

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Wednesday, 11 July 2012

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

Present

Members:

Randall Anderson - (Chairman)
Shakespeare Tower
Robert Barker - Lauderdale Tower
Mark Bostock - Frobisher Crescent
Helen Wilkinson - Speed House
Derek Penney – Bunyan Court
Malcolm Crisp – Thomas More House

Tim Macer - (Deputy Chairman)
Willoughby House
Prof. Chris Mounsey - Breton House
Jane Smith - Barbican Association
John Taysum – Bryer Court
Matt Collins – Defoe House

Officers:

Michael Bennett – BEO
Mike Saunders – BEO
Eddie Stevens - BEO

In attendance:

Alberto Garciga – Lauderdale Tower
Ian Posner – Gilbert House
Gareth Moore – Barbican Residential Committee (Deputy Chairman)
David Hannan – Concero

1. APOLOGIES

Apologies were received from David Graves; Gordon Griffiths (represented by Derek Penney); John Tomlinson; Mary Hickman; Fiona Lean; Patric Morley; Frances Pugh; Phillip Sharples (represented by Malcolm Crisp); Robin Gough (represented by Matt Collins) and Janet Wells .

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

There was a standing declaration as all members are residents of the Barbican Estate.

3. REPLACEMENT OF THE TELEVISION NETWORK SYSTEM - BARBICAN ESTATE

The Chairman presented this report and set out the position to date. The Barbican Residents Consultation Committee of 12 March had received a report recommending the installation of a fibre-optic system to replace the existing five wire integrated reception system (IRS).

The Barbican Residential Committee of 26 March 2012 resolved, that:

- 1. The Comptroller and City Solicitor be instructed to commence negotiations with Vision Holdings and draft a set of Contract Terms and Conditions.*
- 2. That the Terms and Conditions be approved by the Residents' Consultation Committee.*
- 3. That, subject to (2) above, the final details of the contracts be delegated to the Chairman and Deputy Chairman of the Barbican Residential Committee, in consultation with the Town Clerk, Comptroller and City Solicitor and the Director of Community and Children's Services.*

The Chairman advised that the issues raised at the last meeting in respect of the Term Sheet, had been largely resolved. Since that meeting, the Working Party had been looking at the Core Service KPI's. As several members of the Group have a very high level of technical expertise, the Chairman suggested and Members agreed, that it should continue in order to oversee the KPI's. (Names of the Working Group Members can be seen at **Appendix 1** to these Minutes)

A resident from Defoe House Group tabled a set of proposed approval conditions, appended at **Appendix 2** to these Minutes. Residents were asked to note specifically the requirement for 'an agreement of 66% of the Working Group that the KPIs are reasonable and protect the interests of the resident adequately; RCC decision required if a Working Group consensus cannot be achieved.'

The Chairman agreed that this reflected an acceptable commercial consensus and, from recent conversations, was confident that the conditions would be acceptable. The residents agreed that they addressed their previous concerns.

The following points were raised during questions:

- Most email addresses can be retained and used with the new service; however, if a resident uses an email address provided by their ISP (eg zen, btinternet) then they should be able to retain their address for a nominal on-going charge (typically around £4 per month per mailbox).
- Consultation will be via the Working Group, House Groups and the Residents' Consultation Committee; there will not be a 'ballot' as such.
- There will be no liability to residents in the event of a failure. The old IRS system will not be removed until the new system is installed.
- BT owns the copper cable over which phone and dsl services are provided

- fibre core ring of the current tv system will remain in place, the most labour intensive (and time consuming) part of installing the new system is replacement of the risers.
- All satellite dishes will be retained as a back-up.
- Concero will be in regular contact with the City of London to ensure thorough testing and that all conditions are met. Following agreement to the term sheet, a letter of intent would be issued to VFM to begin the design of the system. Commencement is expected in January 2013 but this may lapse a little.

It was Proposed by Jane Smith; Seconded by Chris Mounsey and agreed unanimously, that:

The Head Terms Sheet at Appendix 1 to the Report be approved, subject to the final contract being conditional on the additional terms set out in Appendix 2 to these Minutes.

4. **A VERBAL UPDATE ON BEECH GARDENS PODIUM WORKS**

The Housing Service Director provided residents with a verbal update on the Beech Gardens Podium Works.

Residents noted that, during the course of a thorough investigation of the podium, the original estimate had increased by £1m. The project had therefore been referred back to the Projects Board and a site visit had taken place on 5 July 2012. Members had been through the specification and were very supportive of the proposals.

On referring the contract back to the lowest tenderer for the soil and vegetation removal, it transpired that the licensing fee for soil removal had increased by £30,000. The project had therefore gone back to full tender, with an anticipated commencement date of September 2012 and completion in November 2012 and completion of the main works by January 2014. The Chairman commented on the lack of communication in recent months and the Director apologised for the delay and inconvenience.

Residents noted that much of the podium was subject to leaks. The immediate problem was being addressed as it had seriously affected a commercial resident.

In response to questions, the Director advised that, once the full specification was available and details had emerged in respect of planting, tiling etc. they would be communicated to residents via proposed 'drop-in' sessions. A more accurate assessment would be possible once the soil had been removed. Residents asked for a newsletter, with an update, by the end of July.

During questions, the following matters were raised:

- The cost will be borne by the Landlord, not residents.
- During the course of the works, the exit from Lauderdale should be considerate to wheelchair users.
- The works proposed include a resin based double lined waterproofing – guaranteed for 25 years.
- A resident suggested the Kew Garden Advisory Service on re-planting and the use of drip feed irrigation. The Director thanked residents and would welcome any further suggestions.
- The Director agreed that communication to residents would need to improve.

The meeting closed at 7.35pm

Chairman

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