

BARBICAN RESIDENTIAL COMMITTEE
Monday, 17 November 2025

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 17 November 2025 at 1.45 pm

Present

Members:

Deputy Anne Corbett (Chair)
Mark Wheatley (Deputy Chair)
Deputy Helen Fentimen OBE JP
Dawn Frampton
Steve Goodman OBE
Adam Hogg
Sandra Jenner
Jacqui Webster
Deputy Ceri Wilkins

Observing Virtually:

Mercy Haggerty

In Attendance:

Jo Boait – Chair, Barbican Estate Residents Consultation Committee

Officers:

Judith Finlay	- Executive Director, Community and Children's Services
Dan Sanders	- Director of Property and Estate, Barbican Estate
Ola Obadara	- Chamberlain's Department
Kaur Kirpal	- Assistant City Solicitor
Rhys Campbell	- Town Clerk's Department

1. APOLOGIES

Apologies were received from Tim McNally.

Mercy Haggerty observed the meeting virtually.

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 15 September 2025 were approved as a correct record.

4. 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:

Repairs & Maintenance (lot 2) – In House Update on Phased Implementation

- The risks of transferring repairs and maintenance in-house had been reduced by moving to Elkins first.
- The update did not mention resident involvement, which needed to be finalised.

Report of Major Works Programme

- The RCC was concerned there may not be sufficient resourcing or time to map critical programme pathways and project interdependencies. In response, officers advised Members there was currently sufficient staff, however resourcing would be reviewed yearly and business cases for critical projects may require additional staff.
- A planned external review would be undertaken within the next 18 months to ensure all areas are covered.
- The RCC sought clarity about the remit of the fire door project, so officers agreed to investigate whether it covered the cupboard doors only or extended to the cupboards behind them.
- Officers agreed to align all future reporting with financial year timelines to ensure consistency.

Report of the Reporting Committee

- The RCC welcomed the Barbican Estate Office organisational chart and looked forward to receiving the communications strategy. The RCC would ensure this was circulated so residents knew who to contact and how.

2024/25 Barbican Estate Service Charges Actuals

- The RCC Chair noted significant progress had been made resolving service charge issues, including some of the old heating costs, and the balance of payment for electricity would be made in March 2026.
- Some lifts would be replaced now to allow for spares to continue until the lift review could be implemented.

Service Level Agreement Working Party

- The RCC Chair noted the Service Level Agreement Working Party expressed concern about deterioration in the timeliness of repairs and felt that reporting and communication needed to be improved.

5. GOVERNANCE REVIEW

The Committee received a report of the Executive Director of Community & Children's Services 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.

A Member asked how officers would ensure that engagement reached a broad range of residents, and whether social media had been considered as an engagement tool. Officers responded that in line with the review's terms of reference, all leaseholders who wanted to engage would be given the opportunity to do so, and there would be multiple methods of engagement including group sessions, individual meetings, and a survey. The Barbican Estate Office would ensure the review was publicised and would encourage engagement and officers agreed to explore the use of social media as it had not yet been considered.

RESOLVED – that the Committee approve the request to instruct Charles Russell Speechlys and Inside the Box to carry out a governance review.

6. 2024/25 BARBICAN ESTATE SERVICE CHARGES ACTUALS

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

A Member asked whether the underspend in actual expenditure was a result of actions to reduce the budget, or inaccurate budgeting. In response, Members were advised that officers budget to the best of their ability at the time, and they were committed to ensuring any budget variances are clearly detailed and justified. However, officers did note that the increase in actual expenditure compared to last year's budget was in line with inflation which could potentially signal overbudgeting. Future budgeting processes would be strengthened by scrutiny of the Service Charge Working Party and Reporting Committee, and the next budget be broken down by Planned Preventative Maintenance activity to provide a more detailed understanding of overspend and underspend.

In response to a question on what would be done with the underspend, officers advised it would be largely written off by the heat billing exercise which had an estimated £1million liability. Credits and debits could be provided simultaneously, so leaseholders would receive one final settle up demand in June 2026.

RESOLVED – that the Committee approve the outturn report for 2024/2025.

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

The Committee received a report of the Executive Director of Community & Children's Services updating Members on the implementation of the in-house repairs service. The BEO was adopting a phased approach to ensure continuity of service, effective management of resources, and a smooth transition.

