

Committee(s): Residents Consultation Barbican Residential	Dated: 28 April 2025 12 May 2025
Subject: Assistant Director's Update	Public
This proposal:	Report of Assistant Director
If so, how much?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: The Executive Director of Community & Children's Services	For Information
Report author: Daniel Sanders – Assistant Director – Barbican Estate	

Summary

This report seeks to inform members of the RCC/BRC on workstreams that are ongoing since the last meeting but are not full committee reports or covered under MRPB/RepCom.

Main Report

Heating Survey:

The heating survey approved by members of the BRC in December has started, we have had drone surveys carry out heat mapping inspections on the blocks and individuals are in the process of having monitoring equipment installed within apartments. We are also collecting data through the Summer to ensure any potential resolutions do not have adverse effects on the thermal performance of the building from an overheating perspective.

Barbican App:

We have delayed the launch of our Barbican App due to resource constraints impacting the project. We are now strategically timing the launch with the issuing of our new communication strategy. We anticipate this will be within the next 6-8 weeks.

Brandon Mews Canopy:

Avanti have received all documentation held by the Corporation on the Brandon Mews Canopy as well as visiting the site and are in the process of writing their options appraisal which we will have in time for the next scheduled RCC/BRC.
Barbican Estate Office Restructure

Our consultation period has now expired, and we are in the process of raising recruitment permissions to fill the vacant positions within the new structure and ensure all assimilation and promotions are processed. We anticipate having a fully resourced BEO by August 2025. This includes job advertisement, shortlisting, interviews, offers, background checks and notice periods being served.

Roof Repairs – Replacement plans and timelines

We are proceeding with procuring architectural services to replace the roofs on Ben Johnson House, Defoe House and Breton House. These buildings are identified as some of the worst effect by water penetration.

We are aware cost liability may be impacted by the review of the forensic expert but as we will not be incurring the project costs at this stage (we will be going through technical design and procurement) we agreed with BJH and Defoe House we would proceed and issue S20 on the basis we would review cost allocations pre any work instructions.

Service Charges

The assistant Directors sent an update on service charges to all leaseholders (attached as an appendix).

Conclusion

I believe we have made significant progress in my first year at the Barbican Estate but acknowledge we have a long way to go with a lot of key work going on over the next 3-6 months.

Appendix 1 – Accounts Update