

BARBICAN RESIDENTIAL COMMITTEE
Monday, 14 December 2020

Minutes of the meeting streamed live to
You Tube - <https://youtu.be/ZutY-TqJdHY> at 1.45 pm

Present

Members:

Michael Hudson (Chairman) *
Mark Wheatley (Deputy Chairman) *
Randall Anderson (Ex-Officio)
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Henry Colthurst *
Mary Durcan
Jeremy Mayhew *
Andrew McMurtrie *
Barbara Newman
Susan Pearson *
Deputy John Tomlinson
Dawn Wright *

**Indicates non-resident Member*

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Alan Bennetts	- Comptroller and City Solicitor's Department
Mark Jarvis	- Chamberlains
Julie Mayer	- Town Clerks
Helen Davinson	- Community and Children's Services
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Jason Hayes	- Community and Children's Services
Becky Bello	- Community and Children's Services
Ruby Raw	- Department of the Built Environment
Tom Nancollas	- Department of the Built Environment

1. APOLOGIES

Apologies were received from Mark Bostock.

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

Members noted that, as item 7 on this agenda related to the appointment of Members of the Car Park Charges Working Party and was not seeking a decision on any specific car parking matters, there would be no need for Members to declare interests on this occasion.

3. **PUBLIC MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 21st September 2020 be approved.

Matters arising

- a) The Chairman was expecting a more detailed analysis on the capital value of the car parks and stressed that this would be required before the Car Park Charges Working Party met in the New Year and the Barbican Residential Committee was asked to take a decision on the 2021/22 charges. It was suggested that, since there were some particularly large vehicles in the car parks, taking up more than one space, the markings could possibly be made larger to ensure that premium rents could be collected.
- b) The Assistant Director, Barbican and Property Services had attended the Service Charges Working Party and agreed to undertake a deep dive review into rising service charges and how, in future years, Members and residents could have more assurance of value for money. Members noted that this would be a complex project and, therefore, there would not be an update at the next meeting. However, terms of reference were now in place for the review, along with a clear set of objectives.
- c) Members noted that there had been a few complaints in relation to a recent decision taken by the Underfloor Heating Working Party. The Chairman had responded to one of these complaints and stressed that, had this course of action not been taken, then more complaints would have been likely. It was noted that this was a trial which was working well, and officers were thanked for their hard work.

4. **MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE**

The Committee received the Barbican Residents' Consultation Committee (RCC) minutes of 30 November 2020.

5. **YOU SAID: WE DID**

The Committee received its outstanding actions report.

6. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services which provided an update on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2020, together with other issues on the Estate.

Members noted that the Underfloor Heating Working Party had met the previous week and decided on a different style for presenting the data, as the graph had been confusing. This new, simplified format would be featured in 'Barbican Talk'.

RESOLVED, that – the report be noted.

7. TO APPOINT 3 RESIDENT MEMBERS TO THE CAR PARK CHARGES WORKING PARTY

The Committee was asked to re-appoint the Members of the Car Park Charges Working Party. The Chairman assured Members that the Working Party would seek to keep charges at a sensible level, taking into account elasticity of demand and ensuring that the car parks were not running at a loss.

RESOLVED, that :

1. The Terms of Reference of the Car Park Charges Working Party be noted.
2. Deputy David Bradshaw, Randall Anderson and Deputy John Tomlinson be re-appointed as the resident Members of the Working Party.

8. LISTED BUILDING MANAGEMENT GUIDELINES (VOLUME 3) FOR THE BARBICAN ARTS CENTRE

The Chairman agreed to take items 8 and 9 together and advised that the primary time for commenting on these new guidelines was during the consultation period. However, Members' comments were invited from Members at this meeting. Resident Members were also asked to be mindful of the necessary communications to residents, once the guidelines were out for formal consultation.

The Committee considered a report of the Director of the Built Environment in respect of the Barbican Arts Centre Listed Building Management Guidelines (Volume III) appended to this report. The next stage would be to publish the draft text for formal public consultation early next year, 2021. Members noted that the report had been presented to the Barbican Residents Consultation Committee on 30th November 2020 and their comments were recorded in the minutes at agenda item 4 above. Members also noted that, initially, the map had been incorrect but had since been updated.

RESOLVED, that - The draft text of the Barbican Listed Building Management Guidelines Draft SPD, Volume III, be approved and the document be published for formal public consultation in March 2021.

