

“You Said; We Did” - Action List – September 2021

Actions from June 2021 Residents Consultation Committee (RCC) & other outstanding issues (*updates appear in italics*)

Issue	Source	Officer
Barbican Highwalks - Planned Maintenance of the Public Realm		
<i>A bid is being progressed in respect of additional funding for the Walkways, for the current financial year, and this would include inspection and maintenance for a number of items; i.e. smoke vents, drainage gulleys, railings, planters, benches and signage.</i>	RCC March 20	Paul Murtagh
Leaseholder Service Charge Working Party		
The Assistant Director had been working with residents on the Working Party in respect of a detailed review of service charges; looking at efficiency savings that could protect and possibly reduce charges in the future. This would be an extensive piece of work, likely to take about six months, and the findings would be reported to both the RCC and BRC. It was stressed that any benefits from the findings of the Working Party would not become apparent until the next financial year.	RCC September 20	Anne Mason Paul Murtagh
External Wall Fire Reviews (EWS1 Forms)		
<p>The EWS process and resulting form, is a set way for a building owner to confirm that an external wall system (typically insulation, filler materials and cladding) on residential buildings has been assessed for safety by a suitable expert, in line with government guidance. As EWS1s are not a legal requirement, there is no obligation on landlords to complete (lenders may refuse a mortgage application where one cannot be produced).</p> <p>The EWS process involves an assessment by a suitably qualified professional who completes the EWS1 form.</p> <p>The EWS1 forms have been completed for Andrewes, Breton, Defoe and Gilbert House. The City Surveyor is carrying out this work for COL buildings including the Barbican Estate which is expected to be completed this year.</p>	RCC Chair	Paul Murtagh
Mental Health of Estate Concierge/Car Park Attendants		
<p>Several House Groups have requested what measures are taken to protect the mental and physical health of the Barbican's concierges/CPAs, especially for those who bore a disproportionate share of the burden during the worst periods of lockdown while the rest of us, including office-based BEO staff, were working from home.</p> <p><i>The Town Clerk/Chief Executive and Director of Community and Children's services have sent regular, often on a weekly basis, messages and updates to all staff. These messages have noted the difficult times and thanked all of our front-line colleagues who have continued to come into work throughout the pandemic. They have stated how these frontline colleagues have kept our essential services running for businesses, residents and workers under extreme circumstances – a truly admirable task.</i></p> <p><i>The messages have asked that we all check in with colleagues, take time to support each other and make the most of the vast array of Mental Wellbeing resources that are available such as the Employee Assistance Programme including telephone information and counselling support available 24/7, virtual Mental Health First Aiders, Occupational Health, as</i></p>	RCC Chair	Michael Bennett Barry Ashton

<i>well as a range of online resources for frontline staff including dealing with members of the public, COVID-19 supporting frontline staff, returning to the workplace and how to manage stress videos, COVID-19 and Mental Health tips whilst you have to stay at home, government advice on supporting Mental Health wellbeing during COVID-19.</i>		
CCTV in the Car Park Offices		
<p>Several House Groups have asked a number of questions in relation to the CCTV installed in the Car Park Offices in the Spring:</p> <p>1. Why are CCTV cameras needed inside the car park cabins?</p> <p><i>These additional CCTV cameras are for our Concierge staff and these have been installed for Safety and Security reasons. This follows an incident where a member of the concierge team was threatened with a knife in their working area.</i></p> <p><i>We have a number of camera's already in situ covering the concierge working areas, which have been up a number of years, possibly decades. These staff are very supportive of these cameras and they work very well in also defusing situations.</i></p> <p>2. Who monitors the cameras?</p> <p><i>The footage will be shown within the local office, as per all other locations, with their TV's & PC screens blackened out.</i></p> <p>3. What GDPR safeguards have been put in place regarding the data collected?</p> <p><i>CCTV is already existing within these locations and these cameras are just an extension of that, therefore covered by the existing policies.</i></p>	RCC Chair June 21	Barry Ashton
Car Park Charging Policy		
<i>The accounts schedule was not presented to the BRC in neither the BRC public/non-public/confidential part of the agenda.</i>	RCC June 21	Michael Bennett
Fire Safety		
<i>A Member/Officer Fire Safety Working Group had been set up in October 2019. The Membership included the Chairman and Deputy Chairman of the BRC, BRC Members John Tomlinson, Randall Anderson and Mary Durcan and Officers, Andrew Carter, Paul Murtagh and Michael Bennett. The agenda of this meeting included Fire Risk Assessments, Fire Doors, further specialist Fire Safety surveys and the London Fire Brigade including "our stay put" policy being the right approach. There were no minutes taken of the meeting.</i>	RCC June 21	Paul Murtagh
Fire Door Replacement Project Gateway 3-4		
<p><i>The programme of works to replace all fire rated doors (including any associated panel surrounds, fanlight windows, refuse and intake cupboards) within the residential blocks, to ensure that they meet the requirements of the current Building Regulations in relation to fire safety is ongoing and a fire door audit is progressing.</i></p> <p><i>Recruitment for a Project Manager is on-going and will support the next phases of design development. It has become clear that the audit will need to be completed prior to the design team appointment in order for design</i></p>	BRC June 2021	Jason Hayes

<i>teams to accurately quote for each aspect of the RIBA design stages and subsequent Listed Building Consent application. A communications consultant will also be appointed to support the project and work with all stakeholders during the lifespan of the project.</i>		
Barbican Podium Waterproofing Beech Gardens Phase 1		
<p><i>In respect of the Gateway 6 (Outcome/Lessons Learnt Report) for Phase 1, as there were issues outstanding with this project, officers have commissioned the Building Research Establishment (BRE) to undertake a review of the project from design to completion. The new Project Team would be taking the lessons learnt into Phase 2.</i></p> <p><i>Meetings between Officers and the BRE are ongoing and an interim report is expected to be presented to next Committee in January 2022.</i></p> <p><i>The white staining on the tiling around the water feature by Bunyan Court had been inspected. There is currently no update on a proposed solution.</i></p>	RCC June 21	Paul Murtagh Mike Saunders
Asset Maintenance Working Party (AMWP)		
<i>A number of questions related to Major Works elements were raised by RCC Members which were agreed to be considered by the AMWP at their June meeting and the minutes are included with these papers.</i>	RCC June 21	Jason Hayes Mike Saunders
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