



Barbican Towers Lift Project – Resident Meeting

Tuesday 25th March

18:00 – 19:00

Minutes

Cromwell Tower – Podium Room

Attendees:

Dan Sanders (Chair), Lucy Sisman, Tam Pollard, Robin Pembroke, Sandy Wilson, Dr Christina Townsend, Richard Setchim, Victoria Raffe, Carl Snell (ILECS), Dr Christina Townsend

1. Welcome, Introductions & Apologies

Dan Sanders opened the meeting, welcomed attendees, and noted apologies from Dr Christina Townsend.

2. Minutes & Actions Arising

As this was the inaugural meeting of the resident steering group, there were no previous minutes or actions.

3. Terms of Reference (ToR)

Dan Sanders presented the draft Terms of Reference for the Resident Steering Group, outlining its purpose as a consultative forum to inform and support the Barbican Estate Office (BEO) and lift consultants during the tower lift modernisation project.

The group acknowledged their non-decision-making advisory role and accepted the ToR as presented. Minor wording changes have been incorporated as agreed at the meeting and issued with these minutes.

4. Project Outline – Major Modernisation vs. Full Replacement

Carl Snell (ILECS) gave an overview of the project and key considerations when comparing lift modernisation with full replacement.

Key points included:

- The lifts had a specified life expectancy of 15-20 years and had reached that.
- The previous recommendation of capital replacements has been superseded by “major modernisation, back to guides” as it avoids the burden of NH120 requirements for new lifts and the guides are better spec than similar market products available today.
- Costs reduce from £850k per lift to £550k per lift (rounded).
- Carl oversaw similar project for Southend Council which went well and took the same proposed route as “major modernisation back to guides”

- The major modernisation retains 3 main components:
 - i.) Guides
 - ii.) Cart Frame
 - iii.) Counterweight
- Replacement rollers are expected to be quieter
- Ropes will be replaced
- Parts from removed lifts will be available for lifts awaiting modernisation.
- Carl has indications from contractors interested in tendering.

5. Cost and Phasing Options

Dan Sanders outlined potential phasing options, which could include sequential or parallel works across the towers. Financial implications are still being developed.

It was confirmed that works are likely to take place over 2-3 years and access options during downtime will need to be fully considered, especially for vulnerable residents.

6. Risk Register

A high-level risk register is being drafted. Key risks discussed included:

- Service disruptions to residents during works
- Technical complexity due to the original design and vertical layout
- Cost inflation and procurement risk
- Regulatory requirements (e.g., Building Safety Act)

Residents requested a copy of the risk register and it was agreed this would be shared ahead of the next meeting.

7. Resident Feedback Group

It was confirmed that this steering group will serve as the main channel for feedback during the design and planning phase. Dan encouraged residents to share wider resident sentiment and raise any localised concerns through this forum.

8. Actions and Next Steps

Agreed actions:

- Share full ILECS technical assessment report with the group (BEO)
- Circulate draft risk register to the group (BEO)
- Confirm phasing and financial planning options at the next meeting
- Schedule follow-up meeting for mid-late April
- A CAPEX vs. Running costs estimate for both options from ILECS.
- A finance paper for project cost spreading (that will likely be means tested) to be produced ASAP.

9. Any Other Business

Dan Castle noted BEO working on lift alarms not connecting to concierge red phones. (Kit is obsolete) – update for next meeting following trials on the Estate.