

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:

John Spanner (Chairman)
Gareth Moore (Deputy Chairman)
Deputy John Barker
Deputy Billy Dove
Deputy Stanley Ginsburg
Michael Hudson
Peter Leck
Jeremy Mayhew
Deputy Joyce Nash
Barbara Newman
Chris Punter
Stephen Quilter
Angela Starling
John Tomlinson

Officers:

John Barradell	- Chief Executive and Town Clerk
Julie Mayer	- Town Clerk's
Victor Callister	- Department of the Built Environment
Petra Sprowson	- Department of the Built Environment
Allan Bennetts	- Comptroller and City Solicitors'
Howard- Hillier Daines	- City Surveyors
Joy Hollister	- Director of Community and Children's Services
Mark Jarvis	- Chamberlain's
Eddie Stevens	- Community and Children's Services
Michael Bennett	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Karen Tarbox	- Community and Children's Services
Jacquie Campbell	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mike Kettle	- Community and Children's Services

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 had submitted 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 on 10 September 2012(RCC), the officer from the Built Environment proposed some new text, for insertion 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, should 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 had been subject to budget cuts, similar to those imposed on local authorities, but alternative funding streams were being investigated. Members were also advised 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, which would be addressed by 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 recommended 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 receive 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 and security
- Silk Street/Beech Street junction – new zebra crossings and removal of the traffic island
- The widened footway outside the cinema
- Options for the tunnel improvements
- Availability and use of Section 106 funding

Members felt concerned about Beech Street and the Barbican Centre Board had repeatedly expressed its dissatisfaction about the area's poor appearance, particularly in the context of the cultural quarter. The Assistant Director confirmed that funding was an issue due to changes to EU legislation, following 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 and his team.

In response to further questions, the Assistant Director advised that:

- In the existing strategy London Wall would retain 4 lanes of traffic and any proposed reduction would be through lane width reduction, the removal of whole lanes would need to part of a major study on traffic impact.
- All designs for Beech Street Tunnel would be vandal proof, as far as possible and that, in order to widen footways, it may be possible to remove the central reservation from the tunnel; as had been proposed at the eastern end of the street by the new cinemas.
- The new seating proposed for St Giles Terrace and the Ben Jonson Highwalk had followed consultation, as consultees felt that the existing seating was not in keeping with Barbican design. Members noted that 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 this might delay payment to 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 future reports.

Asbestos

In response to a concern expressed by a resident Member, who allegedly saw crumbled asbestos in an open cupboard, the Housing Director strongly challenged it but agreed to investigate as soon as the member gave the location details. 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 resident Member was very concerned at having been trapped in a lift, in the dark, for some time but was assured by the Director that this had been an unfortunate, one off incident. All emergency responses would be within the agreed timescales in the future.

YMCA

The Director advised that the City would take vacant possession of the YMCA at midnight on Sunday 30 September. Members were assured of the robust security arrangements and that the Project Investment Board had approved funding for marketing. In response to a question about vulnerable residents, the Director advised that all 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 was 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 of the Secretaries of House Groups, which had opted out, reported that it had simplified their administrative processes. However, a Member (of the BRC) felt that it might not represent good 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 were 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 making a decision on 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. Their next meeting had been scheduled for 26 November 2012.

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

RESOLVED, that:

A decision on 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 about the definition of a 'quality matrix', the Head of Technical Services 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.

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**

Members received a report of the Director of Community and Children's Services.
17. **WILLOUGHBY NORTH PODIUM - COMMERCIAL LEASE RENEWAL**

Members received a report of the Director of Community and Children's Services.
18. **DECISION TAKEN UNDER DELEGATED AUTHORITY - BEECH GARDENS (BARBICAN PODIUM WATERPROOFING)**
Members noted two decisions which had been taken under delegated authority during June and September.
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 1pm

Chairman

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