

**BARBICAN RESIDENTIAL COMMITTEE**  
**Monday, 20 March 2023**

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 20 March 2023 at 1.45 pm

**Present**

**Members:**

Deputy Mark Bostock  
Anne Corbett (Deputy Chairman)  
Helen Fentimen  
John Foley  
Steve Goodman OBE  
Elizabeth Anne King  
Ruby Sayed (Ex-Officio Member)  
Mark Wheatley (Chairman)

**Officers:**

Stephanie Robertson	- City Surveyor's Dept.
Barry Ashton	- Community and Children's Services Dept.
Helen Davinson	- Community and Children's Services Dept.
Jason Hayes	- Community and Children's Services Dept.
Anne Mason	- Community and Children's Services Dept.
Paul Murtagh	- Community and Children's Services Dept.
Rosalind Ugwu	- Community and Children's Services Dept.
Alan Bennetts	- Comptroller and City Solicitor's Dept.
Mark Gattleson	- Town Clerk's Dept.
Matthew Stickley	- Town Clerk's Dept.

**1. APOLOGIES**

Apologies for absence were received from Deputy John Fletcher and Timothy McNally.

The Chairman expressed his thanks to the outgoing former Town Clerk to the committee, Julie Mayer, for her service to the committee and support to him as Chairman.

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

There were no declarations of interest.

**3. MINUTES OF THE PREVIOUS MEETING**

In discussion of the decisions of the last meeting of the Barbican Residential Committee, the committee discussed the Energy Doctor scheme, promotion of the scheme to residents, and eligibility for the scheme.

In response to a question, officers confirmed that a previous submission to the Policy and Resources Committee had been returned to the Barbican Residential Committee due to uncertainty about its accuracy. It was confirmed that, having been agreed as part of the minutes of the 9 December 2023 meeting, the resolution would be referred again to the Policy and Resources Committee with the clear support of the Barbican Residential Committee.

**RESOLVED** – That the minutes of the previous meeting held on 9 December 2022 be agreed as an accurate record.

4. **MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE (RCC) HELD ON 6TH MARCH 2023**

The committee noted that the minutes of the 6 March 2023 meeting of the Barbican Estate Residents Consultation Committee would be presented to the next meeting of the Barbican Residential Committee.

At the invitation of the Chairman, the Chairman of the Barbican Estate Residents Consultation Committee addressed the meeting, summarising the 6 March 2023 meeting of the Barbican Estate Residents Consultation Committee.

The Chairman advised the committee that he would invite the Chairman of the Barbican Estate Residents Consultation Committee to address future meetings.

5. **ACTION TRACKER**

The committee noted the importance of dates in the action tracker being updated between meetings.

With respect of the Lambert Jones roof works, officers confirmed that quotes for the works had been shared with residents, that the cost was likely to be £500 per roof, and that preventative maintenance would be required to avoid issues in the future.

With respect of works to improve the condition of play areas, officers confirmed that works had been completed in early March 2023.

6. **2022/23 ELECTRICITY PRICE FORECAST UPDATE AND METER QUERY**

The committee received a report of the City Surveyor.

The committee discussed the costs associated with resolving issues with previous incorrect charging to residents, noting that the costs of resolving these issues would not be recharged to residents but borne by the City of London Corporation. The committee further discussed the value for money on the supply arrangements, the agreement in place with South Farm Solar Ltd, and the delay in resolving charging issues.

**RESOLVED – To**

- Note the benefit of the PPA from 1st January 2023.
- Note that due to the benefits provided as a result of the PPA and the traded position, the EBDS commencing April 2023 may not be applicable as prices are under the threshold and there is a higher cap than under the previous government support scheme.
- Note that consumption and costs are currently validated via a contract with Team Energy Auditing Ltd. and via Sigma, the City's current energy monitoring software.
- Note that Total Energies are lodging a dispute with Elexon (the National Grid) regarding estimated data for Speed House.
- Note continued support with site regarding available supply capacity.

**7. FIRE SAFETY UPDATE**

The committee received a report of the Interim Executive Director of Community and Children's Services.

The committee noted that remedial works had commenced and that residents would not be disadvantaged position at the completion of all works. In response to questions, officers clarified that delays caused by lack of access to complete works related to receiving residents' permission to enter and complete works within their flats rather than to contractors not having access to the buildings in which the flats were located.

**RESOLVED – To note, consider, and comment on the report.**

**8. REPAIRS AND MAINTENANCE - RETENDER TIMELINE**

The committee received a report of the Interim Executive Director of Community and Children's Services.

The committee discussed the volume of complaints received from Barbican Estate residents, the management of the current contract, and arrangements for a working group to review the current service and inform future contract specifications.

