

BARBICAN RESIDENTIAL COMMITTEE
Monday, 12 May 2025

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 12 May 2025 at 1.45 pm

Present

Members:

Deputy Anne Corbett (Chair)
Mark Wheatley (Deputy Chair)
Dawn Frampton
Adam Hogg
Sandra Jenner
Deputy Ceri Wilkins
Jacqui Webster

In attendance

Mercy Haggerty, Cripplegate Ward Member
Jo Boait, RCC Chair

Officers:

Judith Finlay	- Director, Community and Children's Services
Mark Jarvis	- Head of Finance
Dan Sanders	- Assistant Director, Barbican Estate
Eoin Doyle	- Community and Children's Services
Daniel Castle	- Community and Children's Services
Graham Sheret	- Community and Children's Services
Kirpal Kaur	- Assistant City Solicitor
Callum Southern	- City Bridge Foundation
Zoe Williams	- Town Clerk's

At the Outset of this meeting Deputy Helen Fentimen moved Mark Wheatley into the Chair until the appointment of Chair at agenda item 4, which was uncontested.

1. APOLOGIES

Apologies were received from Tim McNally and Steve Goodman.

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

There were no declarations.

3. ORDER OF THE COURT OF COMMON COUNCIL

The Committee received the Order of the Court dated 25th April 2025, appointing the Committee and approving its Terms of Reference.

4. ELECTION OF CHAIR

The Board elected a Chairman in accordance with Standing Order 28. The Town Clerk informed the Board that Deputy Anne Corbett, being the only Member expressing their willingness to serve, was duly declared Chairman of the Barbican Residential Committee for the ensuing year and took the Chair for the remainder of the meeting.

RESOLVED, that – Deputy Anne Corbett be elected Chairman of the Barbican Residential Committee for the ensuing year.

5. ELECTION OF DEPUTY CHAIR

The Board proceeded to elect a Deputy Chairman in accordance with Standing Order No. 29. The Town Clerk informed the Committee that Mark Wheatley, being the only Member expressing their willingness to serve, was duly declared Deputy Chairman of the Barbican Residential Committee for the ensuing year.

RESOLVED, that – Mark Wheatley be elected Deputy Chairman of the Barbican Residential Committee for the ensuing year.

It was moved by Deputy Anne Corbett, seconded by Deputy Helen Fentimen and RESOLVED UNANIMOUSLY, That - the Members of the Barbican Residential Committee wish to place on record their sincere appreciation to:

MARK WHEATLEY

for his dedicated and strategic leadership of the Committee.

Mark has played a crucial role in steering the Barbican Residential Committee through a transformative period, ensuring that resident concerns are heard while maintaining the operational and financial integrity of the Estate.

His leadership has fostered stronger working relationships between the City Corporation and Barbican residents, reinforcing transparency, accountability, and a shared vision for the future of the Estate.

Mark has been instrumental in overseeing key transformation projects, particularly those aimed at modernising Estate management, improving resident services, and enhancing building infrastructure. His tenure has seen critical advancements in the delivery of maintenance, safety, and sustainability initiatives, all designed to preserve and enhance the unique character of the Barbican Estate.

Mark has also led the committee during an important period of governance review, ensuring that the structures supporting Barbican residents remain effective, responsive, and legally compliant. His commitment to resident consultation and fair decision-making has been evident in his approach to resolving complex issues, from leaseholder concerns to service charge transparency.

To ensure continuity through a period of major change, the Committee welcomed Mark's continued leadership for an additional year, allowing for the completion of key projects crucially, the conclusion of the Transformation Board.

Members would like to express their gratitude for Mark's unwavering commitment to the Barbican Residential Committee, his support of resident interests, and his strategic vision for the Estate's future.

6. **MINUTES**

RESOLVED, that – the public minutes and non-public summary of the previous meeting held on 17 February 2025 were agreed as a correct record.

Under this item the Chair of the Barbican Resident's Consultation Committee (RCC) was invited to speak on matters relating to the most recent RCC meeting. Members noted the following:

Appointment of The Forensic Architect

Members were aware that this appointment would be split into two phases with the initial phase determining the liability for costs.

The Barbican Estate Office Governance Review

Whilst the governance review was well received, Members asked that the definition of the City of London Corporation as freeholder be extended to include 'landlord'.

Lift Project

A Member noted that two lift surveys had been conducted within two years and the Assistant Director confirmed that he shall investigate further to determine who is responsible for payment of these surveys.

The inclusion of resident engagement for the plans for the tower lifts was welcomed by the RCC.

The Assistant Director's Report

The mentioning of the procurement exercise for the three houses which needed new roof coverings and it was mentioned at the RCC meeting that Members expected Avanti Architects to investigate the whole envelope of the building and options for materials which might have a lifespan of more than 25 years. The Architect would also be responsible for producing a maintenance programme and repair methodology for lower floors.

