

Title	Date Added	Committee	Pending Actions BRC	Pending Actions RCC	Action Owner	Due Date	Update For committee
Barbican Highwall – Planned Maintenance of the Public Realm	Mar-20	RCC		This relates to additional funding for the walkways, for the inspection and maintenance for a number of items, i.e., smoke vents, drainage galleys, railings, planters, benches and signage. There are currently no funds available, but Officers will continue to review if there are any savings to progress any of these works.	Micheal Gwyther Jones		<p>Barbican Highwalk – existing hard and soft landscape This is funded directly from BEO Landlord budget and is always reactive repairs carried out by COL term contractors. The budget is limited but Helen Davinson reports that Paul Murtagh identified an extra £50K and Helen is intending to use some of this to do some repointing which will both improve tiling surfaces and inhibit the weeds coming back.</p> <p>Barbican Highwalk PH II – proposed hard and soft landscape. In terms of maintenance going forward, once the waterproofing scheme completes, anticipated 2027, reactive maintenance requirements will decrease. However planned maintenance will increase,</p>

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							<p>for example drainage, furniture, artwork?, lighting, play and gym equipment. Following completion of the works a detailed maintenance requirement schedule will be provided by the Contractor which will allow the formulation of a maintenance plan. The project will allow for a defects period be that 12 or 24 months although there will be a maintenance requirement within that defects period. The new landscape will require an ongoing higher maintenance budget which will be identified at GW5 report although any costing will be an estimate. Funding source will need to be identified, agreed, and approved.</p>
Energy Update	Sep-22	RCC and BRC	A progress report was requested regarding the energy audit		EB	November	Unfortunately, in spite of undertaking some soft market testing our initial

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							<p>procurement failed. After discussing this with a few providers it would seem the issues are their internal resource and also the breadth of the brief. There was concern from providers that whilst they could deliver on the core elements of the work there were wider elements that lay outside their business expertise. I am engaging again with PCMG who already conduct audits on energy costs for the City to get more understanding on what service they could provide. I am hoping to have a response from them before my update meeting with the residents involved, when we can decide as a group if this is sufficient to address the questions they have.</p>

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Lambert Jones roof	Nov-22	BRC	<ul style="list-style-type: none"> Expected that remedial works will be complete before Christmas 2022 Residents will not bear any additional costs in terms of delays 		JH	TBD	Works to LJM are complete. Enhancements for the blocks are being consulted on with residents.
Car Park Charging	Jun-23		To re-establish car park charging and electric vehicle working parties		RU	November	The car park minutes and Terms of reference will be shared by RU.
Minutes from previous meeting(pre September)	Sep-23	RCC (item 3)		A summary of role and responsibilities of resident engineers to be shared with the committee	RU	TBD	A report was sent to SJ, and list of queries still need to be answered.
Action Tracker	Sep-23	RCC (Item 4)		The Chair agreed to meet with officers to review the outstanding actions and determine their prioritisation, and the methods through which outstanding actions were reported to the committee and seen through to completion	SJ/ DE	November	The chair worked with an officer to update the action tracker with the most recent actions from committee

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2022-23 Revenue Outturn for Dwellings Service Charge Account	Sep-23	BRC/ RCC	<p>1.The Chair asked if the next meeting of the Committee could be sighted on the information on service charges sent to residents; redacted for data protection as necessary . The Chair suggested an informal session with officers in respect of service charges, before the December meeting, by way of a training session for Members.</p>	<p>1.In response to questions, officers agreed that future reports could be presented in the format used for service charge reports and that the report in question could be shared with the committee outside following the meeting in this style. Officers agreed to share a table of variances following the meeting.</p> <p>2.Officers agreed to meet with residents of Ben Jonson House to discuss the matter further.</p> <p>3.It was further noted that balcony repairs were a significant element of the repairs spend and it was confirmed that a survey was being commissioned to determine the extent of the problem with a view to undertaking such work on a programmatic basis to achieve economies of scale and other associated benefits.</p> <p>4.The RCC were told that serious water penetration was evident of balconies and the AD agreed that</p>	<p>1. AM. 2.PW 3.PW 4.PW</p>		<p>2. Fiona has been contacted and is establishing the house group availability and they will meet with RU and PW.</p> <p>3. The work will be commissioned and a further update will be provided for the meeting</p>

