

BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE
Monday, 3 November 2025

Minutes of the meeting of the Barbican Estate Residents Consultation Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 3 November 2025 at 6.30 pm

Present

Members:

Jo Boait - (Chair)
Sandra Jenner (Deputy Chair)
Lucy Sisman - Cromwell Tower (Deputy Chair)
Jan-Marc Petroschka - Chairman of the Barbican Association
Lionel Meyringer - Andrewes House
Andrew Tong - Brandon Mews
Steve Chapman- Ben Jonson House
Andy Hope - Breton House
John Taysum - Bryer Court
Gordon Griffiths - Bunyan Court
Helen Hudson - Defoe House
Sally Spensley - Frobisher Crescent
Dave Taylor - Gilbert House
Pauline Fasoli - John Trundle Court
Claire Hersey - Lambert Mews
David Lawrence - Lauderdale Tower
Stuart Lynas - Mountjoy House
John Holme - Postern
Robert Bexson - Seddon House
Sandy Wilson - Shakespeare Tower
Frits van Kempen - Speed House
Matthew Knight - Thomas More House
Petre Reid - Willoughby House

In attendance

Deputy Anne Corbett – Chair, Barbican Residential Committee
Helen Fentimen - Common Councillor, Aldersgate
Adam Hogg – Common Councillor, Cripplegate

Officers:

Polly Dunn	- Assistant Town Clerk
Judith Finlay	- Executive Director of Community & Children's Services
Dan Castle	- Director of Property & Estate Management, Barbican Residential Estate
Eoin Doyle	- Head of Property Services, Community and Children's Services
Curtis Bannister-Pond	- Community and Children's Services
William Roberts	- Community and Children's Services
Shruti Sonawane	- Community and Children's Services
Rhys Campbell	- Town Clerk's

1. APOLOGIES

Apologies were received from Rodney Jagelman, Fiona Lean and Nicola Baker in advance of this meeting.

In their absence, Matthew Knight was sent as representative for Thomas More House and Steven Chapman was sent as representative for Ben Jonson House.

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

There were no declarations.

3. MINUTES

RESOLVED, that –the public minutes and non-public summary of the previous meeting held on 1 September 2025 as a correct record subject to the following amendments:

- John Taysum was present at the 1 September 2025 meeting.
- Correction of page 14 and instead it should state ‘the reports were received and their contents noted.’
- The Chair advised that a Member had noted that section 9 of the minutes of the meeting on 1 September 2025 did not reflect Members' reminders that an original structural defect was declared in the roof of Brandon Mews, and the decision was taken that this could not be rectified at the time, unlike the roofs of other blocks. Instead, the City Corporation had taken the decision to workaround the defect with a canopy, so the original defect remains and therefore Brandon Mews is in a different position to that of others.

4. REPAIRS & MAINTENANCE (LOT 2) – IN HOUSE UPDATE ON PHASED IMPLEMENTATION

The Committee received a report of the Executive Director, Community and Children's Services in respect of a report updating Members on the implementation of the in-house repairs service following Barbican Residential Committee (BRC) approval.

The Deputy Chair asked if the BEO was still considering setting up a task and finish group following Chigwell's withdrawal and it was confirmed that this was still scheduled to take place and that there shall be a call for volunteers.

The Director, Property and Estate Management reiterated the BEO's commitment to undertake a review as to why Chigwell has taken the decision to exit the repairs and maintenance contract.

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

5. REPORT OF MAJOR WORKS PROGRAMME BOARD

The Committee received a report of the Executive Director, Community and Children's Services in respect of an update to Members of the RCC on the recent work of the Major Works Programme Board (MWPB).

