BARBICAN RESIDENTIAL COMMITTEE
Monday, 15 September 2025

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 15 September 2025 at 1.45 pm

Present

Members:
Deputy Anne Corbett (Chair)
Mark Wheatley (Deputy Chair)
Deputy Helen Fentimen OBE JP
Dawn Frampton
Mercy Haggerty
Adam Hogg
Tim McNally
Deputy Ceri Wilkins

In attendance
Jacqui Webster - Cripplegate Ward Member
Jo Boait – RCC, Chair
Jim Durcan – Chair, Service Level Working Party

Officers:

Judith Finlay	-	Executive Director, Community and Children’s Services
Dan Sanders	-	Director of Property and Estate, Barbican Estate
Mark Jarvis	-	Head of Finance
Eoin Doyle	-	Community and Children’s Services
Daniel Castle	-	Community and Children’s Services
William Roberts	-	Community and Children’s Services
Rebecca Bello	-	Community and Children’s Services
Kaur Kirpal	-	Assistant City Solicitor
Chandni Tanna	-	Town Clerk’s
Rhys Campbell	-	Town Clerk’s

1. **APOLOGIES**

Apologies were received from Jacqui Webster in advance of this meeting, however she attended this meeting virtually.

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

There were no declarations.

3. MINUTES

The Town Clerk informed the Committee of one correction to the minutes, to record Deputy Helen Fentimen's attendance for May's meeting.

RESOLVED, that - the public minutes and non-public summary of the meeting held on 12 May 2025 were approved as a correct record, as amended.

4. OUTSTANDING ACTIONS

Members noted the actions tracker and during this discussion the following points were raised:

1. The Director of Property & Estate, Barbican Estate advised the Committee of work concerning anti-social behaviour and officers had taken reactive works to address graffiti on the estate and that the BEO was working to achieve the Anti-Social Behaviour Strategy linked with estate security, and a report detailing further information concerning this was expected to be submitted to Committee at a subsequent meeting. The Deputy Chair asked whether information gathered by a Barbican Resident shall feed into this report and the Director confirmed that the resident was feeding into the proposal and that a wider consultation would be extended to Barbican residents and the Barbican Association.

2. In respect of Lambert Jones roof the Committee was advised that work had been undertaken to remove limescale in the downpipes which had been the cause of the collection of water. The Director confirmed that a broader update would be featured on the action tracker at the next meeting.

5. BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE MINUTES

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:

<u>Appointment of Expert Witness</u>

Members were advised that the RCC were pleased to receive this report and several RCC Members were involved with the tender process and had formed part of the review panel since the appointment of an independent Expert Witness to apportion liability was a key part of the process to agree restitution.

<u>Service Charge Leaseholder Updates</u>

The RCC Chair asked for further improvement to be made on the style of the draft reports so that they could be easily understood and highlighted that the reports had not been reviewed by the Service Charge Working Party (SCWP) prior to its submission to Committee. Following the previous RCC meeting it had been agreed that the Service Charge Working Party would review this report before it had been distributed to leaseholders.

<u>Barbican Residential Estate Lift Refurbishment</u>

The RCC welcomed the proposal to appoint a design team and develop a works specification for the Tower lifts and were pleased to hear that relevant Houses would be consulted fully before approval was requested in respect of the Terrace Lifts.

<u>Barbican Estate Roof and Balcony Renewal Programme and Barbican Estate Window Repairs Programme</u>

The RCC were disappointed to receive these Gateway reports and it was confirmed at the meeting that these two Gateway projects would form part of a single coordinated Building Envelope strategy that would be overseen by a lead architect.

There were strong objections for the inclusion of Brandon Mews Canopy from the Brandon Mews Canopy representative and the Brandon Mews representative asked for Brandon Mews to be removed from the proposal since the proposal implied that a new canopy was needed, despite the Avanti review of the Brandon Mews options not having been concluded at the time of this meeting.

There were further objections from several RCC Members in respect of the 95% liability costs. The Director of Property & Estates, Barbican Estate noted that the work of the Expert Witness may impact the liability for costs. However, he reminded the Committee that the legal position was that the leaseholders were liable for these costs. He also advised that warranties would be sought for the work, balancing cost against quality and the length of the warranty. In addition, processes regarding potential claims on the warranties would also be put in place.