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				it should be part of programmatic work.			
Barbican Estate Window Repairs/	Sep-23	BRC/ RCC	A weblink which would provide access to the completed surveys would be provided in the coming weeks.		JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

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Replacement Report							
Barbican Estate Redecoration Programme 2020 -25	Sep-23	BRC		<p>1. The RCC had asked for a more comprehensive cost report and the Assistant Director advised that this would be circulated with the Draft RCC minutes.</p> <p>2 . In response to a question about Bunyan Court's internal works, the Assistant Director agreed to investigate and feed back to Members</p>	JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

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Barbican Estate Major Works Five-Year Asset Management Programme		resolution RCC, 4th Sept, agreed by BRC, 11 September	<p>The Assistant Director had noted the challenge to the final costing, which would be clarified after the various surveys and as the projects develop.</p> <p>Members then noted the following resolution from the RCC and it was RESOLVED, that – the following be noted and agreed. The RCC is concerned that there are many outstanding comments and questions still to be answered about the Major Works Five-Year Asset Management Programme before work should begin, as set out in the minutes of the RCC meeting of 4th September 2023. The immediate concern is the appropriate governance of such a high cost, complex and inherently risky programme which requires resource with the capability and capacity to deliver the programme successfully. The RCC is therefore calling for preliminary work to be undertaken, involving resident</p>	<p>The Head of Major Projects advised that the outstanding responses had been formulated to the Asset Management Working Party and would be shared with Members of the RCC and BRC.</p> <p>1. Outstanding comments and questions detailed in minutes of 4th Sept need to be answered before work begins.</p> <p>2. Preliminary work to be undertaken, involving resident nominees, to establish a formal Programme Board of stakeholders; terms of reference; authority framework, programme/project management methodology etc, taking expert advice as necessary, before any other work on the programme begins..</p>	JH	November	Included in the Major Works Progress Update Report which will be presented to November Committee

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			<p>nominees, to establish a formal Programme Board of stakeholders; terms of reference; authority framework, programme/project management methodology etc, taking expert advice as necessary, before any other work on the programme begins.</p>				

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Barbican Estate Office Review	Sep-23	BRC	The transformation action plan would be a standing agenda item brought to both committees in the future. The action plan will include timelines and milestones of workstreams.		SM/ KW	November	<p>The action tracker redesign is underway, facing minor IT delays for Microsoft Projects license installation.</p> <p>No issues are expected when transitioning from Excel.</p> <p>KE is coordinating with RCC and BRC Chairs for approval of the draft.</p> <p>After V1 approval, broader access will be granted.</p>

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Barbican Estate Office Review	Sep-23	BRC/ rcc	<p>The Director would recruit for two additional posts to the transformation programme. The Executive Director agreed that the action plan needed refinement and an updated plan would be presented to November/ December.</p>	<p>Members then noted the following resolution from the RCC and it was RESOLVED, that – the following be noted and agreed.</p> <p>The RCC strongly supports the proposal and the reasons and justification for the Repairs Function to report to the Head of the Barbican Estate Office. For identical reasons, it considers that Major Works and cyclical programmes should come under the same management. The artificial distinction between repairs and major projects leads to poor performance.</p> <p>Over the next 30 years Barbican residents will be spending around £20+m each year on fabric interventions and this work and expenditure can be most effectively managed by officers reporting to the Head of the Barbican Estate Officer, rather than with split responsibilities which is also out of line with any</p>	JF/ GS	First meeting in 2024	<p>The recruitment has taken place and people have been hired. The action plan is an evolving document. A report will be presented to the Community and Childrens Services Committee in December firstly and then the subsequent BRC.</p>

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				other facilities management operation.			