During discussion the following points were noted:

1. In regards to lift costs further consideration of cost-spreading was expected to take place at subsequent meetings of the MWPB and this would be documented via minutes and consultation.
2. The representative for Shakespeare House raised concerns regarding the Fire Door Project and stated that Shakespeare House did not want to pick up mail from outside their flats and would be keen to see a mock up design of the doors to ensure that they featured mailboxes. The Director advised that letterboxing had been introduced to testing and at the next meeting of the RCC he would be able to advise the Committee of the date for a mock up design to be available for residents to view.
3. The Director noted that resourcing shall need to be continually reviewed and that the BEO organisational chart would be reviewed regularly, however he was satisfied with the level of resourcing as it stood.
4. Critical pathways of resilience were to be monitored by MWPB.
5. A Member noted the amount of ancillary works required and recent activity being conducted in the previous year and asked whether previous reports would help to build on these works. The Director highlighted that the BEO contained officers with a good skillset and was positive that this was encompassing of the assets on the Barbican Estate.
6. In respect of lifts replacements the Committee were notified that there were two options available; modernisation and full replacement. The Director stated that all components would be replaced except for the lift frame, metal counter weight and guide rails.
7. The representative for Lambert Jones wanted it noted that its ongoing roof project remain separate from the wider roof projects. The Director confirmed that the wider roof projects would remain separate to the Lambert Jones roof project.
8. It was highlighted that drainage in Thomas More Garden needed to be addressed.

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

6. REPORT OF THE REPORTING COMMITTEE

The Committee received a report of the Executive Director of the Community and Children's Services in respect of a report updating Members on the work of the Reporting Committee since the last cycle.

The Director referenced item 15 (BEO Organisational Chart) and advised that the report sought to highlight the breadth across the BEO. A Member asked for further details regarding the role of the estate supervisors and the Committee were informed that various responsibilities fell under this remit which included Porters and the Housekeeping team. Further details would be included in the communication strategy and there was commitment to provide residents with handbook regarding standard operating procedures and asbestos handbooks.

The Chair stated that the MWPB had requested that projects "do not fall off" until a projection completion report had been completed.

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

7. GOVERNANCE REVIEW

The Committee received a report of the Executive Director of Community and Children's Services in respect of a report recommending a Governance Review of the Barbican Estate, commissioned to examine the current decision-making structures, stakeholder relationships, and statutory frameworks under which the Estate operates.

The Committee was informed that a review of overall Housing Governance within the City Corporation was expected to take place and that this report would be valuable for this review in relation to the Barbican Estate.

A Member highlighted that resident consultation was important and advocated that consultation with residents and stakeholders were undertaken at all stages. The Director stated that feedback had been received, and discussions had taken place with Charles Russell Speechlys (CRS) to ensure further engagement with all stakeholders which would assist in providing a more accurate report. He also advised that the report would be made public and be available to all leaseholders.

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

8. 2024/25 BARBICAN ESTATE SERVICE CHARGES ACTUALS

The Committee received a report of the Executive Director of Community and Children's Services which presented the actual expenditure against the billed Estimate for the period 1st April 2024 – 31st March 2025.

During the discussion the following points were noted:

1. A Member noted the discrepancy between heating and electricity costs and asked for a reasoning for this. The Director explained that the figures derived from usage and was based on kilowatt hour usage and not percentage pound figure.
2. The Director advised the Committee that they were close to finalising the heating liability study and a Member encouraged officers to explain this to leaseholders. Officers agreed to return with a definitive date and acknowledged that leaseholders should be informed as soon as possible.
3. Regarding Asbestos a Member asked why residents there was an increased charge for asbestos and water tanks was. The Director explained that there were circa 300 water tanks across the Barbican Estate and previous work undertaken highlighted recommendations where some tanks were to be repaired, relining of tanks being mentioned, immediately or in the long-term. However, works would be carried out over a period of time to alleviate financial pressure on leaseholders. Asbestos Management Plans were regularly undertaken and updated, however there were occasions where the asbestos removal was required upon site walks with contractors. The Director agreed to source further details of the last three charges for asbestos removal outside of the meeting.
4. In respect of a decision for the BEO to provide the Committee with a full and detailed breakdown of the Power Purchase Agreement (PPA), the Director noted that not all were clear on the unit rate that is paid for electricity and particularly commercial rates versus residential rates and the City Corporation's VAT exemption. He confirmed that that this was to provide clarity to the RCC and noted that at the previous SCWP meeting that Members would be shown the anticipated expenditure of electricity and the anticipated credits from the PPA which would demonstrate the baseline of electricity costs to leaseholders.
5. The Committee were advised that there were more hardware and systems costs within 2024/25 due to further technology roll-out to members of staff to ensure that they maintained connected to the City Corporation.
6. In terms of charging for windows, the Director agreed to provide a further report at a subsequent meeting explaining the apportionment of costs for windows and the further mechanics of the previous windows contract.
7. Regarding internal redecorations at Andrewes House a Member asked for these costs to be thoroughly explained to residents of Andrewes House.
8. In respect to Smart Meters,