Working Party Updates

Regarding service charge, Members were yet to receive a breakdown of the charge for City overheads of £1.3 Million and were expecting explanations of both the formula used and the actual sums of the year. However, it was understood that the Service Charge Working party would be discussing this matter at their next meeting and a detailed analysis would be provided by officers also.

Any Other Business

Concern was raised regarding a rough sleeper in Willoughby House who allegedly had a key to access the parts of the Barbican Estate.

In response to concerns raised about security issues due to this individual the Executive Director, Community and Children's Services confirmed that a discussion with the Head of Rough Sleeping had taken place and officers were engaged actively with this individual but the situation was still yet to be resolved.

7. OUTSTANDING ACTIONS

Members noted the actions tracker.

8. APPOINTMENT OF FORENSIC ARCHITECT (EXPERT WITNESS)

The Committee received a report of the Executive Director, Community and Children's Services in respect of the appointment of a Forensic Architect (Expert Witness) to determine the liability and magnitude of costs related to the rectification of the problems with roofs, windows, drainage systems and the fabric of Ben Jonson House.

The Assistant Director advised Members of the BEO's intention to employ a Forensic Architect to design, install and maintain the roof of Ben Jonson House. The appointed expert witness would also identify any potential liability for costs and once this exercise had been completed that an extrapolation would be able to take place and be used for across Barbican Estate.

The Assistant Director confirmed seeking of approval for the decision to appoint an expert witness shall be brought to Committee in September 2025 and the at this meeting more detail of the timescale for this project would be revealed. However, prior to this meeting he would ensure that residents were well informed of the stages of this process.

RESOLVED, that – the report and its contents be noted.

9. **REPCOM**

The Committee received a report of The Executive Director, Community and Children's Services in respect of an update concerning the recently established Reporting Committee.

The Assistant Director highlighted the Reporting Committee's desire for transparency and noted the calendar of meetings and agenda forward plan listed within the report. Reports would be sent to both House Chairs and the RCC and BRC.

RESOLVED, that – the report and its contents be noted.

10. **THE BARBICAN ESTATE OFFICE GOVERNANCE REVIEW**

The Committee received a report of The Executive Director, Community and Children's Services in respect of The Barbican Estate Office Governance Review and Members were asked to review the Terms of Reference attached with this report, so that the BEO may approach consultants to carry out the governance review.

A Member asked if the process of approaching consultants to undertake a governance review could be accelerated, however given the timeline listed within the report the Assistant Director was unable to guarantee an acceleration of the process but would consider any opportunity, if available, to do so if it were to arise whilst not compromising quality of the work of the consultant.

The Committee discussed the RCC subsidiary fora, as noted at the previous RCC meeting, and Members recognised that the RCC was a City Corporation supported Committee and should be included in the Governance Review and any recommendations made as the result of the review be implemented. The Executive Director, Community and Children's Services confirmed that the RCC would be part of the review process and recommendations shall be implemented. The Committee agreed that the reference on page 36 of the report, *Residents' Consultative Committee and its subsidiary fora (RCC) – A resident advisory body with no decision-making powers*, was sufficient.

The Chair asked the Town Clerk to check original documentation since it was cited that it was agreed previously that the RCC would undertake further duties concerning the Barbican Estate over a period of time.

RESOLVED, that – Members approved the Terms of Reference attached with this report and granted officers the approval to approach consultants to carry out the governance review.

11. **REPAIRS AND MAINTENANCE UPDATE**

The Committee received a report of The Executive Director, Community and Children's Services in respect of a repairs and maintenance update regarding the Barbican Estate outlining the agreed principles for work charging which provided leaseholders with an understanding of the BEO's stringent contractor management.

A Member advised the Committee of the RCC's intention to include three items: for the leaseholders not to be charged for duplicate repairs; to ensure that repairs and maintenance are compliant with the statutory obligation including Section 20. Consultation requirements and to ensure that expenditure is not incurred and charged to leaseholders who were rightfully landlords.

Correspondence from a Barbican resident was noted and they had asked for clarity regarding the separation of repairs and maintenance and housing management from social housing contracts for tenants and leaseholders, the Member encouraged officers to make clear the distinction of responsibilities in the relevant newsletter. Officers agreed to provide further clarity in the next newsletter.

RESOLVED, that – the report and its contents be noted.

12. MAJOR WORK PROGRAMMES BOARD UPDATE

The Committee received a report of The Executive Director, Community and Children's Services in respect of an update concerning the Major Works Programme Board.

