

RCC/ BRC Action Tracker

Number	Title	Date Added	Committee	Action Owner	Due Date	Update For committee	Committee Comments (25 th Nov & 9 th Dec)
1	Podium Project	Mar-20	BRC/RCC	Michael Gwyther-Jones & Daniel Sanders	Q4 2027	Currently, the project is projecting a shortfall in funding which is being reviewed by the project team and alternative funding avenues to be explored when the finalised proposals are returned.	
2	Lambert Jones roof	Nov-22	BRC/RCC	Damon Ellis & Dan Sanders	Q3 2024	<p>The PPM regime will attribute a reasonable service chargeable cost. leaseholders are reluctant to pay any additional charges relating to works borne out of poor or non-existent prior maintenance to date contributing towards additional works.</p> <p>BEO is meeting with leaseholders to discuss the maintenance requirements and impact of new lot 3 contractor award.</p>	
3	2022-23 Revenue Outturn for Dwellings Service Charge Account	Sep-23	BRC/RCC	Nichola Lloyd and Dan Sanders	Dec 2024	<p>Residents would like to see clear, concise service charge information in a clear and engaging format.</p> <p>Committee paper submitted to cover this action.</p>	
4	Barbican Estate Window Repairs/ Replacement Report	Sep-23	BRC/RCC	Graham Sheret & Dan Sanders	TBD	<p>Temporary repairs continue to be undertaken in the most urgent areas, these repairs are designed to last for roughly 18 months.</p> <p>Dan Sanders & Graham Sheret continue to lead on matters of PPM to ensure proper management of the assets moving forward and will do so with the support of the programme board.</p> <p>Committee paper submitted to cover this action.</p>	
5	Barbican Estate Redecoration Programme 2020 -25	Sep-23	BRC/RCC	Dan Castle and Dan Sanders	Mar 2025	<p>Assistant Director and Contracts Manager are working with House Chairs on blocks where there are issues with past redecs programmes and will see through to resolution.</p> <p>Project is on track to end in March 2025. AD working through blocks with snags and workmanship complaints.</p>	

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6	Barbican Estate Major Works Five-Year Asset Management Programme	Sep-23	BRC/RCC	Daniel Sanders	Aug 24	<p>The next meeting will have an agenda and start to delve into the details of current and upcoming projects.</p> <p>The board has ambition to bring a report to the next committee cycle on progress.</p>	<p>The next meeting will have an agenda and start to delve into the details of current and upcoming projects.</p> <p>The board has ambition to bring a report to the next committee cycle on progress.</p>
7	Barbican Estate Office Review	Sep-23	BRC/RCC	Dan Sanders	Nov 24	<p>Verbal updates from Dan Sanders including proposal for wider reporting/communication from the transformation board to all leaseholders moving forward.</p>	
8	Repairs and Maintenance Procurement Update	Sep-23	BRC/RCC	Michael Gwyther-Jones & Dan Sanders	Apr 25	<p>Lot 2 (general repairs & maintenance) has been awarded to Chigwell.</p> <p>Lot 3 (waterproofing) has been awarded to Elkins.</p> <p>Both awards are subject to formal committee approval and CoCC.</p>	
9	Antisocial Behaviour of the Barbican Estate	Sep-23	BRC/RCC	Dan Sanders	Aug 24	<p>First draft of the leaflet was shared with the subcommittee chair Barbican Estate security committee, and we have received comments back we are working through.</p> <p>Assistant Director is reviewing ASB and Estate security in detail with a view to bring a paper to committee in Q1 2025.</p>	
10	Brandon Mews Canopy	Sep-23	BRC/RCC	Dan Sanders	Sep 24	<p>Dan Sanders met with chair for BM and is bringing in Avanti Architects to do an options appraisal.</p>	
11	Blake Tower	Sep-23	BRC	Judith Finlay & Dan Sanders		<p>Committee paper submitted to cover this action.</p>	

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12	Breach of Lease Protocol	Sep-23	BRC/RCC	Helen Davinson & Dan Sanders		Verbal update on progress. View to bring final paper in Jan/Feb committee.	
13	Hays Agreement	Sep-23	BRC/RCC	Dan Sanders	TBD	Verbal Update	
14	Barbican App	Nov 24	BRC/RCC	Dan sanders	Q1 25	<p>As a prerequisite of formal approval, the BEO undertook a pilot group for half a day in October and 13 residents + 1 members were invited to join in with varying levels of app literacy.</p> <p>The day was a success with lots of collaborative conversation between the app providers (spike) the BEO and users of all abilities.</p> <p>A survey was taken after the pilot where we had 100% response rate and 100% of attendees agreed they see the app as a tool that will improve resident communication with he BEO and vice versa.</p> <p>On this basis, we proceeded to sign contracts with Spike and app is due to launch in Q1 2025.</p>	
15	Lift Consultants	Nov 24	BRC/RCC	Dan sanders	Ongoing	Screen presentation from AD	
16	Barbican Salvage	Nov 24	BRC/RCC	Dan sanders	Q1 2025	<p>BEO want to provide more support to Barbican Salvage in terms of enforcing 3rd party contractors to provide parts when retrofits are happening in apartments.</p> <p>We cannot legally enforce this but we can make it a deterrent and difficult for approvals to be granted if it is not adhered to.</p> <p>Barbican Salvage is part of the Barbican listing requirements and is a very important voluntary function on the Estate.</p>	
17	Asbestos	Sep 24	BRC/RCC	Dan sanders	Q1 2025	Following on from the report issues in Sep 2025 the BEO are reviewing, under urgency, what works need to be done and the associated timeframes oof the same.	

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						<p>We are also working with the fire door project team to ensure any potential economies and efficiencies through linking are explored.</p> <p>The high-risk works have been done and we are currently undertaking our asbestos risk assessments to ensure compliance with law.</p>	
18	Transformation Updates	Sep 24	RCC/BRC	Dan Sanders	Ongoing	<p>It was agreed at the last round of RCC/BRC the transformation project should bring a paper to every meeting and update on progress of the board.</p> <p>This committee cycle it has not been possible to get a paper out due to pressures of the s/c outturn and R&M update however, the members of the board have started the process and from 2025 will have a committee paper at every meeting to update on progress.</p>	