

<b>Committee(s):</b> Barbican Estate Residents Consultation Committee Barbican Residential Committee	<b>Dated:</b> 1 September 2025 15 September 2025
<b>Subject:</b> Repairs & Maintenance	<b>Public</b>
<b>This proposal:</b>	To approve proposals for lot 2 (repairs and maintenance) function to be carried out via an in-house model.
<b>If so, how much?</b>	No additional funds to contract commitment with current provider.
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	Service Charge
<b>Report of:</b> The Executive Director of Community & Children's Services	<b>For Information</b>
<b>Report author:</b> Daniel Sanders – Director of Property & Estate Management	

### Summary

Chigwell Group has declared their intent to exit the Barbican maintenance contract, citing commercial non-viability and the City of London has formally accepted their resignation, the contract end date is 24<sup>th</sup> December 2025.

In response, the BEO proposes moving to a Direct In-House Team (DIHT) model, fully integrated within the Barbican Estate Office.

### Recommendation(s)

Members are asked to:

- Note the contents of the report.
- Approve the resourcing requirements to move the Lot 2 repairs and maintenance service to delivered in-house as set out in the business case.

### Main Report

The business case (appended) sets out the following:

- Executive Summary
- Reason for Chigwell Exit

- Current Model
- Previous Tender Exercise & Decisions Moving Forward
- Direct In-House-Team (DIHT) vs Direct Labour Organisation (DLO)
- Proposed In House Model
- Cost Analysis
- Risk Register
- Pre-start Assurances
- Delivery Board
- Implementation timeline

### **Funding Strategy**

The funding for lot 2 has been previously agreed at committee and there is no presented change or increase to the previously agreed funding strategy (service charge).

### **Appendices**

Appendix 1 Business Case

Contact: Daniel Sanders – [dan.sanders@cityoflondon.gov.uk](mailto:dan.sanders@cityoflondon.gov.uk)

**Daniel Sanders – Director of Property and Estate Management**