BARBICAN RESIDENTIAL COMMITTEE
Monday, 11 May 2026

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 11 May 2026 at 1.45 pm

Present

Members:
Deputy Anne Corbett (Chair)
Deputy Ceri Wilkins (Deputy Chair)
Deputy Helen Fentimen OBE JP (Ex-Officio Member)
Adam Hogg
Sandra Jenner
Tim McNally
Jacqui Webster

Officers:

Dan Sanders	-	Director of Property & Estate Management, Barbican Residential Estate
Curtis Bannister-Pond	-	Community and Children's Services
Eoin Doyle	-	Community and Children's Services
Shruti Sonawane	-	Community and Children's Services
Daniel Castle	-	Community and Children's Services
Scott Hazelwood	-	Chamberlain's Department
Isaac Thomas	-	Town Clerk's Department

At the Outset of this meeting Tim McNally moved Deputy Helen Fentimen into the Chair until the appointment of Chair at agenda item 4, which was uncontested.

1. **APOLOGIES**
Apologies were received from Steve Goodman, Dawn Frampton and Mark Wheatley. Mark Wheatley observed the meeting virtually.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
There were no declarations.

3. **ORDER OF THE COURT OF COMMON COUNCIL**
The Committee received the Order of the Court dated 23rd April 2026, appointing the Committee and approving its Terms of Reference.

4. **ELECTION OF CHAIR**
The Committee elected a Chairman in accordance with Standing Order 28. The Town Clerk informed the Committee that Deputy Anne Corbett, being the only Member expressing their willingness to serve, was duly declared Chairman of the Barbican

Residential Committee for the ensuring year and took the Chair for the remainder of the meeting.

RESOLVED, that – Deputy Anne Corbett be elected Chairman of the Barbican Residential Committee for the ensuing year.

5. **ELECTION OF DEPUTY CHAIR**

The Committee elected a Deputy Chairman in accordance with Standing Order 29. The Town Clerk informed the Committee that Deputy Ceri Wilkins, being the only Member expressing their willingness to serve, was duly declared Deputy Chairman of the Barbican Residential Committee for the ensuring year.

RESOLVED, that – Deputy Ceri Wilkins be elected Deputy Chairman of the Barbican Residential Committee for the ensuing year.

6. **MINUTES**

A Member raised a minor point of clarification, querying the reference to a 'building assessment certificate' within the minutes and suggesting that this should instead refer to a 'building safety certificate'. Officers confirmed that 'building assessment certificate' is the correct formal title.

RESOLVED, that – the public minutes and non-public summary of the previous meeting held on 16 February 2026 be approved.

7. **MINUTES OF THE BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE**

The Chair of the Barbican Resident's Consultation Committee (RCC) was invited to speak on matters relating to the most recent RCC meeting held on 20 April 2026.

The Chair outlined the key matters discussed, noting that Members had generally found the reports presented to be clearly written and informative, particularly where they set out assurance processes and clarified the respective responsibilities of the Barbican Estate Office (BEO) and other stakeholders. The Major Works Delivery Forecast had been a key area of discussion at the meeting of the RCC, with Members highlighting the significant projected costs, in addition to reactive repairs and planned preventative maintenance, which had not yet been fully costed. While recognising the figures as a worst-case scenario that would be refined through further surveys, the Chair reported that concerns were raised regarding the potential financial impact on residents.

The RRC had welcomed progress on the recruitment of three senior project managers, as well as updates on the Tower Lift Project. The Chair noted improved transparency overall, but reiterated concerns around the omission of flat numbers in reports. Officers responded that the omission or inclusion of flat numbers remained under review due to data protection considerations.

The Committee noted the RCC Chair's update and officers advised that several issues raised would be discussed later in the meeting.

8. **ISSUE REPORT BARBICAN FIRE DOOR REPLACEMENT PROGRAMME**

The Committee considered a report of the Executive Director, Community and Children's Services, seeking approval to release previously agreed funding to progress the Barbican Fire Door Replacement Programme.

The Committee acknowledged that the request related to the delivery of Phase One works to tower blocks and preparatory activity for Phase Two, with no additional funding required. Members noted that there had been positive feedback received from residents following engagement sessions and welcomed the efforts to preserve the appearance of existing doors whilst enhancing fire safety.

