

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 27 September 2021

Minutes of the meeting streamed live to You Tube at 6.30 pm:

<https://youtu.be/L9eXfK-GeiA>

please note that the recording will be available for 1 year from the date of the meeting

Present

Members:

Christopher Makin (Chairman)
Ted Reilly (Deputy Chairman)
Mike Cribb (Deputy Chairman)
James Ball - Brandon Mews
Mary Bonar - Wallside
Mark Bostock - Frobisher Crescent
Jim Durcan - Andrewes House
Gordon Griffiths - Bunyan Court
Adam Hogg - Barbican Association Chair
Tim Hollaway - Lambert Jones Mews
Andy Hope - Breton House
Helen Hudson - John Trundle House
Rodney Jagelman - Thomas More House
Sandra Jenner - Defoe House
Monique Long - Mountjoy House
David Lawrence - Lauderdale Tower
Fiona Lean - Ben Jonson House
Guy Nisbett - Speed House
Jane Smith - Seddon House
Prof. Michael Swash - Willoughby House
Dave Taylor - Gilbert House
John Tomlinson - Cromwell Tower
Sandy Wilson – Shakespeare Tower

In attendance:

Mark Wheatley - Chair of the Barbican Residential Committee
Helen Fentimen - Ward Member for Aldersgate

Officers:

| | |
|-----------------|--|
| Mark Jarvis | - Chamberlains |
| | - Assistant Director, Barbican and Property Services |
| Michael Bennett | - Community and Children's Services |
| Helen Davinson | - Community and Children's Services |
| | - Community and Children's Services |
| Anne Mason | - Community and Children's Services |
| Graeme Low | - City Surveyors |
| Julie Mayer | - Town Clerks |

1. **APOLOGIES**

There were no apologies.

The Chair welcomed Sandra Jenner (Defoe House) and Monique Long (Mountjoy House) to their first RCC Meeting.

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

There were no declarations.

3. **MINUTES**

RESOLVED, that – the minutes of the meeting held on 14 June 2021 be approved.

4. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services which updated Members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in June 2021. This report also provides updates on other issues on the Estate. Members noted that all figures were up to date when the agenda was published.

RESOLVED, that – the report be noted.

5. **'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

The Committee received the Outstanding Actions List

6. **HOUSING NET ZERO CARBON ACTION PLAN**

The Committee received a report of the City Surveyor in respect of the key points and recommendations from the City of London Corporation's Housing Net Zero Carbon Action Plan in relation to the Barbican Estate.

In response to questions the following points were noted:

- a) The plan set out priorities aimed at those estates emitting the most carbon and experiencing the highest levels of fuel poverty. It also sought to create synergies with the existing Capital Works Programme. However, there was scope for opportunities to implement cost effective carbon safety initiatives earlier in the programme; i.e., soffits insulation for flats at podium level and improving the controls of existing heating systems.
- b) Triple glazing would also fall within prioritisation, if found to be cost effective. The officer confirmed that triple glazing can be installed, but consideration is given on a case by case basis, due to the different depths and sizes, and in accordance with the Deed of Variation and Listed Building Consent.

- c) Resident groups had identified a couple of quick fixes in terms of insulating soffits and air handling in the blocks, which is currently poor, and the officer confirmed that they would also be looked at in terms of prioritisation. The officer confirmed that suggestions (a) to (c) above would be raised when the report is presented to the BRC.
- d) Embedded carbon from buildings does not form part of the action plan but falls under design standards in the Climate Action Strategy, which is being taken forward as part of planning policy. In the future, it is likely that there will be a lot more scrutiny on new developments, rather than demolishing and rebuilding.
- e) Whilst grants are available to decarbonise homes, these might fall outside the scope of the Barbican Estate. Officers are looking to utilise other funding options and, whilst they cannot be specific at this time, external funding would be utilised first, supplemented by Climate Action Strategy funding from the City Corporation.

RESOLVED, that – the report be noted.

7. IMPLICATIONS OF THE FIRE SAFETY ACT 2021

The Committee received a joint report of the Remembrancer and the Director of Community and Children's Services in respect of the relevant provisions of the Fire Safety Act 2021, which received Royal Assent on the 29 April 2021. Members noted that the report also provided an update in terms of how far the City Corporation had progressed in terms of Fire Safety since Grenfell Tower.

Members noted an error on the 'You Said: We Did' report earlier on the agenda in terms of the ESW1 forms. At the time, the Assistant Director reported that the City Surveyor had accepted responsibility for ESW1 forms on public buildings but not for the City's housing estates or the Barbican. The Assistant Director would therefore be making a representation to both the Community and Children's Services and Barbican Residential Committees and the BRC would need to agree to implement them by the end of the year.

Subsequent to the meeting, the Assistant Director confirmed that the Asset Maintenance Working Party had received the Fire Signage Strategy document. Members noted that this document would be shared with the Chairs of the respective House Groups for their comments and observations.

RESOLVED, that – the report be noted.

8. 2020/21 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT)

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services which compared the revenue outturn for the services overseen by the Barbican Residential Committee in 2020/21 with the final agreed budget for the year.

RESOLVED, that – the report be noted.

