitor.

TV Network – Randall Anderson had received the amended Licence last week; proposing boxes to allow greater capacity for packages such as sky plus and high speed internet. The new fibre optic system would be being installed throughout the estate, with boxes provided only to those residents wishing to subscribe to enhanced packages. Whilst there would be no additional charge for the boxes, the subscription package had not been clarified. Residents noted that none of the City's SLAs had been changed and the Working Party would consider the latest proposal in the next couple of weeks.

Frobisher Crescent (Q.8) – The Frobisher resident was very happy with the response (set out in the appendix).

2 Fann Street – former YMCA site – A report would be presented to the BRC on 17 June proposing high end, private residential use, subject to planning permission.

Concrete repairs - The minutes of the meeting between the Chairmen of the RCC, BA, BRC and Bickerdike Allen were set out at Item 5. The Chairman of the BA advised that they were not yet in a position to respond and, therefore the BRC in September would receive a full report and recommendation.

Sustainability Working Party (Energy Savings) – Eddie Stevens advised that the Energy Team would be starting the tendering process and the Energy Manager (Paul Kennedy) would be invited to the next Sustainability Working Party. The BRC would receive a report in September, seeking direction.

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5. **MINUTES FROM THE MEETING TO DISCUSS THE CONCRETE REPAIRS**
Members noted the minutes of the meeting to discuss the concrete repairs on the Barbican Estate. This had taken place on 30 April and was attended by the Deputy Chairman of the BRC, the Chairman of the BA, the Chairman and Deputy Chairman of the RCC, Barbican Estate Officers and the concrete specialists, Bickerdike Allen. This was discussed as part of the Update Report (item 4, above).

6. **SLA REVIEW JANUARY 2013 - MARCH 2013**
This report updated Members of the review of the Estate wide implementation of the Service Level Agreements (SLAs) for the quarter January to March 2013. The report detailed comments from the House Officer and the Resident Working Party and an on-going action plan for each of the five Service Level Agreements.

Whilst accepting that the ivy had been removed due to the damage it causes to concrete, residents asked that a suitable alternative be sourced in order to preserve the local wildlife habitat.

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7. **EXTENSION OF WINDOW CLEANING CONTRACT**
This report sought BRC approval for an extension of the existing Window Cleaning Services Contract for a period of 12 months, and thereafter on a monthly basis, to synchronise with the end of the 3 year period of the COL cleaning contract and the tendering of the total works. Residents were assured that the specification would be to existing or enhanced standards.

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8. **BAGGAGE STORES/RELOCATION OF STAFF**
This report sought BRC approval to progress with installation of the baggage stores and staff relocation.

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9. **SALES REPORT**
This report advised residents/members of the sales and lettings which had been approved by officers since the last meeting.

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10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
See appendix

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

There were no items of urgent business

The meeting ended at 8.40 pm

The meeting closed at time not specified

Chairman

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