

Project Briefing

Project identifier			
[1a] Unique Project Identifier	TBC	[1b] Departmental Reference Number	TBC
[2] Core Project Name	Barbican Roof and Balcony Renewal Programme		
[3] Programme Affiliation <i>(if applicable)</i>	N/A		

Ownership	
[4] Chief Officer has signed off on this document	Dan Sanders
[5] Senior Responsible Officer	Eoin Doyle
[6] Project Manager	Graham Sheret

Description and purpose					
[7] Project Mission statement / Elevator pitch					
This project will address roof and balcony waterproofing renewals, across the Barbican Estate, to prevent water penetration from occurring and subsequent deterioration of the estate. Works will be specified and monitored and by conservation architects who have extensive experience of work on concrete structures. The works will be undertaken in phases based on the condition of the roof coverings as identified in surveys undertaken in 2024, see below, and will commence with Ben Jonson House, Bunyan House, Defoe House and Postern.					
[8] Definition of Need: What is the problem we are trying to solve or opportunity we are trying to realise (i.e. the reasons why we should make a change)?					
The City has legal responsibilities as freeholder of the Barbican Estate to undertake maintenance to protect the assets from deterioration. Given the age of the roof coverings across the Estate most of the roofs are now in need of renewal due to the natural ageing process. This was identified in surveys undertaken by Scope Building Surveyors in 2024 who stated that all roofs had exceeded or were about to exceed their life expectancy and therefore carrying an increased risk of failure leading to water penetration into the flats below.					
[9] What is the link to the City of London Corporate plan outcomes?					
[4] Communities are cohesive and have suitable housing and facilities. [9] Our spaces are secure, resilient and well-maintained.					
[10] What is the link to the departmental business plan objectives?					
Tenants and leaseholders live in well maintained and managed homes and estates.					
[11] Note all which apply:					
Officer: Project developed from Officer initiation	Y	Member: Project developed from Member initiation	N	Corporate: Project developed as a large scale Corporate initiative	N
Mandatory:	N	Sustainability:	N	Improvement:	N

Compliance with legislation, policy and audit		Essential for business continuity		New opportunity/ idea that leads to improvement	
---	--	-----------------------------------	--	---	--

Project Benchmarking:	
[12] What are the top 3 measures of success which will indicate that the project has achieved its aims?	
1) Barbican Estate maintained to the high standards required.	
2) Works are managed to minimise disruption to residents and impact on the general public and wider public realm.	
3) Resident satisfaction above City's corporate targets.	
[13] Will this project have any measurable legacy benefits/outcome that we will need to track after the end of the 'delivery' phase? If so, what are they and how will you track them? (E.g. cost savings, quality etc.)	
N/A	
[14] What is the expected delivery cost of this project (range values)[£]?	
Lower Range estimate: £30,000,000 Upper Range estimate: £35,000,000	
[15] Total anticipated on-going revenue commitment post-delivery (lifecycle costs)[£]:	
N/A	
[16] What are the expected sources of funding for this project?	
The project is funded by the City Fund, the majority of the cost (circa 95%) is recoverable by way of service charges from long leaseholders.	
[17] What is the expected delivery timeframe for this project (range values)? Are there any deadlines which must be met (e.g. statutory obligations)?	
Lower Range estimate: September 2025 – September 2030 Upper Range estimate: September 2025 – September 2032 Project timeframes will be dependent upon whether the project is required to receive Building Safety Regulator approval.	

Project Impact:	
[18] Will this project generate public or media impact and response which the City of London will need to manage? Will this be a high-profile activity with public and media momentum?	
No	
[19] Who has been actively consulted to develop this project to this stage?	
<(Add additional internal or external stakeholders where required) >	
Project Board	Housing Programme Board
Chamberlains: Finance	Officer Name:

Chamberlains: Procurement	Officer Name:
IT	Officer Name: N/A
HR	Officer Name: N/A
Communications	Officer Name: N/A
Corporate Property	Officer Name: N/A
Estate Management	Officer Name: Luke Barton
Property Services	Officer Name: Eoin Doyle
[20] Is this project being delivered internally on behalf of another department? If not ignore this question. If so: Please note the Client supplier departments. Who will be the Officer responsible for the designing of the project? If the supplier department will take over the day-to-day responsibility for the project, when will this occur in its design and delivery?	
Client	Department: N/A
Supplier	Department: N/A
Supplier	Department: N/A
Project Design Manager	Department: N/A
Design/Delivery handover to Supplier	Gateway stage: N/A