

## City of London Corporation Committee Report

<b>Committee(s):</b> Barbican Estate Residents Consultation Committee	<b>Dated:</b> 3 February 2025
<b>Subject:</b> Report of Action Taken Between Meetings	<b>Public report:</b> For Information
<b>This proposal:</b> <ul style="list-style-type: none"><li>• provides statutory duties</li><li>• provides business enabling functions</li></ul>	N/A
<b>Does this proposal require extra revenue and/or capital spending?</b>	N/A
<b>If so, how much?</b>	£0
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b>	Town Clerk's Department
<b>Report author:</b>	Rhys Campbell, Governance Officer

### Summary

This report advises Members of action taken by the Town Clerk outside of the Committee's meeting schedule, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, in accordance with Standing Order No. 41(a).

### Recommendation(s)

Members are asked to:

- Note the report.

### Main Report

#### **Decision Under Standing Order 41(A) - Proposed Heating Study**

A decision under urgency procedure from the Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee (BRC), was required to approve a proposed study to deliver a set of bespoke data backed solutions that would address ongoing and longstanding issues and concerns with the performance

and cost of the existing communal electric underfloor heating system situated on the Barbican Estate.

The intention of the Proposed Heating Study is to appoint an independent, specialist consultant to gather in-use data to generate calibrated energy models which can then be utilised to evaluate several potential strategies. Ambue Ltd, founded by Hamish McMichael, a Conservation Architect and Retrofit Coordinator, offer a unique set of services that are needed to undertake such a bespoke study. Their proposal will take a data driven approach to tackle the technical challenges of retrofitting existing housing properties by using actual measured data derived from sensors, data loggers, geometry surveys and drone surveys. The study shall evaluate a series of interventions to include alterations to the existing system, a range of supplementary heating solutions, ventilation and fabric upgrades.

The total cost of the study is £234,900 which is broken down into £64,050 for the sensor monitoring, £69,300 for the geometry surveys and modelling, £56,550 for the drone surveys and £45,000 for the analysis and report. A contribution of £100,000 from Climate Action Strategy funding has been secured and the remaining £134,900 to be met through the service charge.

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

- Approve the commissioning of a study to deliver data driven solutions to the longstanding issues associated with the communal electric underfloor heating system at the Barbican Estate.

### **Decision Under Standing Order 41(A) - Barbican Estate Window Repairs Programme**

A decision under urgency procedure from the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, was required to approve the relevant recommendations to allow this project to progress onto Gateway 3/4.

The City Corporation has a duty to keep the exterior of the residential blocks of the Barbican Estate in good repair. This project shall address the known dilapidated condition of its windows.

This programme shall address window repairs and associated internal “making good” where water penetration has occurred. Works will be specified and monitored by chartered surveyors and architects. The works will combat the increasing number of complaints received from leaseholders concerning the state of repairs and time taken to undertake these. The repairs will come with a 10-year insurance backed guarantee and will be clearly documented in order for the guarantee to be activated if required. The repairs and/or replacements shall be undertaken in line with the Barbican Estate Listed Building Management Guidelines.

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

1. Grant approval to progress to Gateway 3/4 (Options Appraisal) via the regular approval track.
2. Grant approval of a budget of £81,000 to reach the next Gateway.
3. To note the total estimated cost of the project of up to £1,500,000.

**Decision Under Standing Order 41(A) - The Annual Review of The Barbican Residential Committee's Terms of Reference**

A decision under urgency procedure from the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, was required to approve the Barbican Residential Committee's Terms of Reference.

There were no suggestions for changes in the interim to be considered by the Committee since its last annual review on 17 January 2024 and Members provided no comments or recommendations, when prompted via email, following the inquorate meeting of the BRC on 9 December 2024. Therefore, the Committee's Terms of Reference remained the same.

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

1. Agree that the terms of reference of the Barbican Residential Committee be approved for submission to the Policy & Resources Committee on 13 February 2025, and then onward for final submission to the Court of Common Council on 25 April 2025

**Decision Under Standing Order 41(A) - Non-Compliant Waiver Report for Procurement Code Breach for The Barbican Fire Door Replacement Programme (Non-Public Report)**

A decision under urgency procedure from the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, was required to approve the use of a non-compliant procurement breach waiver for the Barbican Fire Door Replacement Programme.

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

1. Approve the recommendations listed within the report.

**Decision Under Standing Order 41(A) - Barbican Physiotherapy Clinic Ltd., 1 The Postern, Barbican. Lease Renewal. (Non-Public Report)**

This report sought the approval of the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, to agree the terms for a new lease for the commercial premises, 1 The Postern, Barbican to Barbican Physiotherapy Clinic Ltd. (Barbican Physio).

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

- Approve the recommendations listed within the report.

**Decision Under Standing Order 41(A) - Barbican Hair Studio Limited, Ground Floor Shop Unit 1 Lauderdale Tower. Protected Lease Renewal. (Non-Public Report)**

This report sought the approval of the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, to agree the terms for a new lease for the commercial premises, Ground Floor Shop Unit 1 Lauderdale Tower, Barbican to Barbican Hair Studio Limited.

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

- Approve the recommendations listed within the report.

**Decision Under Standing Order 41(A) - 1 White Lyon Court. Protected Lease Renewal. (Non-Public Report)**

This report sought the approval of the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, to agree the terms for a new lease for the commercial premises at 1 White Lyon Court, Barbican Trade Centre, "Barbican Launderette".

The Town Clerk, in consultation with the Chair and Deputy Chair of the Barbican Residential Committee, was asked to:

- Approve the recommendations listed within the report.

## **Conclusion**

Background papers for Members are available from Rhys Campbell on the email address provided below.

### **Rhys Campbell**

Governance Officer, Town Clerk's Department

E:[rhys.campbell@cityoflondon.gov.uk](mailto:rhys.campbell@cityoflondon.gov.uk)