9. CONSERVATION AREA APPRAISAL FOR THE BARBICAN AND GOLDEN LANE DESIGNATED AREA

The Committee considered (with item 8) a report of the Director of the Built Environment in respect of a draft Character Summary and Management Strategy, which had been prepared for the Barbican and Golden Lane Conservation Area. Members noted that the report had been presented to the Barbican Residents Consultation Committee on 30th November 2020 and their comments were recorded in the minutes at agenda item 4 above.

RESOLVED, that – the draft text of the Barbican and Golden Lane Conservation Area Character Summary and Management Strategy SPD, appended as Appendix A to this report be approved and issued for public consultation for 6 weeks from March 2021.

10. **SERVICE LEVEL AGREEMENT WORKING PARTY REVIEW - BARBICAN ESTATE OFFICE RECOVERY PLANNING COVID-19**

The Committee received a report of the Director of Community and Children's Services which updated Members on the Service Level Agreement Working Party Review of the Barbican Estate Office (BEO) recovery planning in relation to the COVID-19 pandemic and the provision of services.

RESOLVED, that – the report be noted.

11. **FIRE SAFETY UPDATE**

The Committee received a report of the Director of Community and Children's Services which updated Members on the progress made in relation to fire safety matters since the last update report submitted to Committee in March 2020.

During the discussion and questions, the following points were noted:

Fire Doors

Members noted that the funding had been agreed in principle, for approval as part of the City of London Corporation's budget in March 2021. Given the scale and complexity of this project, officers would now set out an action strategy for the successful delivery of programme. It was suggested that the existing Fire Safety Working Party should have input and the Barbican Residential and Residents Consultation Committees would receive updates on the project, alongside the regular fire safety update reports.

In terms of the timeframe, it was noted that the work already done by officers to facilitate the door replacement programme on the HRA properties will be extremely useful for the Barbican Door Replacement Programme going forward. Officers will be able to make good use of the interim period before the Court Budget meeting in March 2021 in carrying out further preparatory works.

Arup Survey

Members noted that this had been delayed due to Covid and, more recently, sickness within the Arup Team. However, this was now due to commence on Friday 18th December 2020.

The Assistant Director agreed to re-circulate the original non-public report which set out the original cost and brief for the Arup project.

Fire Signage

Officers had met with Planning colleagues to agree a way forward and, this will provide for the development of a fire strategy, setting out how the signage project would be delivered. The Assistant Director stressed that decisions on the number, style and location of fire signage are not made by officers but, are driven by the recommendations of the fire risk assessments, which had made very clear recommendations in terms of updating the signage in order to comply with new fire safety regulations. Members noted that the strategy would

be shared with the Fire Safety Working Party and Cromwell Tower House Group representatives would be included. The Chairman suggested that the Working Party should include both resident and non-resident Members.

RESOLVED, that – the report be noted.

12. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services which advised Members of the sales and lettings approved by officers under delegated authority and in accordance with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

Members noted that the surrender of three tenancies would impact on the Director's local risk budget but there was always an automatic adjustment in such cases as the capital receipts went into central funds. In response to a question about a 999-year lease renewal, Members noted that this related to a separately negotiated sale of a virtual freehold by way of the grant of a 999-year lease and that, generally, leases were for 90 years and followed a statutory format.

RESOLVED, that – the report be noted.

13. ARREARS REPORT

The Committee received a report of the Director of Community and Children's Services which advised Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate. Whilst arrears over the past 2 quarters had risen there had been some recent improvement. Members also noted a non-public annex to this report at Agenda Item 18.

RESOLVED, that – the report be noted.

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

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

16. EXCLUSION OF THE PUBLIC

RESOLVED, that - under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

Item Nos	para nos
17-24	1,2 & 3

17. NON-PUBLIC MINUTES

18. ARREARS APPENDIX

The Committee received an appendix in respect of Agenda item 13.

19. **BARBICAN ESTATE COMMERCIAL TENANTS AND COVID-19, PROPOSALS FOR DECEMBER QUARTER**

The Committee considered and approved a report of the Director of Community and Children's Services. Members were asked to consider this report alongside agenda item 22 (Report of Action Taken).

20. **POTENTIAL LOSS OF COMMERCIAL INCOME**

The Committee considered and approved a report of the Director of Community and Children's Services.

21. **LEASE RENEWAL**

The Committee considered and approved a report of the Director of Community and Children's Services.

22. **REPORT OF ACTION TAKEN**

The Committee received a report of the Town Clerk which referenced agenda item 19.

23. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were two questions whilst the public were excluded.

24. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no items of urgent business whilst the public were excluded.

In closing the meeting, the Chairman wished everyone a healthy and safe Christmas and happy New Year.

The meeting ended at 15:05

Chairman

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