9. **SERVICE CHARGE OUTTURN 2020/21**

The Committee received a report of the Director of Community and Children's Services which provided information in respect of the residential service charge expenditure for 2020/21. It also compared the outturn with the 2020/21 estimate and the 2020/21 actual expenditure.

In response to a question, Members noted that 'annually recurring items' represented projects on the supplementary revenue list, rather than from revenue budgets, and the officer would be able to provide a breakdown.
RESOLVED, that – the report be noted.

10. **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 since the last meeting, 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.

RESOLVED, That – the report be noted.

11. **SERVICE LEVEL AGREEMENT (SLA) QUARTERLY REVIEW: APRIL - JUNE 2021**

The Committee received a report of the Director of Community and Children's Services which updated Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter April – June 2021. The report also detailed comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

RESOLVED, that – the report be noted.

12. **WORKING PARTY UPDATES**

The Committee received reports from the following working parties

12.1 **Gardens Advisory**

RESOLVED, that – the temporary uplift in the service charge (averaging less than £25 per flat per year) be made permanent to ensure that the service levels the gardens require are maintained. NB. By making the uplift permanent, the RCC will enable City Gardens to make a permanent appointment to the team, thereby reducing the potential for unwanted turnover.

12.2 **Asset Maintenance**

Received.

12.3 Background Underfloor Heating

Received.

12.4 Electric Vehicle Charging (Oral Update)

The Chair of the Working Party advised that the supplier had been facing resourcing issues nationally, which might last for the next 3-4 months. However, Members noted that 30 charging points had been installed; with 20 working and another 30 currently being installed. Assuming operation at 60%, it was expected that 40 would be working effectively in the next 3-4 weeks, which is more than the number of electric vehicles on the estate. Members also noted that the new accounting system was much more efficient, but more work was required on the app.

12.5 Leaseholder

The Chair asked that the following proposals be supported and that the Estate Officers be tasked with accountability for expenditure, whilst seeking efficiency and effectiveness.

- A. Annual budgets which are used for managing costs and decision making and not just the latest estimate.
- B. A single point of accountability in the BEO for efficient and effective management of the Service Charge account.
- C. Costed options so that the RCC and House Groups can have control over certain elements of the package of services they receive.
- D. Resident engagement with the specification of service tenders to ensure that they meet the broad requirement of residents before putting out to tender.
- E. Resident engagement in structural changes to service delivery.
- F. Improved 5 year forecasts of major costs.

13. RECOGNISED TENANTS' ASSOCIATION REVIEW 2021

The Committee received a report of the Town Clerk in respect of a Review of the Estate's Recognised Tenant Association. The Town Clerk reported that all of the House Groups, which applied for Recognised Tenant Association (RTA) status, had been successful in meeting the requirements for recognition. The Chair highlighted the benefits of holding RTA status, which were set out in the report.

RESOLVED, that – the report be noted.

14. BLAKE TOWER ORAL UPDATE

The Assistant Director was pleased to give a more positive update to this meeting, following improved communications with Redrow. Members noted progress in terms of fire safety compartmentation, based on lessons learnt from the Frobisher Crescent Development. Members also noted that Saville's had undertaken an independent survey in respect of fire safety and their recommendations were being actioned by Redrow. Residents would be notified once there had been significant progress in terms of a date for handover to the Barbican Estate Office.

15. FIRE SAFETY ORAL UPDATE

The Assistant Director provided the following updates:

- a) The Fire Strategy Document, which includes fire signage was being finalised and would be forwarded to the House Groups for their input.
- b) The Fire Safety Officer/Member Working Party had been set up 2 years ago to deal with the 'stay put' policy. The Working Party would be convened again, once feedback on fire safety had been received, to consider the strategy and ensure a jointed up approach. The Assistant Director agreed to provide bullet point notes after the next meeting.
- c) The fire door audits were underway and once complete, a design team would be procured, and the project would enter Gateway 3-4 of the decision making process.
- d) The draft report on compartmentation at Brandon Mews was complete and James Ball was thanked for his assistance.
- e) The Barbican Estate fire risk assessments were expected complete in the next 3-4 months and residents would be updated in due course.
- f) The Arup Survey and London Fire Brigade (LFB) Inspections had taken place and Helen Davinson and Sean Moore (Property Services Manager) were thanked for their hard work during difficult circumstances. The towers had been audited at the end of August, with nothing major to report. There was an outstanding item in respect of how the LFB would access Shakespeare Tower, and whether the premises information box was in the correct place, both of which were under consideration.
- g) The Arup Survey was underway; with Andrewes House now complete and a first draft received for Cromwell Tower. The Assistant Director advised that the intention was for the full set to be presented to the BRC, rather than piecemeal, but stressed that anything of substance would be dealt with immediately and reported to the House Groups.
- h) In respect of the design of the fire doors, the Assistant Director advised that this was a complex task, but full consideration would be given to the views of residents, planning colleagues, English Heritage and 20th Century Society.

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

There were no questions

17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The Chairman agreed to admit an item of urgent business in respect of the Car Park Concierge Service and to submit a Resolution to the meeting of the Barbican Residential Committee on 8th October 2021.

The meeting ended at 8.20 pm

Chairman