

**BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE**  
**ANNUAL GENERAL MEETING**

**Monday, 25 January 2021**  
**Minutes of the Virtual 'Teams' Meeting held at 5.30 pm**

**Members:**

Christopher Makin - Chairman  
Ted Reilly - Deputy Chairman  
Gordon Griffiths - Bunyan Court  
John Tomlinson - Cromwell Tower  
Mary Bonar - Wallside  
Fred Rodgers - Breton House  
Sandy Wilson - Shakespeare Tower  
Professor Michael Swash - Willoughby House  
David Lawrence - Lauderdale Tower  
Mark Bostock - Frobisher Crescent  
Adam Hogg - Barbican Association (Chairman)  
Jane Samsworth - Defoe House  
Fiona Lean - Ben Jonson House  
Rodney Jagelman - Thomas More House  
Mike Cribb - Andrewes House  
James Ball - Brandon Mews  
Tim Hollaway - Lambert Jones Mews  
Guy Nisbett - Speed House  
Helen Hudson - John Trundle House  
Dave Taylor - Gilbert House

**Officers:**

Julie Mayer – Town Clerks (for items 3 and 4)  
Mark Jarvis – Chamberlains (for items 6 and 7)  
Anne Mason – Community and Children's Services (for items 6 and 7)

**1. APOLOGIES**

Apologies were received from Jane Smith

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

There were no declarations.

**3. TO ELECT A CHAIRMAN**

Being the only Member willing to serve, Christopher Makin was elected as Chairman for the ensuing year.

**4. TO ELECT TWO DEPUTY CHAIRMEN**

Being the only Members willing to serve, Ted Reilly and Mike Cribb were elected as Deputy Chairmen for the ensuing year.

5. **ELECTRIC VEHICLES UPDATE: BRIEFING NOTE**

Barry Ashton's briefing note on EV charging provision on the estate was noted. It was agreed in view of the recent establishment of an RCC working party to review Electric Vehicle Charging that this matter would be discussed at the next RCC meeting.

6. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2020/21 AND ORIGINAL BUDGET 2021/22**

Anne Mason of the Estate Office presented the Service Charge Expenditure and Income Account. This relates to expenses incurred by the City that are recoverable from long leaseholders through the service charge.

Members expressed concern that yet again service charge costs were increasing at a rate higher than both RPI and wage rate inflation. Members felt that the analysis of the total service charge costs included in Appendix 4 could be improved. There was no explanation for above-inflation cost increases, nor was there any explanation of the variance between budgeted expenses and actual outturns. It was explained that this is the budget for the Corporate accounts and that the budgets are reviewed again before the service charges for each block are prepared in May.

It was confirmed that the Chief Officer with overall responsibility for the management of Barbican Estate budgets was Andrew Carter Director of Community and Children's Services.

The Leasehold Service Charge Working Party will be meeting with Officers prior to the next RCC meeting and will provide feedback to Members.

7. **REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2020/21 AND ORIGINAL 2021/22 EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

These expenses do not form part of Leaseholders Service charges, but impact on residents through charges for baggage stores and carparking. The costs associated with this account are set to fall by over 10% for the next year. The main reason for this variance results from 12% efficiency savings. The Chair congratulated officers on these savings and asked why such savings could not be found for the residential leaseholders' account.

The meeting briefly discussed car parking charges. A member observed that it was £600 pa less to park in the City's London Wall car park than in a Barbican car park. Another member felt that this might be because the London Wall car park is supervised round the clock. A member asked if there was any further explanation of the capital charge, which was one of the largest of these charges. Mark Jarvis read out the following statement from the City Surveyor.

“When carrying out the forthcoming Barbican Estate car parks capital valuation in March 2021, the City Surveyor will consider the influence on car usage of the congestion charge extension of hours and the charge increases that have been introduced since the last valuation. At the same time, the impact of the BRC’s capping of rental charges and the City of London’s charges to residents for use of its public car parks will be re-evaluated.”

**8. MINUTES**

The minutes of last Annual General Meeting held on 20th January 2020 were approved

**9. MATTERS ARISING FROM THE MINUTES**

There were no matters arising from the minutes

**10. ANNUAL REVIEW OF THE RCC'S TERMS OF REFERENCE**

The proposed terms of Reference, together with the supporting maps were approved.

**11. ANNUAL REVIEW OF THE RCC'S WORKING PARTIES**

Some minor typos were reported in various ToRs and the Chair suggested that they be resolved outside the meeting.

- A) Membership
- B) Terms of Reference
- C) Revision to Gardens Advisory Group’s Terms of Reference
- D) Increasing Resident Participation in the RCC’s Working Parties

Items A, B, C, and D were discussed as one item. There was a general view that the Working Party structure within the RCC needed improvement. A small group has been charged with reviewing the structure and operation of working parties. This group will report to the next RCC meeting. The general view was that the participation of officers in working parties could be optimised by letting residents take on the administration and chairing of working parties. The Chair’s report on increasing resident participation in working parties was discussed in detail and approved. The committee agreed that the revitalisation of most working parties was necessary, both to make progress and to ensure that the full range of talent across the Barbican was tapped. There was discussion on the mechanisms for the selection of volunteers. The following protocol was agreed.

Once residents have volunteered for a working party, the following process will be followed.

- If the number of volunteers equals the number of working party places available, they will all be appointed.
- If the number of volunteers is less than the number of working party places available, RCC members will be asked to suggest additional candidates.
- If the number of volunteers exceeds the number of places available:
  - The nomination information provided by the volunteers will be circulated by the Chair RCC to all RCC members.
  - An online poll will be established, ideally by someone other than an RCC member, where RCC members can vote for the volunteers they feel are most suited to join the working party.
  - When the results of the poll are received, in line with the paper agreed by the RCC at its 2021 AGM.
- If an Elected Member(s) has volunteered, the Elected Member with the most votes will join the working party as Elected Members bring insights and access that residents do not have.
- If current members of the working party have volunteered, the two current members with the most votes will join the working party as their prior experience is very valuable.
- The remaining members of the working party will be determined according to who has received the most votes.
- If there is a tie between the number votes cast for volunteers needed to complete the working party, the RCC can agree to either increase membership of the working party or to re-poll the RCC with the goal that a clear winner will be established.
- Volunteers who do not become a full member of the working party will become associate members. They will be sent the working party's papers and minutes, be encouraged to contribute by email and form a reserve group if a full member resigns.

**12. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There being no other business the Chair declared the meeting closed at 18:45