

Committee(s): Barbican Estate Residents Consultation Committee Barbican Residential Committee	Dated: 1 September 2025 15 September 2025
Subject: Repairs & Maintenance	Public
This proposal:	To approve proposals for lot 2 (repairs and maintenance) function to be carried out via an in-house model.
If so, how much?	No additional funds to contract commitment with current provider.
Has this Funding Source been agreed with the Chamberlain's Department?	Service Charge
Report of: The Executive Director of Community & Children's Services	For Decision
Report author: 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 24th 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

Daniel Sanders – Director of Property and Estate Management