

City of London Corporation Committee Report

Committee(s): RCC (Barbican Residential Consultation Committee) For Information BRC (Barbican Residential Committee) – For Decision	Dated: 25th November 2024 9th December 2024
Subject: Barbican Windows	Public report:
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of:	Judith Finlay Executive Director - DCCS
Report author:	Graham Sheret & Dan Sanders

Recommendations

1. Next steps and Requested decisions	<p>Approval track: 2. Regular</p> <p>Next Gateway: Gateway 3/4 - Options Appraisal (Regular)</p> <p>Next Steps:</p> <ol style="list-style-type: none"> 1. Commission and complete Condition Surveys to inform the specifications for the works and to refine the cost forecasts. 2. Draft Gateway 3/4 Options Appraisal Report <p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. That the project is approved to progress to Gateway 3/4 (Options Appraisal) via the regular approval track. 2. That a budget of £81,000 is approved to reach the next Gateway.
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3. To note the total estimated cost of the project of up to £1,500,000

2. Resource requirements to reach next Gateway

Resources to reach the next Gateway are as follows:

Item	Reason	Funds / Source of Funding	Cost
Consultancy Fees	Conduct condition surveys and write repairs specifications for known window defects and all windows on top floor properties of Ben Jonson House, Bunyan Court and John Trundle Court	Long Lessee contributions/ Barbican Res. Local Risk budget *	£51,000
Staff Costs	Project Management	Long Lessee contributions/ Barbican Res. Local Risk budget *	£30,000
Total			£81,000
*Funding Breakdown	Long Lessee contributions (95%) Barbican Res. Local Risk Budgets		£76,950 £4,050
			£81,000

<p>3. Governance arrangements</p>	<ul style="list-style-type: none"> • Service Committee: Barbican Residential Committee • Senior Responsible Officer: Dan Sanders, Assistant Director of Barbican Residential Estate • The project will be monitored by the Housing Programme Board.
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Project Summary

<p>4. Context</p>	<p>The City has a duty to keep the exterior of the residential blocks of the Barbican Estate in good repair. This project will address the known dilapidated condition of windows.</p> <p>The repairs and / or replacements will be undertaken in line with the Barbican Estate Listed Building Management Guidelines.</p>
<p>5. Brief description of project</p>	<p>The works will be specified by a firm of chartered architects or building surveyors following in-depth surveys and in line with the Barbican Estate Listed Building Management Guidelines. These guidelines have a presumption of repairs rather than replacement.</p> <p>Repairs will carry a 10-year insurance backed guarantee.</p> <p>The works undertaken will include any internal making-good where properties have suffered water ingress.</p> <p>Contractors invited to tender will have experience of working on listed residential properties to maximise the quality of the work and minimise disruption to residents.</p> <p>Approvals permitting it is intended to have tendered the works contract and gained approvals to appoint the contractor by January 2025 to allow works to commence in April 2025.</p>
<p>6. Consequences if project not approved</p>	<p>The City will fail to maintain its residential assets.</p> <p>Deterioration of a Listed Building with associated reputational damage. This will also lead to higher costs as the number and size of repairs will increase.</p> <p>Complaints from residents regarding the City's failure to comply with legal responsibilities and to maintain the Estate to the high standard expected.</p> <p>Higher costs (procurement costs, management costs and priced works) owing to the works being carried out as smaller stand-</p>

	alone projects by potentially multiple contractors on an annual basis.
7. SMART Project Objectives	<p>The Barbican Estate maintained to the high standards required. Currently it is known that repairs will be required on a minimum of 76 properties, actual number to be confirmed once surveys are completed.</p> <p>Resident satisfaction improved with the number of resident complaints reducing.</p>
8. Key Benefits	<p>Ensure resident satisfaction and safeguard the City's reputation by maintaining the Barbican Estate to the high standards required.</p> <p>Maintenance of property values.</p> <p>Reduction in call-out repair costs and subsequently management costs.</p> <p>Lower costs per repair due to the economies of scale realised.</p>
9. Project category	7b. Major renewals, typically of a one-off nature (supplementary revenue)
10. Project priority	A. Essential
11. Notable exclusions	None

Options Appraisal

12. Overview of options	<ol style="list-style-type: none"> 1. Procure a chartered architect or building surveyor to survey known defective windows and all windows on the top floor of Ben Jonson House, Bunyan Court and John Trundle Court, specify repair works to be undertaken and monitor the repairs. 2. Undertake repairs on an ad-hoc basis, repairs generally specified by contractors undertaking the work. 3. Do nothing. Leading to further deterioration of the windows and increased amounts of internal making good due to water ingress.
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Project Planning

<p>13. Delivery Period and Key dates</p>	<p>Overall project: Currently known works to complete by end of July 2025</p> <p>Key dates:</p> <p>Gateway 2 – July 2024</p> <p>Gateway 3/4 – September 2024</p> <p>Gateway 5 – December 2024</p> <p>Contractor Appointed – Early 2025</p> <p>Works Commence – April 2025</p> <p>Contract Ends – July 2025</p> <p>Other works dates to coordinate: There will need to be a degree of programme fluidity as it is likely that more repairs will come to light before or during the survey work and the methodology to undertake the repairs may lead to more time being required.</p>
<p>14. Risk implications</p>	<p>Overall project risk: Medium</p> <p>The main risks are as follows:</p> <ul style="list-style-type: none"> • Contractor does not have resources to undertake all the repairs within the desired timescales. • Cost of the project higher than expected • Contractor’s work not to required standard <p>A risk register is included with this report. This will be updated as the project progresses..</p>
<p>15. Stakeholders and consultees</p>	<ol style="list-style-type: none"> 1. Ward Members 2. Chamberlains (Finance & Procurement) 3. Barbican Estate Management 4. Comptrollers & City Solicitors 5. Residents (via S20 consultations and engagement with House Groups)

	An Equality Impact Assessment will not be undertaken for the project. The proposed project will have no adverse impacts on those with protected characteristics.
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Resource Implications

16. Total estimated cost	Likely cost range: £580,000 - £1,500,000	
17. Funding strategy	Choose 1: All funding fully guaranteed	Choose 1: Internal - Funded wholly by City's own resource
	Funds/Sources of Funding	Cost
	Long Lessee contributions (95%)	£551,000 - £1,425,000
	Barbican Res. Local Risk Budgets	£29,000 - £75,000
	Total	£580,000 - £1,500,000
	The majority of the cost (circa 95%) is recoverable by way of service charges from long leaseholders, with the balance met from Barbican Residential Committee local risk budgets.	
18. Investment appraisal	N/A	
19. Procurement strategy/Route to Market	At this early stage, the anticipated procurement strategy is an open market tender tailored to attract contractors that regularly undertake window repairs in listed buildings and residential properties.	
20. Legal implications	Advice has been taken in relation to section 20 of the Landlord and Tenant Act 1985 and the requirements for the consultation of affected long leaseholders. Leaseholders will be consulted on the works in accordance with the Act	
21. Corporate property implications	None	

22. Traffic implications	None
23. Sustainability and energy implications	None as the repairs will be on a like for like basis.
24. IS implications	None
25. Equality Impact Assessment	<ul style="list-style-type: none"> • An equality impact assessment will not be undertaken
26. Data Protection Impact Assessment	<ul style="list-style-type: none"> • The risk to personal data is less than high or non-applicable and a data protection impact assessment will not be undertaken

Appendices

Appendix 1	Project Briefing (Gateway 1)
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Contact

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