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

8. REPORT OF MAJOR WORKS PROGRAMME BOARD

The Committee received a report of the Executive Director of Community & Children's Services updating Members on the recent work of the Major Works Programme Board.

During discussion, Members asked if officers knew the total cost of the Planned Preventative Maintenance (PPM) and emphasised the importance of understanding the scale of capital required to bring the Barbican up to standard as soon as possible. Officers responded that the cost of PPM was not included in this report, but once the capital expenditure plan was finalised in 2026 it would show the total cost of PPM broken down by block.

A Member raised concerns about the poor drainage on the high walks and asked for an update on the status of this work. Officers responded that an update on this work was not included in this report as it is not managed through this Committee, however an update would be provided at the next meeting.

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

9. REPORT OF THE REPORTING COMMITTEE

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

The Chairman informed Members that the RCC Chair requested changes to the meeting times. This was not possible for 2026, however the Town Clerk will consider the timing of meetings in 2027.

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

10. BARBICAN ESTATE OFFICE – ORGANISATIONAL CHART

The Committee received a report of the Executive Director of Community & Children's Services presenting the current organisational structure of the BEO following the recent service review and realignment. Officers clarified that the organisational chart was colour coded according to workstream.

A Member asked if there was a robust staff appraisal system in place, to which officers advised that the Corporation has an annual staff appraisal policy, and a probation policy.

There was discussion on the status work on the use of carparks for alternative purposes, with Members noting it had been continuing for a long time. Officers advised they had received legal advice about what was permitted by the lease arrangements which they would share with the Committee. Officers also updated Members about the commencement of a carpark utilisation study. Abandoned vehicles had now been removed, and officers anticipated returning to the Committee early next year with a proposal to commission a desktop study to look at a range of considerations, including the condition of the carparks.

In relation to the Communication Strategy, a Member raised concerns about people who may not use digital communication, such as elderly residents. Officers noted that the Communication Strategy took account of digital isolation, and non-digital communication methods such as noticeboards, letters and leaflet drops would continue to be used.

A Member requested that the Committee to be updated on the whole range of issues that impact Barbican residents, including those for which the Committee was not directly responsible. The Executive Director would take this request away for further consideration, noting the need to consider the responsibilities of other Committees and ability of officers to answer Member questions during meetings.

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

11. DIRECTOR OF PROPERTY & ESTATE MANAGEMENT REPORT

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

There was discussion about the submission of Building Safety Cases for the three Barbican residential towers to the Building Safety regulator. Members were advised that the Building Safety Regulator did not approve 74% of applications, and while officers could not comment on whether they thought this application would be approved, they noted all required information was provided in a timely manner. If the application fails, officers would need to reapply. Members then asked if there were any practical or financial impacts if the application fails. Officers noted there was no practical impact as recent fire brigade inspections had not found any failings, and the market did not indicate any financial risks if a resident were to sell their flat.

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

12. OUTSTANDING ACTIONS

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

In relation to specific actions:

- Action 1: Lambert Jones Roof – officers hoped to complete this by early-to-mid 2026.
- Action 4: Antisocial Behaviour Policy – officers noted the deadline has now been deferred to Fourth Quarter 2025.

13. BLAKE TOWER - VERBAL UPDATE

The Committee received a verbal update from the Executive Director of Community and Children's Services regarding Blake Tower, redeveloped by Redrow Ltd. Blake Tower residents were dissatisfied with the quality of the

redevelopment, and the Corporation issued an improvement notice under the Housing Act 2004.

Redrow Ltd had now merged with Barratt Developments to become Barrat Redrow, and officers have greater confidence in the ability of Barrat Redrow to deliver improvements. Officers had now received a timeline setting out a comprehensive plan of works over a two-year period, with a likely return to the Corporation in 2029. Officers would continue to work with Barrat Redrow and residents to monitor progress.

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

There were no public questions.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no public urgent items of business.

16. 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.

17. NON-PUBLIC MINUTES

RESOLVED – that the non-public minutes of the previous meeting held on 15 September 2025 be approved as a correct record.

18. COLP PROPERTY STORE

The Committee received a verbal update from the Property Projects Group Director in respect of the City of London Police Property Store.

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

There were no non-public questions.

20. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED Whilst the public are excluded

There were no non-public urgent items of business.

The meeting ended at 3.03 pm

Chairman

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