In response to questions, officers advised that a combined maintenance contract between the Barbican Estate and Arts Centre had previously been in place but had not been successful, hence the two contracts being managed separately.

**RESOLVED – To note the report.**

**9. REPAIRS AND MAINTENANCE UPDATE**

The committee received a report of the Interim Executive Director of Community and Children's Services.

The committee noted that the option of payment plan had been communicated to residents and that they would be reminded of this in May 2023.

**RESOLVED** – To note the report.

10. **SAVILLES STOCK CONDITION SURVEY - ORAL UPDATE ON THE EARLY PROGRAMME**

The committee received a verbal update from officers of the Community and Children's Services Department.

The committee discussed the involvement of residents from the outset in the designing of estate surveys through established working parties, the Barbican Estate Residents Consultation Committee, and informal channels.

11. **BLAKE TOWER - ORAL UPDATE**

The committee received a verbal update from officers of the Community and Children's Services Department.

The committee noted that meetings were being held between the City of London Corporation and residents.

12. **BARBICAN HIGHWALK: PLANNED MAINTENANCE TO THE PUBLIC REALM - ORAL UPDATE**

The committee received a verbal update from officers of the Community and Children's Services Department.

The committee noted that some residents had raised concerns about the lighting of the high walk.

13. **DELIVERING THE RESIDENTIAL RESET**

The committee considered a report of the Deputy Town Clerk.

The committee welcomed the work underway to reset the Corporation's engagement with its resident population and noted a separate proposal to the Policy and Resources Committee regarding engagement with the City of London's worker population had also been agreed.

The committee expressed its concern regarding the withdrawal of hard copy ward newsletters, the additional expenditure on staff and associated events. In response to questions, officers confirmed that residential wards were defined in statute but that the proposals of the 'Residential Reset' programme would apply to all residents of the City of London, not merely those living within wards classified as residential.

In noting the provisions of Standing Order 12.7 of the Court of Common Council, a motion was moved by Deputy Mark Wheatley and seconded by Helen Lesley Fentimen, put to the vote, and agreed.

**RESOLVED**, that:

1. at the appropriate time, the Policy and Resources Committee assesses the impact of the removal of ward newsletters and what actions, if any, should be taken;
2. the Policy and Resources Committee considers what mitigations may be appropriate to address the removal of ward newsletters; and
3. when future decisions of the Policy and Resources Committee or its sub-committees are expected to have an impact upon Barbican Estate residents that the proposals are referred to the Barbican Residential Committee prior to such a decision being taken, and that other committees are consulted as appropriate.

#### **14. UPDATE REPORT**

The committee received a report of the Interim Executive Director of Community and Children's Services.

In response to questions, officers confirmed that completion of decoration works would be raised with the project manager and reported back to the committee in due course.

**RESOLVED** – To note the report.

#### **15. PROGRESS OF SALES AND LETTINGS**

The committee received a report of the Interim Executive Director of Community and Children's Services.

**RESOLVED** – To note the report.

#### **16. BARBICAN ARREARS**

The committee received a report of the Interim Executive Director of Community and Children's Services.

**RESOLVED** – To note the report.

#### **17. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

A question was raised about the status of the Barbican Estate Office Review. In response, officers confirmed that the consultant's initial report had been provided to members of the Barbican Residential Committee and Barbican Estate Residents Consultation Committee and that a meeting to discuss these would be organised in due course. It was noted that the matter would be reported to the Barbican Estate Residents Consultation Committee and Barbican Residential Committee in the coming civic year.

A question was raised about prospective works in Shakespeare Tower and what costs would need to be met by residents and leaseholders. In response, officers offered to meet with members to discuss the matter further.

A question was asked about the timeline of works to refurbish lifts in Shakespeare Tower. In response, officers confirmed that the cost of the works were on schedule for the coming three years.

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

The Chairman asked officers that residents occasionally raised issues about access to car parks over weekends and asked officers to be alert to the issue.

**19. EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100(A) 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 I of the Schedule 12A of the Local Government Act.

**20. NON-PUBLIC MINUTES**

The committee noted that the minutes of the 6 March 2023 meeting of the Barbican Estate Residents Consultation Committee would be presented to the next meeting of the Barbican Residential Committee.

**21. BARBICAN ARREARS (NON-PUBLIC APPENDIX)**

The committee received a non-public appendix to the report of the Interim Executive Director of Community and Children's Services.

**22. BARBICAN ESTATE TENANCY RENEWALS**

The committee received a report of the Interim Executive Director of Community and Children's Services.

**23. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

A question was asked in non-public session.

**24. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was no urgent business.

**The meeting ended at 3.58 pm**

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Chairman

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