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

9. DIRECTOR OF PROPERTY & ESTATE MANAGEMENT REPORT

The Committee received a report of the Executive Director of the Community and Children's Services in respect of a report providing Members with an overview of current activity and strategic developments across the Barbican Estate led by the Director of Property & Estate Management.

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

10. OUTSTANDING ACTIONS

The Committee noted the actions tracker for the Barbican Estate Residents' Consultation Committee (RCC) and the Barbican Residential Committee (BRC).

During the discussion the following points were noted:

1. A Member asked for further details of the annual audit of service charges and if this was statutory requirement. The Director confirmed that a meeting of a subgroup of the SCWP had taken place to discuss this group's Terms of Reference with the aim completing a full comprehensive audit for the first set of accounts.
2. The Director noted that recommendation to move the responsibility to review the 2026/27 budget from the SCWP to the Reporting Committee would be considered under the Governance Review and if the review recommended that the Director no longer be Chair of the Reporting Committee then he would stand down immediately.
3. Regarding the Barbican App it was confirmed that the Project Manager was now overseeing this work and that the BEO were still committed to delivering the app to residents by April 2026.
4. Members agreed to close actions 17, 20, 21 and those proposed closed in the action tracker.

16. WORKING PARTY UPDATES

11a. GARDEN ADVISORY GROUP

The Chair of the Garden Advisory Group thanked City Gardeners for their maintenance of the Gardens and welcomed the Project Manager.

A Member congratulated all those involved with the Barbican Wildlife Garden having recently won the London in Bloom award.

11b. SERVICE LEVEL AGREEMENT WORKING PARTY

The Chair of the Service Level Agreement Working Party (SLAWP) noted that non-urgent repairs were not being addressed within 24 Hours and noted that 65.5% were completed within 20 days, and asked that these repairs be responded to more promptly and this applied to complaints also.

The Chair acknowledged that there were increasing problems with the lift services and encouraged officers to communicate all residents and assist those with accessibility issues where possible.

11c. CLIMATE AND ZERO CARBON WORKING PARTY

In line with Standing Order 39 the Committee agreed to extend the meeting by 15 minutes.

It was agreed that Richard Setchim be selected as Interim Chair for the Climate and Zero Carbon Working Party.

11d. Service Charge Working Party

The Chair of the SCWP noted that the overhead recharges was still an outstanding issue and meeting to discuss the 2026/27 service charge budget had been deferred to the following meeting

Detailed review of the internal and external redecorations contracts was being undertaken by the BEO and that all groups had received the requested repairs and maintenance data.

11e. Asset Management Working Party

There were no updates.

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

A Member asked for further details regarding the pump costs for the lakes and the Director advised that a meeting with the Barbican Centre regarding the logistics of the pump equipment, and not costs, had taken place. However, any suggestions of material changes to cost allocations in respect of the Barbican Renewal Project would need to be reviewed by the RCC, BRC and Barbican Centre Board.

The Director confirmed that Brandon Mews Canopy had been removed from the architectural works listed in the Balcony and Roof Renewal Programme as requested by the representative from Brandon Mews.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There was no other business.

14. PUBLIC APPENDIX - PHASE 1 IMPLEMENTATION

Members noted the Public Appendix - Phase 1 Implementation.

15. BEO ORGANISATION CHART

The Committee received a report of the Executive Director of Community and Children's Services in respect of the BEO Organisational Chart.

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

16. OUTSTANDING ACTIONS - SUPPLEMENTAL REPORT

Members noted the supplemental actions tracker.

The meeting ended at 20:38pm.

Chairman

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