A Member queried the timescales for delivery and officers advised that significant preparatory work had been completed and that installation was expected to commence in late 2027, with delivery expected to proceed at pace thereafter. Members also highlighted the need for clear performance reporting across the programme.

RESOLVED - That Members:

- Approved making funds of £2,000,000 to undertake the Phase 1 works (Tower Blocks) supply and install of the doors following receipt of statutory approvals.
- Approved funds of £2,400,000 to undertake the tendering and appointment of consultants, staff costs and contractor appointments of subsequent phases of the programme. The contractor appointment will allow for the development of technical designs.
- Approved funds of £1,000,000 for statutory approvals over all phases.

9. **REPORT OF THE REPORTING COMMITTEE**

The Committee received a report of the Executive Director of Community & Children's Services, providing an overview of the work undertaken by the Reporting Committee over recent months in relation to key estate policies, strategies, and operational reviews.

Members noted the successful launch of the Barbican app, with strong early uptake and usage, and welcomed plans to introduce performance dashboards to improve oversight of service delivery. Clarification was provided by the Director of Property & Estate Management on the respective roles of the Reporting Committee and the Major Works Programme Board, with the former focusing on estate stewardship and operational matters, and the latter on capital works and infrastructure projects.

Members also discussed the condition of the estate and the basis of current cost projections. It was noted that these were derived from a stock condition survey which represented a worst-case scenario. Members also noted that further work was planned to refine these estimates and emphasised the importance of maintaining clear governance arrangements and avoiding duplication or gaps in oversight. The Director of Property & Estate Management provided assurance that these matters would be addressed through the ongoing governance review.

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

10. **BARBICAN ESTATE REDECORATION PROGRAMME 2020-25**

The Committee received a report of the Executive Director of Community & Children's Services, reviewing the Barbican Estate Redecoration Programme 2020–25 and noting the lessons learned in relation to scope, procurement, site supervision and snagging, and the need for more robust specifications, improved tendering processes and strengthened quality assurance.

Members welcomed the review and the inclusion of options for future delivery, and also emphasised that all works must achieve an acceptable standard and align with best practice. Members voiced concerns in relation to contractor performance and procurement weighting, and emphasised the need to ensure value for money and improved outcomes. It was noted that a full financial review would be reported to a future meeting of the BRC, and officers' commitment to apply lessons learned to future projects was welcomed.

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

11. **REPAIRS AND MAINTENANCE POLICY**

The Committee considered a report of the Executive Director of Community & Children's Services, presenting the Repairs and Maintenance Policy, which had been developed to support the transition to an in-house service and to set out the operational framework for delivery.

Members noted that the policy would also provide a reference point for residents and welcomed the supporting systems being introduced, which included improvements to stock supply arrangements. Members raised several questions in relation to system robustness, missed appointments and performance monitoring, with officers confirming that KPI's would be reported regularly. Clarification was provided on leaseholders' statutory rights to inspect repair costs.

Members reiterated their concerns regarding the omission of flat numbers in officer reports, which officers advised remained under review due to data protection considerations.

RESOLVED – That Members:

- Approve the Barbican Estate Repairs and Maintenance Policy.
- Note that the policy has been developed to support the transition to an inhouse repairs and maintenance service.
- Note that the policy establishes clear service standards, operational processes, and governance arrangements to improve service quality, accountability, and value for money.

12. **BUILDING SAFETY RESIDENT ENGAGEMENT STRATEGY**

The Committee considered a report of the Executive Director of Community & Children's Services, which sought approval from Members for the adoption of the Lauderdale Tower Resident Engagement Strategy (RES) to meet statutory requirements under the Building Safety Act 2022.

The Committee was advised that the Strategy would be applied across the estate and Members welcomed the proposal to provide a concise summary for residents to

improve accessibility of key safety information. There was discussion regarding the operation of person-centred fire risk assessments and associated emergency planning arrangements. Members welcomed the Resident Engagement Strategy as a positive step in strengthening resident engagement and supporting compliance with statutory safety requirements.

RESOLVED – That Members:

- Approve the Lauderdale Tower Resident Engagement Strategy.
- Note that the strategy has already been developed, tested, and applied in draft form as part of the Building Safety Case submission.
- Note that Lauderdale Tower was awarded its Building Assessment Certificate in February 2026, demonstrating that the strategy has met regulatory expectations and scrutiny by the Building Safety Regulator.

