

Committee(s): Barbican Residential Estate Consultation Committee (For Information) Barbican Residential Committee (Decision)	Dated: 26 January 2026 16 February 2026
Subject: Report of the Reporting Committee	Public
This proposal: provides statutory duties	
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 provides Members of the RCC/BRC with a summary of the matters discussed by the Reporting Committee at its meeting on 12 November 2025. There was no December meeting owing to the major water disruption following the Thames Water burst pipe on Aldersgate Street.

At the meeting, Members reviewed a draft paper on block inspections, discussed the membership and remit of the Reporting Committee, and received a verbal update on reactive repairs activity.

The Committee also considered proposals for an agenda plan, reporting templates and the frequency of standard reports for 2026, with the aim of improving clarity, consistency and scrutiny across future reporting cycles.

It is noted that a gap analysis of work listed in the Altair report and achievements to date is required which the BEO has committed to carry out and bring back to this committee.

Recommendation

Members of the BERCC are asked to note the report and approve the appointment of 4 new members of the reporting committee.

Members of the BERCC are asked to note the report.

Main Report

Block Inspections

1. The Reporting Committee considered the proposed House Inspection Schedule and was supportive of the approach outlined in the report. Members welcomed the reintroduction of a clearly structured inspection programme as an important mechanism for improving visibility, accountability and assurance across the estate. The move to a published, forward-planned schedule was seen as a positive step in strengthening transparency and providing residents with greater clarity on when inspections will take place.
2. The Committee particularly supported the proposal to involve officers from both Resident Services and Property Services in the inspection process. This was recognised as a key benefit of the new approach, enabling inspections to draw on a broader range of skills and perspectives and supporting a more holistic review of both estate standards and maintenance needs.
3. Members also noted the benefits of rotating officer attendance, which helps to avoid over-reliance on a single viewpoint while increasing residents' exposure to the wider Barbican Estate Office team.
4. The integration of inspections with the Barbican App was also welcomed, with Members recognising the value of publishing inspection findings and actions in a consistent and accessible format. This approach was seen as supporting improved action tracking, continuity between inspections, and meaningful resident engagement, including for those unable to attend in person.

2026 Meeting Schedule

5. The meeting schedule for the MWPB and RepCom have been agreed. We have incorporated some evening meetings for the MWPB to support engagement with members. Both groups wanted to publish the dates for transparency.

MWPB	Date	Time
	14/01/2026	08:45
	11/02/2026	09:45
	18/03/2026	10:45
	15/04/2026	11:45
	20/05/2026	12:45
	24/06/2026	13:45
	05/08/2026	14:45
	16/09/2026	15:45
	21/10/2026	16:45
	02/12/2026	17:45

RepCom	Date	Date
	25/02/2026	08:45
	25/03/2026	08:45
	29/04/2026	08:45
	10/06/2026	08:45
	08/07/2026	08:45
	19/08/2026	08:45
	07/10/2026	08:45
	04/11/2026	08:45
	16/12/2026	08:45

Reporting Committee Membership

6. Following a recent call for expressions of interest to join the Reporting Committee, four applications were received against three available vacancies. All four applicants demonstrated strong engagement, relevant experience and a clear ability to contribute effectively to the work of the Committee.
7. Considering the quality of the applications received, it is proposed that all four applicants are appointed to the Reporting Committee. This would allow the Committee to benefit from the full range of skills and perspectives offered, while maintaining effective operation. It is further proposed that, should a future vacancy arise through resignation or the end of a term, this position would not be backfilled, enabling the Committee's membership to return naturally to its intended size over time.
8. The proposed members are:

Mary Bonar
 Richard Setchim
 Roger Braybrooks
 Jane Northcote

Governance Review

9. Following Committee approval, the Purchase Order has now been issued to support the governance review, and an initial set-up meeting with Charles Russell Speechlys is scheduled for late January. This meeting will confirm scope, approach and next steps for the review.
10. Once this initial stage is complete, a further update will be provided to residents, including proposals for resident engagement and consultation as part of the review process.

Water Outage

11. In December 2025, the Barbican Estate experienced a significant water supply interruption caused by a major leak on the mains feed, for which Thames Water is responsible. While the Barbican Estate Office (BEO) does not have authority to undertake the repair itself, the incident required immediate coordination to protect resident welfare, maintain safety, and ensure clear and consistent communication throughout the disruption.
12. The response coordinated by the BEO was timely, organised and comprehensive. Immediate actions included the delivery of over 4,000 litres of bottled water, the identification and direct support of vulnerable residents, the securing of welfare and shower facilities at nearby locations, and the implementation of appropriate fire safety measures, including liaison with the Fire Brigade and the introduction of a fire watch where required. Senior officers were on site, with 24/7 monitoring in place and regular morning and evening updates issued to residents. The scale and pace of the response demonstrated strong cross-team working and a clear focus on resident safety and support.
13. A detailed Resident Briefing document, setting out the background to the incident, actions taken, welfare arrangements, contingency planning and resident guidance, is included as an appendix to this report. This document provides a comprehensive record of the incident and the response.

Appendix 1 – House Inspection Schedule

Appendix 2 – Water Outage

Contact: Daniel Sanders – dan.sanders@cityoflondon.gov.uk

Daniel Sanders – Director of Property and Estate Management