

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

Monday, 28 January 2013

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at the Guildhall EC2 at 6.30pm

Present

Members:

Randall Anderson - Shakespeare House Group (Chairman)	Mary Hickman - Andrewes House Group
Tim Macer - Willoughby House Group (Deputy Chairman)	Patric Morley - Mountjoy House Group
Robert Barker - Lauderdale House Group	Prof. C Mounsey - Breton House Group
Mark Bostock - Frobisher Crescent	Philip Sharples - Thomas More House Group
Matt Collins - Defoe House Group	John Taysum - Bryer Court House Group
Gordon Griffiths - Bunyan Court House Group	Janet Wells - John Trundle House Group
Helen Wilkinson - Speed House Group	Jane Smith – Barbican Association
John Tomlinson - Cromwell Tower House Group	

In attendance:

Mr G Moore – Deputy Chairman, Barbican Residential Committee

Officers:

Jacquie Campbell	- Community and Children's Services
Anne Mason	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Michael Bennett	- Community and Children's Services
Eddie Stevens	- Community and Children's Services
Karen Tarbox	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Mike Saunders	
Julie Mayer	- Town Clerk's
George Stilgoe	- City Surveyors'

1. APOLOGIES

Apologies were received from David Graves, Fiona Lean and Francis Pugh (who was represented by Gianetta Corley).

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

There were no declarations.

3. **MINUTES**

The Minutes of the Barbican Residential Committee of 26 November 2012 were agreed.

Matters Arising

Residents noted that, as requested at the last meeting, a representative from the City Surveyor's Department was present.

4. **UPDATE REPORT**

This report updated Members on the issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in November/ December 2012.

Baggage and Bicycle Stores

A resident suggested that, as Andrewes Car Park had a lot of vacant spaces, it might be a suitable venue for baggage stores. Members were advised that officers had looked at waiting lists and demand before submitting a proposal to the City's Corporate Projects Board. This had subsequently been approved and would be presented to the Projects Sub Committee on 12 February 2013. Members noted that, whilst Andrewes Car Park had not been included this time, demand and waiting lists would be reviewed after a year. The RCC would receive an update on baggage storage at their next meeting, following the Projects Sub Committee on 12 February. The Chairman welcomed this as it would be helpful for residents to understand why particular locations had been chosen.

In respect of bicycle lockers, Members noted that as the payback for this project would be more than 5 years, it fell outside the City's criteria. Therefore, alternative funding streams and methods of bicycle storage were being investigated. Members noted that Transport for London had recently agreed to fund security hoops, which would be installed shortly.

Insurance Meeting with Chamberlain's Department

Dates in February have been proposed, subject to confirmation.

Street lighting near Breton House

Residents felt this was extremely bright and asked if it could be dimmed as it flooded some bedrooms. The Estate Office Manager advised that his team met regularly with officers from the Built Environment and Highways and would investigate.

Seating – Ben Jonson and Gilbert House

Some residents felt that the light coloured timber on the street furniture on Ben Jonson walkway had been a poor choice. The residents of Gilbert House had stressed throughout the consultation process that they did not want additional seating. Representatives from Gilbert House Group had valued a productive meeting with the Assistant Director for the Built Environment the previous week (25 February 2013) and raised these and other concerns, which would also be followed up by the Manager of the Barbican Estate Office.

Beech Street Tunnel

Members asked for an early meeting with the Assistant Director for the Built Environment in respect of the options for enhancements to Beech Street tunnel and the impact on Defoe House and Shakespeare Tower.

Concrete Works

The Housing Services Director had received a number of letters from leaseholders in low rise blocks, asking if works could be deferred until the wider concrete issues had been resolved. Members noted that they would receive a response later this week. Furthermore, the BA has raised a number of questions, which would also be responded to and, further to this; the Chairmen of the Barbican Association (BA), Residents Consultation Committee (RCC) and Barbican Residential Committee (BRC) would meet. The outcome of this meeting would inform a final report to the BRC in June 2013.

The Chairman suggested that Estate Office communicated with House Group representatives regarding the specification and works before tenders were sought, as this approach had worked very well with the recent redecorations.

In respect of those residents who might be experiencing hardship, deferred payment terms were available and residents would be reminded of this concession when the estimates were sent out.

There was some concern expressed about the appearance of rust on some of the earlier repairs to the tower blocks. The Director assured residents that there had been some discolouration but it was not rust. Members noted that officers would be meeting with English Heritage on 8th February. Members also asked if an update could be circulated. In concluding, the Chairman asked officers to be mindful of wear and tear on the longer-term aesthetics of the buildings.

Sunday Parking at St Giles' Terrace

Residents were concerned that there had been 22 parked cars outside the Girls' School last Sunday and asked if drivers were aware that this parking was unauthorised. The Chairman of the RCC and the BA agreed to raise this directly with the Girls' School and the Manager of the Estate Office offered to follow it up with the Barbican Occupiers Users Group.