6. REPAIRS & MAINTENANCE

The Committee received a report of the Executive Director of Community & Children’s Services in respect of Repairs & Maintenance following Chigwell Group having declared their intent to exit the Barbican reactive repairs / maintenance contract, citing commercial non-viability and the City of London formally accepting their resignation, with a contract end date of 24 December 2025.

The Director of Property and Estate Management advised the Committee that the report described the rationale for bringing this service in-house and how it would be delivered. He advised the Committee that lot 2 concerned reactive repairs and lot 3 involved water penetration. Lot 3 was running smoothly under Elkins and there was no proposal to adjust this, however it was proposed that lot 2 would be brought in-house. Officers were expected provide the Committee with a detailed implementation plan at a subsequent meeting as they would engage further with stakeholders following this meeting to ensure that the movement to an in-house service was successful and addressed the needs of the Barbican Estate.

A Member asked if there was any aspiration to convert in-house service to a direct labour organisation in the future to which the Director responded by saying that by bringing reactive repairs in-house the BEO would hold direct control over service delivery and allowed the BEO to engage with residents. The move would provide the BEO with flexibility to continually review and improve. The Director also informed the Committee that a set of service level agreements monitored by KPI's would be brought to the attention of the RCC and BRC periodically to better review service delivery.

In respect of Chigwell Group's exit, a Member asked for further details for their withdrawal from the Barbican Estate and not the Golden Lane Estate. The Director admitted that at the time of this meeting officers were not provided with a sufficient explanation to the reasoning for their exit although it was noted that the Barbican Estate's management of contract operated at a different model compared to other Housing Revenue Account (HRA) stock. A Member emphasised that there should not be different levels of management compared to any other social housing estates and quality assurance standards should remain the same. The Executive Director, Community and Children's Services confirmed that there were no differences in the management of Chigwell.

The Director advised the Committee that Members were being asked to approve that lot 2 (reactive repairs/maintenance) be moved to an in-house model operated by the BEO and a detailed phased implementation plan would be submitted to Committee at its next meeting.

In respect of resident satisfaction it was suggested that this resident engagement be inbuilt into the initial phase of every job which featured a resident element and asked that officers considered the loss of institutional knowledge, particularly concerning the transition from Metwin to Chigwell, when undertaking work relating to leaseholder engagement. The Director agreed to include resident involvement from the outset and officers were aware of the importance of retaining staff with institutional knowledge beneficial to the Barbican Estate.

A Member asked for further details regarding proposals for a temporary contract during the transition period following Chigwell's exit. The Committee was advised that conversations had taken place with Elkins and it was expected that they would be on hand to support during this transitional period.

RESOLVED, that – the Committee approve that Lot 2 (reactive repairs and maintenance services) be moved to an in-house model operated by the BEO, and that a detailed phased implementation plan would be submitted to the Committee at its next meeting.

7. **APPOINTMENT OF EXPERT WITNESS**

The Committee received a report of the Executive Director, Community & Children's Services which noted the agreement to appoint an expert witness/forensic architect to determine the apportionment of liability with respect to the costs related to the rectification of the problems with the fabric of Ben Jonson House.

RESOLVED, that – the Committee approve the appointment of Hawkins as the Expert Witness/Forensic Architect to determine liability and magnitude of costs related to the rectification of the problems with the fabric of Ben Jonson House.

8. **BARBICAN RESIDENTIAL ESTATE LIFT REFURBISHMENT**

The Committee received a report of the Executive Director, Community & Children's Services in respect of the Barbican Residential Estate Lift Refurbishment Programme.

RESOLVED, that – the Barbican Residential Committee:

- Approve this project to progress onwards to Gateway 3 – Outline Options Appraisal via the complex approval track;

- Approve that the budget of £438,000 is granted to reach the next Gateway for the Phase 1 works;

- Note the total estimated project budget of the Phase 1 works is estimated at c.£6,312,000. The total estimated project budget and estimated costs of Phase 1 will be refined again at Gateway 3.

9. **G1/G2 - ROOF & WINDOWS**

Item 9, was received in conjunction with items 10 and 11.