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Repairs and Maintenance Procurement Update	Sep-23	BRC/ RCC	<p>1. Reports that will be taken the governance process to be presented for information to both the RCC and BRC.</p> <p>2.The AD of Housing will engage RCC members and stakeholders to fully understand the issues, and ensure that the new specifications will suit the BEO.</p> <p>3. A dedicated Senior Quantity surveyor would be overseeing the process. A timeline with milestones and residents views should be circulated to wider committees by 11th October.</p>	<p>1. The RCC has requested a written report of the verbal update that was given at the meeting.</p> <p>2.It was agreed a time line of the procurement would be provided to the next meeting.</p>	MGJ	November	A committee report is being finalised for R&M Contracts and this will be provided to RCC for information.
Window Cleaning Contracts	Sep-23	BRC	A joint panel was requested for the mobilisation of contract.		RU	November	<p>Delay due to the re-issuing of section 20s and resident queries required negotiations with the winning tender of price. This has now been agreed 'standstill letters' to be sent by procurement next week. The EST will then contact the winning bidding, form the mobilisation panel, agree a mobilisation panel, and provide the pricing schedule</p>

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							for estate, house and block mailed out to all households .Unfortunately this won't be in time for report deadline. Verbal update at the next meeting from mobilisation panel and answer any resident queries
Antisocial Behaviour of the Barbican Estate	Sep-23	BRC	A more detailed report would be presented to the RCC/ BRC at their next committee meeting		HD	November	Following a meeting of the Barbican association Security Sub Committee, the BEO has agreed to compile an information leaflet that will go to all residents. This will detail who to contact in what situation and what response residents can expect. The BEO have committed to getting a draft to the BA Sec Sub Com by the end of November for their comment in December
Brandon Mews Canopy	Sep-23	BRC	The committee would receive a full report at the next meeting BRC.		RU	2024	This is ongoing with legal at the moment, An update will be brought to the February Committee and this has

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							been added to the forward planner
Blake Tower	Sep-23	BRC	The committee would receive a full report at the next meeting BRC/ RCC		JF	November	JF to provide a verbal update for Blake tower.
Breach of Lease Protocol	Sep-23	BRC	Members noted a full report for the upcoming committees in November / December		HD	November	A verbal update will be provided at committee. This has been added to the forward planner, and a further report will be presented at the next committee.
AOB/ Notice of Intention		BRC	leaseholders will have the opportunity to inspect the tender documents for the agency staff contract. The Governance process is via the Finance Committee but reports would also be presented to the BRC/RCC for information. Whilst accepting that that this is not a BRC Decision, the Chair asked for the Committee to be much better informed on such matters in the future. The Chair also encouraged full engagement from residents.		JF	TBD	This was agreed and the committee will be kept informed of progress

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AOB/ Underfloor Heating Working Party				<p>RESOLVED, that – the following be noted and agreed. RESOLVED, that – the following be noted and agreed.</p> <p>The RCC strongly supports the Underfloor Heating Working Party in its efforts to establish a trial of individual Controls for our heating system. Plans are well developed for a trial for 14 homes on Wall side (the smallest individually metered group of homes on the estate) including the design of the control and metering system, and a suitable legal framework within which this trial will operate. If the current study indicates that the individual system is feasible, the City’s Climate Action team should be approached for financial support.</p> <p>There will be no cost to leaseholders or Wall side freeholders.</p>	EB	TBD	<p>The Underfloor Working Heating Party has worked with the Estate Operations to progress the design of the control system and legal implications. Legal work on any changes to the lease as well as any tax implications relevant to the new implications are to be confirmed. The equipment supplier, Schneider has also been approached to quote for supply of equipment. A separate feasibility study conducted by Ramboll, indicated that costs may be prohibitively high – however this will be verified when more detailed costs are returned by Schneider.</p>