City Surveyor Reports

The City Surveyor's representative attended the meeting to take questions in respect of the lifts and escalators. It was noted that there were many issues causing inconvenience to residents. Residents asked if future reports could consider their concerns and their impact more fully and set out the works in place to minimise them.

City Surveyors presence at the RCC meetings was considered helpful. In this context, residents highlighted the continuing escalator problems and the long term nature of the associated disruptions. They also expressed a preference for an on-site operative responding to emergency calls from the lifts, as opposed to a remote call centre. The City Surveyor explained the nature and causes of the recent lift and escalator problems and residents asked to see a copy of the SLA covering response times, which the City Surveyor agreed to supply.

In respect of Crossrail, there was a perception that their legislated powers made them appear inflexible and dogmatic. The Chairman of the Barbican Association advised that Crossrail holds six-monthly liaison meetings and the next one was due in March. The City Surveyor agreed to brief the officers who attend the Crossrail meeting and highlight all the concerns raised by the RCC.

Barbican Cinema

The BA had asked for the sound measurements to be re-done, as the readings taken on average decibel basis were not adequate to form a baseline set of data. Residents were disappointed generally at quality of consultation and felt that their concerns over the longer-term risk of deterioration in the acoustic insulation might have been overlooked.

General

A resident had written to the City Surveyor about the repairs following removal of the cinema hoardings. The City Surveyor had only just received this communication and would respond shortly.

Frobisher Crescent

The City Surveyor had met with Frobisher residents last week and the heating issues were being resolved. Residents would be updated again later this week.

Former YMCA site

It was proposed by Robert Barker, seconded by Gordon Griffiths and agreed to recommend the following resolution of the Barbican Association to the BRC on 11 February 2013

The Barbican Association's General Council has carefully considered the range of options for the future use of the former YMCA building.

It is in favour of the conversion of the building to residential use, following the Frobisher Crescent model, retaining the existing Grade II Listed façade, and preferably with the building being managed by the Barbican Estate Office.

It is against the future use of this building as a hostel/hotel, as past experience unfortunately indicates that such use does not offer sufficient protection of the residential amenity of both the Barbican and Golden Lane estates.

We note that a report commissioned by the City on hotels states that hotels should not be located in residential areas (Cushman and Wakefield. City of London Hotel Study: Market Strategy and Policy Advice for New Hotel Development in the City of London. June 2009).

Mr John Tomlinson abstained from the vote by virtue of his position as a Common Councilman.

Local Plan

Members noted that this was currently out for consultation and the Town Clerk would forward the link to the City of London's planning pages.

RECEIVED

5. SERVICE LEVEL AGREEMENTS REVIEW

This report updated Members on the review of the Estate wide implementation of Service level Agreements for the quarter October to December 2012 and included comments from the House Officers, the Resident Working Party and an on-going action plan for each of the five Service Level Agreements.

RECEIVED

6. SALES REPORT

This report updated Members of the sales and lettings approved by officers, under delegated authority, since the last meeting.

RECEIVED

7. CAR PARK CHARGING

This report, which was for a decision by the Barbican Residential Committee of 11 February 2103, sought to extend the current charging policy for car parking on the Estate for another year from 24 June 2013, leading to an increase in fees of 2.6%.

The Barbican Residential Committee of 12 December 2011 resolved that the fees for car parking would be subject to an RPI increase for the following year only and that the next annual review would include a detailed report and

analysis of research into local demand, utilisation, comparisons and income generation.

RECEIVED

8. **AUTOMATED PAYMENT SYSTEM FOR TEMPORARY CAR PARKING**

Members noted that the Barbican Estate Office had been looking at efficiencies in delivering the temporary car parking service. This report, which was for decision by the Barbican Residential Committee of 11 February 2013, proposed that an Automated Payment System (credit and debit card payment using text, touch tone, internal and mobile web technology) be introduced in the car parks. The system was intended to provide additional customer benefits and was not intended to replace the current ticketing/invoicing system.

In response to questions, residents were assured that new system had been fully endorsed by the City of London's Audit Department. The service would be accessible from basic mobile phones (not just smartphones) and a number of vehicles could be registered with each application. The system would be reviewed after a year, along with the parking charges policy.

Members generally welcomed this new initiative, which offered simplicity and achieved savings. However, one member raised concerns that the new method appeared to discriminate against residents who did not or could not use mobile telephony (e.g. older residents or those with disabilities).

RECEIVED

9. **ROOF APPORTIONMENTS FOR BRYER/BUNYAN/JOHN TRUNDLE COURTS**

This report, for decision by the Barbican Residential Committee of 11 February 2013, sought approval to the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) in relation to the roof repairs at Bryer, Bunyan and John Trundle Courts.

The House Group representatives present welcomed the report and commended the work of Rob Barker, Jane Smith and Mike Saunders.

RECEIVED

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

There were none.

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

There were none.

The meeting closed at 8.30 pm

Chairman

Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk