

**BARBICAN RESIDENTIAL COMMITTEE**  
**Monday, 10 December 2012**

Minutes of the meeting of the Barbican Residential Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 10 December 2012 at 11.30 am

**Present**

**Members:**

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

**Officers:**

Eddie Stevens	- Community and Children's Services
Karen Tarbox	- Community and Children's Services
Mike Saunders	- Community and Children's Services
Mike Kettle	- Community and Children's Services
Jacqui Campbell	- Community and Children's Services
Michael Bennett	- Community and Children's Services
Mark Jarvis	- Chamberlain's
Alan Bennetts	- Comptroller and City Solicitor's
Roger Adams	- City Surveyor's

**1. APOLOGIES**

Apologies were received from Nicholas Cressey, Deputy Billy Dove, Kevin Everett and Henrika Priest.

**2. DECLARATIONS BY MEMBERS OF ANY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**

There were no items. Members noted that, under the new Code and Standards Regime, it was no longer necessary to declare standing interests, ie as residents of the Barbican Estate, unless it related specifically to an item on the agenda.

**3. MINUTES OF THE PREVIOUS MEETING**

The public minutes and summary of the Barbican Residential Committee (BRC) on 24 September 2012 were approved as a correct record.

## Matters arising

Mr Tomlinson and Mr Hudson felt that Barbican Sub Letting (item 9) should be reviewed, in order to determine whether there might be a public policy rationale to support the Barbican Residential Committee's (BRC's) decision making powers on the level of charges in future. The City Solicitor advised that this jurisdiction fell within the Comptroller and City Solicitors delegated authority to set the level of recharges. The Members asked if the Assistant Town Clerk and Comptroller and City Solicitor could look at this again.

Further to the BRC's Resolution on Beech Street Tunnel, Members noted that the Planning Committee had received and endorsed this on 24 November 2012.

The Minutes of the Residents' Consultation Committee (RCC) of 26 November had been approved by the Chairman (of the RCC) and circulated to BRC Members towards the end of last week.

#### **4. UPDATE REPORT**

Members received an update on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2012. The report also provided updates on other issues on the Estate.

#### The following matters were raised:

1. The Chairman and Members stressed that all undisputed invoices should be paid within 30 days. Members noted that performance was improving but there had been some issues with a new system, which had delayed code checking. However, Members were reassured that hardship cases were given priority and the City enjoyed good relationships with its contractors.
2. Voids on baggage stores seemed rather long and Members asked for an explanation in the next update report.
3. A Member questioned whether asbestos was present in rubbish cupboards, around the electrical cables. The Housing Services Director understood this had been removed during an earlier project but would check and reassure Members.
4. In respect of the improved water pressure, a Member commented that, whilst there had been some improvement, it was still intermittent in her flat.
5. The TV Network Working Party had met in November. The Chairman of the RCC was in attendance and pleased to advise that lawyers were working on heads of terms.

6. Members were concerned that the area at the base of Shakespeare Tower (by the Hairdressing Salon) was very poorly lit. There had been some incidents of drunken/anti-social behaviour; the Estate's Community Police Officers were aware and the Security Committee had raised this on several occasions.
7. In respect of the Barbican Arts Centre Cinema Relocation, the machinery was located in Ben Jonson House Car Park (not Breton House).
8. Members felt that the wooden planters outside Lauderdale/Cromwell Towers were reaching the end of life and looking untidy.

RECEIVED

5. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW - JULY TO SEPTEMBER 2012**

This report updated Members on the review of the estate wide implementation of Service Level Agreements for the quarter July to September 2012. The Chairman and Members commended officers for a thorough and helpful report.

RECEIVED

6. **PROGRESS OF SALES AND LETTINGS**

This report advised Members of the sales and lettings, which had been approved by officers since the last meeting. Approval had been granted under delegated authority and in accordance with Standing Orders.

RECIEVED

7. **REVENUE AND CAPITAL BUDGETS**

This report provided Members with the annual submission of the revenue and capital budgets overseen by the Barbican Residential Committee. Members were very pleased with the clarity of the new format. Whilst the Committee's comments would be fed back to the Chamberlain, some Members challenged the lack of scrutiny because previous reports had asked them to '*examine the budget critically*'.

The following items were raised:

1. Customer/Client receipts, which were not rents or service charges were very few and the wording could be amended.
2. Some Members felt that the term 'Garchey' was misleading to anyone outside of the Barbican Estate and suggest, therefore, that it be referred to as the waste disposal system. Members noted that there were 3 full time members of staff employed to maintain the system but at one time it had been 14, so these individuals were very cost-effective.

3. Members would receive a further explanation of the £1,000 transport cost.
4. Water-proofing would not be a service charge matter.

**RESOLVED, that:**

1. **The Budget be approved for submission to the Finance Committee. .**
2. **The draft Capital Budget be approved.**
3. **The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, corporate projects, changes to the additional works programme and implications arising from carbon trading allowances.**

**8. REMEDIAL TOWER CONCRETE WORKS - THE DIRECTOR OF COMMUNITY AND CHILDREN'S SERVICES TO BE HEARD**

Members noted that the Chairmen of the Barbican Association and Barbican Residents' Consultation Committees had raised questions on this report, which had been deferred from the September BRC Meeting. The Chairmen of the BA and RCC had written to the Chairman of the BRC and asked for a meeting to discuss them further. The Chairman and Members agreed that this matter needed detailed consideration, given its legal and technical complexities. In the interests of fairness, the BRC would not receive a formal report and recommendation until after the Chairmen's meeting had taken place and the matter had been given due consideration.

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

Members asked for the SLA/residents pack to be re-distributed. The Manager of the Barbican Estate Office advised that he would arrange a tour of the Estate for new Members and for longer serving ones, who felt they would benefit from a refresher.

The Town Clerk read out a letter from St Joseph's Hospice, thanking the Barbican Residents for their generosity and help with their Christmas Bazaar. Special thanks were given to Sue Brooks for organising the flyers and posters. Members noted that the Hospice's Summer Fete would be scheduled for June 2013.

The date for the Committee Dinner (5 March) would need to be moved and Members would be advised of the new date in the next couple of days.

Finally, Members paid tribute to departing Director of Community and Children's Services, Joy Hollister, who would shortly be leaving to take up a new position at the London Borough of Havering. Members commended Joy for her sterling work and wished her well in the future.

10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**  
There were no items of urgent business

11. **EXCLUSION OF THE PUBLIC**

**RESOLVED, that:**

Under Section 100 (a) of the Local Government Act 1972, the public be excluded from items 17-28 on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3, part 1 of Schedule 12(A) of the Local Government Act.

12. **NON-PUBLIC MINUTES OF THE PREVIOUS MEETING**

The non-public minutes of the Barbican Residential Committee held on 24 September 2012 were approved as a correct record.

13. **LIFT MAINTENANCE CONTRACT**

Members received a report of the Director of Community and Children's Services.

14. **ARREARS**

Members received a report of the Director of Community and Children's Services.

15. **VINCI PARK SERVICES UK LTD - LEASE RENEWAL**

Members received a report of the Director of Community and Children's Services.

16. **DENTAL SURGERY, 1 WALLSIDE LEASE RENEWAL**

Members received a report of the Director of Community and Children's Services.

17. **UPDATE ON 2 FANN STREET - CITY SURVEYOR TO BE HEARD**

Members received a verbal update from the City Surveyor.

18. **REPORTS AGREED UNDER URGENCY/DELEGATED DECISION - BEECH GARDENS PROJECT (ISSUE REPORT)**

Members received a report of the Town Clerk

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 12.40**

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Chairman