

Committee(s): Barbican Estate Residents Consultation Committee Barbican Residential Committee	Dated: 3 November 2025 17 November 2025
Subject: Report of the Major Works Programme Board	Public
This proposal: <ul style="list-style-type: none"> • provides statutory duties 	Providing Excellent Services
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 – Director of Property & Estate Management	

Summary

This report updates Members of the RCC/BRC on the recent work of the Major Works Programme Board (MWPB). The meeting was held on 3rd September and 1st October 2025 at the Barbican Estate Office. The Board reviewed progress on the Planned Preventative Maintenance (PPM) Programme, Contracts Matrix, Project Tracker, and Capital Expenditure Plan and draft compliance risk register.

The appended documents provide the latest working versions of these key programme management tools.

Recommendation

Members are asked to note the report.

Main Report

Planned Preventative Maintenance (PPM)

- The Board reviewed updates to the PPM Schedule, which outlines cyclical maintenance activities across the estate.
- A meeting is scheduled next month to clarify responsibility for shared spaces such as the podium and lakes, with joint City of London and Barbican Centre input.
- Members supported the proposal to map responsibilities and funding sources, identifying Who is responsible? and Who pays?

- It was noted that future iterations of the PPM will include evidence attachments confirming task completion and that task frequencies should be expressed as calendar dates for clarity.

Contracts Matrix

- The Contracts Matrix was reviewed as part of ongoing contract consolidation and monitoring.
- Contract values are being populated from PCA forms, and current contract end dates will be added for completeness.
- Clarity improvements were requested to ensure document titles and terminology are consistent and descriptive.

Compliance Risk Register

- The Compliance Register remains under development and will be reformatted for improved readability and accuracy over the coming months.
- It was agreed that compliance data should present a real-time picture rather than a static risk log, with clearer distinction between statutory and non-statutory requirements.
- The register will identify responsible officers and any delegated individuals for each compliance area.
- Work is under way to integrate the compliance tool with the PPM system to allow live compliance tracking.

Project Tracker

The Board reviewed progress on several ongoing and planned projects.

Fire Signage:

- The fire signage pilot for Bunyan was discussed. Errors in the original drawings for Bunyan and Ben Jonson are being corrected with BB7 (fire engineers).
- A new pilot block will be identified following feedback that Bunyan was not suitable.
- Resident consultation and sample boards will form part of the next phase.

Fire Doors:

- Testing is under way with Gerda Security for proposed letterbox designs.
- It was agreed that a one-page highlight report will be produced for each live project, summarising sponsor, manager, timeline, cost, and risks.

- A resident working group will be established once the pilot fire door is in place.

Brandon Mews Canopy:

- A joint meeting will be arranged with consultants, MWPB members, and Brandon Mews leaseholders.

Lift Replacements:

- Resident engagement has taken place regarding Tower lifts. A FAQ sheet and Section 20 notice are being prepared.

Expert Witness (Ben Jonson):

- Jane Cook (expert witness) to visit the estate in advance of the pre-start meeting.

Capital Expenditure Plan

- The Board reviewed the Capital Expenditure Plan and agreed it should clearly distinguish between City Fund and leaseholder contributions.
- The total of £106 million represents an 11-year period, not five years; documentation to be corrected.
- Members requested clear criteria for what constitutes a Major Works project and consistency between the CapEx report and the Project Tracker.
- It was agreed that TBC figures and VAT estimates must be transparently presented in future versions.

Minutes, Actions and Papers

Given the size of the agenda pack, the Board agreed not to include all minutes and actions in every RCC/BRC pack. Transparency remains essential so residents can see the Committee's progress.

Action: D. Sanders to liaise with the Corporation's website team to create dedicated webpages for both the MWPB and Reporting Committee to publish papers openly, with links provided in future committee packs.

Alignment of Reporting and Planning Cycles

The Board recognised that some workstreams and reporting mechanisms currently use different quarterly references (calendar versus financial). To ensure consistency,

it was agreed that all planning, reporting, and performance monitoring will align with the financial year as the primary driver for all activity.

Accordingly, agenda plans will cover 1 April 2026 – 31 March 2027 and be presented to the February 2026 RCC/BRC for review and approval.

Appendix 1 – PPM

Appendix 2 – Contracts Matrix

Appendix 3 – Capital Expenditure Plan

Appendix 4 – Project Tracker

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