

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE

ANNUAL GENERAL MEETING

Monday, 26th February 2024

Meeting held at the Guildhall at 6.30 pm

Present

Sandra Jenner (Chair)	Helen Hudson - Defoe House (on-line)
Jim Durcan (Deputy Chair)	Sally Spensley – Frobisher Crescent
Christopher Makin (Deputy Chair) (on-line)	Fiona Savory - Gilbert House
Adam Hogg - Chair of the Barbican Association	Claire Hersey – Lambert Jones Mews
Graham Wallace - Andrewes House	David Lawrence - Lauderdale Tower
Fiona Lean - Ben Jonson House	Jane Smith - Seddon House
Andrew Tong - Brandon Mews (on-line)	Sandy Wilson – Shakespeare Tower
Andy Hope - Breton House	Frits van Kempen – Speed House
Gordon Griffiths - Bunyan Court (on-line)	Rodney Jagelman – Thomas More House
Lucy Sisman – Cromwell Tower	Petre Reid, Willoughby House

In attendance

Tam Pollard – Chair, Asset Maintenance Working Party
Ted Reilly – Chair, Climate and Zero Carbon Working Party

For item 5 only:

Julie Mayer – Town Clerks

1. APOLOGIES

Apologies were received from Dave Taylor (Gilbert House) who was represented by Fiona Savory and from Miranda Quinney, John Trundle Court

2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations

3. MINUTES

The minutes of the AGM held on 20 February 2023 were approved

4. MATTERS ARISING

There were no matters arising from the minutes

5. TO APPOINT A CHAIR

The Town Clerk reported that there had been one expression of interest and statement circulated for Sandra Jenner. Being the only member willing to serve, Sandra Jenner was elected to serve as Chair for the ensuing year.

6. TO APPOINT TWO DEPUTY CHAIRS

The Town Clerk reported that there had been two expressions of interest and statements circulated for Jim Durcan and Lucy Sisman. Being the only members willing to serve, Jim Durcan and Lucy Sisman were elected to serve as Deputy Chairs for the ensuing year.

The Chair thanked Alderman Christopher Makin for his service as Chair and, subsequently, Deputy Chair of the RCC and for his work on behalf of leaseholders and residents. His support and wise counsel had been very much appreciated.

7. REPORT OF THE CHAIR – ORAL UPDATE

The Chair highlighted the challenges facing the estate including rising service charges and ageing buildings that needed repairs.

The Stage 1 and Stage 2 reports of the BEO Review had been widely circulated and are available on the Barbican Association website. A Project Transformation Board has been set up that includes leaseholder representatives and elected members. The departure of some staff had created space for the introduction of a new management team. Fabric Management would now report to the new Assistant Director for the Barbican Residential Estate (ADBRE).

The recruitment of a new Head of Property, reporting to the ADBRE, is in progress. Audits of Service Charges and of Energy Costs are being undertaken.

Following the failure to commence the tendering process for the general repairs across the Barbican Residential Estate (BRE) in sufficient time, the existing contract with Metwins has been extended for a further year. Concern was expressed at the cost of repairs and their failure to meet the requirements of the BRE's listed status. Contractors had not been managed.

Roles in the BEO are being filled on an interim basis pending finalisation of a new structure. The new management team of the BRE will require time to settle in. The Chair requested that leaseholders and residents are patient during that settling in period.

The detailed repairs survey undertaken by the Ben Jonson House group had revealed that warranties had not been applied against costs. It seems likely that this issue occurred in other houses too.

The timing of the production and the presentation of budgets for 2024-25 in January 2024 had caused considerable frustration and unease as scrutiny was severely limited. There was widespread recognition of the need to change the format and commentary on the budgets next year to permit effective scrutiny by leaseholders and elected members.

Agreement has been reached to set up a Programme Board, with leaseholder representation, to oversee major works on the BRE but the detailed arrangements are still awaiting approval.

Spreadsheets tracking service charges by quarter for 2023-24 and forecasts of service charges in 2024-25 by House have been circulated to House Chairs.

Chairs of the various Working Parties have been meeting regularly to share information and to co-ordinate responses on overlapping issues.

The Chair of the RCC is now regularly invited to address the BRC on RCC concerns and priorities.

Communications with the Barbican remain a matter of concern but the very well-attended town hall meeting in St Giles in January this year was well received and will be followed by further town hall meetings on a regular basis.

Priorities for the upcoming year include establishing good working relations with the new BEO team and ensuring that the transformation is undertaken and delivered. Persistence is required in dealing with the City of London Corporation.

Following the Chair's address there were a number of comments and questions including: where repairs did not meet listing requirements would leaseholders be charged for the additional work?

Bringing Property Services into the BEO will result in some additional costs. Is modelling being undertaken to compare the out turns of the old and new organisational structures? The costs of redone repairs needs to be tracked.

8. ANNUAL REVIEW OF THE RCC'S TERMS OF REFERENCE

The maps of the Barbican which are attached to the Terms of Reference need to be updated to reflect the residents floors in Frobisher Crescent.

A query was raised concerning the seventh of the Terms of Reference which states that 'To discuss routine and major works and to consult on how these will affect tenants.' The RCC officers agreed to look at this phrasing and consider what amendments might be proposed at the next AGM.

In relation item 3 of the Membership / Constitution of the Terms of Reference it was agreed that RCC officers should consider bringing forward an amendment to require at least one day's notice of candidacies. The ensuing discussion included members' concerns to have sufficient notice to consult their House Groups and the need to ensure that nominations could be taken at the meeting if no volunteers had come forward in advance.

9. ANNUAL REVIEW OF WORKING PARTIES

Oral reports were provided by Sandra Jenner (Service Charges), Ted Reilly (Climate and Zero Carbon), Jim Durcan (Gardens and Service Levels) and Tam Pollard (Asset Maintenance).

10. ANY OTHER BUSINESS

There being no other business the Chair closed the meeting at approximately 19.50.