The Chair asked whether all residents were clear of the status and relationship between the various groups associated with the work of the BRC and RCC, and it'd be useful for a diagram displaying the membership of each group to be shared with Barbican residents. The Assistant Director agreed and advised that the work of these groups would become clearer to residents following the completion of the governance review.

RESOLVED, that – the reports and its contents be noted.

13. LIFT PROJECT - TERMS OF REFERENCE (WORKING GROUP) & STRATEGY UPDATE

The Committee received a report of The Executive Director, Community and Children's Services in respect of Tower Lifts situated on the Barbican Estate, and Members were asked to approve the proposal to move ahead to the tendering and specification phase of major modernisation for the tower lift replacement, and the terms of reference (working group).

The Assistant Director advised the Committee of the BEO's recommendation for major modernisation of the tower lifts situated on the Barbican Estate with the intention to replace all lift components and retaining the guides, frame of the lift carts and the counterweight. He noted to commitments made at the RCC to compare the effect of major capital project replacement compared to maintaining lifts which were deemed obsolete to identify the return on investment in future years.

RESOLVED, that – Members approved the proposal to proceed to the specification and tendering phase of the major modernisation for the tower lifts.

14. **ASSISTANT DIRECTOR'S REPORT (INC HEATING SURVEY, BRANDON MEWS CANOPY & APP PROJECT)**

The Committee Received a report of The Executive Director, Community and Children's Services which sought to inform members of the ongoing workstreams.

During the discussion the Assistant Director provided updates on the following:

Heating Survey

- Heat survey was underway at the time of this meeting and although parts of monitoring during the winter period was missed sensors within apartments had been installed and drone surveys conducted. Data would also be collected during summer, autumn and winter.

Barbican App

- The launch of the Barbican App had been delayed due to resourcing issues and were keen to launch the app alongside the BEO's new communication strategy in approximately 6-8 weeks.

Brandon Mews Canopy

- Avanti Architects had been selected as the contractors to undertake an options appraisal of the canopy, and had since reviewed the canopy and would be conducting resident engagement sessions imminently.

Roof Repairs and Replacements

- The BEO was proceeding to procure architectural services to replace roofs at Ben Jonson, Defoe House and Bunyon House since these houses were identified as some of the worst affected by water penetration.

Service Charges

- The BEO was to reissue a letter concerning service charges to all Barbican Residents imminently.

The Chair asked for further information about the ongoing maintenance programme and the Assistant Director agreed to update Members at a subsequent meeting.

A Member asked about commitment to annual audits and asked for the progress of the appointing auditors and when they shall commence work. The Assistant Director advised that at the next Service Charge Working Party meeting the BEO would provide a recommendation for an auditor to be appointed.

15. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

A Member raised an incident that occurred on the Barbican Estate and noted parents upset regarding this incident and asked the Member on their behalf to consider installation of CCTV cameras across the Barbican Estate. The Executive Director, Community and Children's Services agreed to investigate further the introduction of CCTV cameras and other safety measures (such as Park Guards) and provide an update at a subsequent meeting. Officers would note in the Barbican Newsletter any further information, where appropriate, in relation to this.

An update regarding Blake Tower was asked and the Executive Director, Community and Children's Services confirmed that officers were actively working on issue and the transfer of management of the Blake Tower back to the City Corporation was expected but there was no confirmed date of transfer at the time of this meeting. Officers had issued an Improvement Notice, under the Housing Act 2004, and were actively engaged in resolving issues with Redrow Barrett which also set out the fire safety problems with the tower and works needed to resolve these. The Executive Director would provide a comprehensive report at a future meeting and as point of clarification advised that if there was an early transfer there wouldn't be an impact on service charge for existing Barbican Residents.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent items of business.

17. EXCLUSION OF THE PUBLIC

RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.

18. NON-PUBLIC MINUTES

RESOLVED, that – the non-public minutes of the previous meeting held on 17 February 2025 were approved as a correct record.

19. NON-COMPLIANT WAIVER REPORT FOR PROCUREMENT CODE BREACH FOR THE BARBICAN FIRE DOOR REPLACEMENT PROGRAMME

The Committee received a report of the Director, Community and Children's Services in respect of a Non- Compliant Waiver Report for Procurement Code Breach for The Barbican Fire Door Replacement Programme.

RESOLVED, that – the report and its contents be noted.

20. BARBICAN FIRE DOOR REPLACEMENT PROGRAMME

The Committee received a report of the Director, Community and Children's Services in respect of the Barbican Fire Door Replacement Programme.

RESOLVED, that – the Barbican Residential Committee noted the contents of the report and approved the recommendation listed within the report.

21. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no non-public questions.

22. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no urgent items of business.

The meeting ended at Time Not Specified

Chairman

Contact Officer: Rhys Campbell
Rhys.Campbell@cityoflondon.gov.uk