The Committee received a report of the Executive Director of Community & Children's Services in respect of two Gateway 2 reports (Roof and Balcony Renewal Programme and Window Repairs Programme) for consideration.

The Director confirmed that the requested approval would not include Brandon Mews following the objection from the Brandon Mews representative at the previous RCC meeting. Although from an officer's perspective it was correct to include Brandon Mews within the proposal listed within the report. A Member asked If there were any cost implications or other factors which prompted the reasoning for Brandon Mews' objection and the Committee were told that the design of the Brandon Mews Canopy was unique and should be treated separately to other roofs on the estate, and that the canopy existed to cover up an existing fault, and officers wanted to ensure leaseholders' satisfaction before moving forward with the proposal. The Member was worried about the oncosts for other blocks and asked if other blocks would incur further costs following Brandon Mews removal from the programme. The Director advised that the proposal were under lease terms of recoverability and costs could be recovered via service charge at 95% as this was the legal position.

A Member asked for further details on the progress made to address water ingress experienced in some parts of the Barbican Estate. The Committee was advised that some work had been undertaken on the roof of Postern, due to the immediate water penetration issue, and further work had commenced in relation to temporary and permanent repairs to be undertaken on the Barbican Estate.

RESOLVED, that – the Barbican Residential Committee:

- Approve the Gateway 2 reports for both the Roof & Balcony Renewal Programme and the Window Repairs Programme, allowing both projects to progress;
- Note that while the reports are separate to facilitate specialist procurement, they form part of a single coordinated Building Envelope strategy overseen by a lead architect;
- Note the funding strategy (service charge with local risk contribution) and the potential for future adjustments.

10. BARBICAN ESTATE ROOF AND BALCONY RENEWAL PROGRAMME

The Committee received a report of the Executive Director of Community & Children's Services in respect of two Gateway 2 reports (Roof and Balcony Renewal Programme and Window Repairs Programme) for approval.

RESOLVED, that – the Barbican Residential Committee:

- Approve the project to progress to Gateway 3/4 (Options Appraisal) via the regular approval track;
- Approve a budget of £765,000 to reach the next Gateway (G3/4) for the Phase 1 works;
- Note the total estimated cost of the Phase 1 capital works is estimated at circa £9,355,874 at this stage but will be determined at feasibility stage G1/2 with an overall project cost of £38,000,000. The project costs for each Phase will be refined again at gateway G3/4.

11. BARBICAN ESTATE WINDOW REPAIRS PROGRAMME

The Committee received a report of the Executive Director, Community and Children's Services in respect of the Barbican Estate Windows Repairs Programme.

RESOLVED, that – the Barbican Residential Committee:

- Approval for the project to progress to Gateway 5 Authority to Start Work.

- Approve a budget of £500,000 for the project to reach the next Gateway.

- Note the total estimated cost of the project of up to £8,000,000.

12. **SERVICE CHARGE LEASEHOLDER UPDATES**

After consultation with the Chair and officers this item was removed from the agenda.

13. **REPORT OF DIRECTOR OF PROPERTY AND ESTATE MANAGEMENT**

The Committee received a report of the Executive Director of Community and Children's Services which updated the Committee of the work of the BEO.

RESOLVED, that – the report was received, and its contents noted.

14. **REPORT OF REPORTING COMMITTEE AND MAJOR WORKS PROGRAM BOARD**

The Committee received a report of the Executive Director of Community and Children's Services which sought to inform the Committee of the workstreams that were considered at the Major Works Program Board and Reporting Committee.

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

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

The Deputy Chair asked for an update in relation to Blake Tower and the Committee were advised that officers were undertaking work concerning Blake Tower, however this did not fall under the remit, in terms of health and safety, of the BEO at the time of this meeting. The Director agreed to provide a further update regarding Blake Tower at the next meeting. Members urged caution in how the Committee discussed Blake Tower given the legal parameters.

16. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

The Chair suggested that RCC meetings take place three weeks ahead of BRC meetings in 2026 and the Committee along with the RCC Chair, agreed with this view.

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 12 May 2025 were approved as a correct record.

19. **RENT RENEWALS**

The Committee received a report of the Executive Director of Community and Children's Services in respect of Rent Renewals.

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

There were no questions.

21. **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 2.45 pm

Chairman

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