13. **BARBICAN RESIDENT GUIDE**

The Committee considered a report of the Executive Director of Community & Children's Services, presenting the Barbican Resident Guide, developed as a non-statutory reference document for residents and leaseholders.

Members of the Committee welcomed the Guide as a useful and accessible resource and noted its availability via the Barbican app and in hard copy. Members suggested the inclusion of additional practical information, including recycling arrangements and access to estate facilities. It was noted that the document would remain a live resource, able to be updated as required.

RESOLVED - That Members:

- Approve the Barbican Resident Guide.
- Note that the guide has been developed to support residents in understanding estate services, processes, and expectations, but does not replace or override lease obligations.

14. **MAJOR WORKS PROGRAM BOARD**

The Committee received a report of the Executive Director of Community & Children's Services, providing an overview of the work undertaken by the Major Works Programme Board (MWPB) over recent months in relation to the development of the Barbican Estate Major Works Programme and associated projects. Members acknowledged that further detailed surveys would refine the programme and welcomed the intention to extend asset life where possible.

Members raised concerns regarding affordability, noting the potential cumulative impact of capital works, planned maintenance and reactive repairs on leaseholders, as well as the overall scale of projected costs. Members emphasised the need for early and ongoing engagement with residents on funding arrangements. Improved transparency in cost allocation was also requested, and Members also sought clearer distinction between repairs and improvements, particularly where this may affect recoverability through service charges.

It was noted that the programme would be iterative and subject to ongoing governance and that work was underway to align related programmes to provide a clearer overall financial picture.

RESOLVED, that Members:

- Note the programme of work undertaken by the Major Works Programme Board.
- Note that a series of detailed reports, appendices, and supporting documents have been developed and are presented separately on this agenda.
- Support the continued development and refinement of the Major Works Programme as part of the long-term asset management strategy for the Barbican Estate.

15. **BARBICAN ESTATE MAJOR WORKS PROGRAMME (1-30 YEAR)**

The Committee received a report of the Executive Director of Community & Children's Services, providing an overview of the 30-year Major Works Delivery Forecast for the Barbican Estate, including planned building fabric and mechanical and electrical works, with an estimated total cost of £291m.

This report was discussed in conjunction with Item 14 (Major Works Programme Board).

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

16. **BARBICAN ESTATE – TOWER LIFTS REFURBISHMENT**

The Committee received a report of the Executive Director of Community & Children's Services, providing an update on the progress of the ongoing tender exercise for the appointment of a Lift Consultant for the Tower Lift Refurbishment at the Barbican Residential Estate.

It was noted that the lifts across the estate were at end of life, with replacement parts increasingly difficult to source, creating the need for the refurbishment programme. Members were reminded that approval had previously been granted to progress the project through initial gateway stages and officers advised that procurement of a lift consultant was underway using a two-stage tender process, which would allow for interviews with shortlisted candidates.

Members noted that, due to procurement timelines and building safety regulatory requirements, works were not expected to commence on site until October 2027. Officers also confirmed that engagement with residents was ongoing, which would include attendance at tower meetings to provide updates and respond to queries.

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

17. **BARBICAN COMMERCIAL ARREARS**

The Committee received a report of the Executive Director of Community & Children's Services, advising Members of the current arrears in respect of commercial property tenants on the Barbican Estate and the action being taken with these arrears.

A Member highlighted concerns regarding increases in arrears in individual cases, noting that in one instance the outstanding balance had risen significantly over a short period, and queried whether sufficient action was being taken where debts were increasing rather than reducing. In response, officers advised that recovery action was being actively pursued, including enforcement measures such as changing locks and progressing forfeiture proceedings in certain cases. Members were also advised that reported figures could fluctuate depending on rent cycles, including quarterly or annual payments.

Members emphasised the importance of providing clearer contextual information within future reports, including total income figures and the timing of payments. Members were informed that overall arrears represented a relatively small proportion of total commercial income.

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

18. **OUTSTANDING ACTIONS**
Members noted the actions tracker.

19. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
A Member thanked residents who had written in, seeking an update on the operation of the Barbican water features. The Member highlighted concerns around the ongoing maintenance of the water features and the allocation of associated costs between the Barbican Estate Office, the Barbican Centre, the Guildhall School and the City Corporation. In reply, officers advised that positive discussions had taken place with the relevant stakeholders and that work was underway to establish clearer arrangements for responsibilities and cost allocation. Members were advised that a formal report on this matter would be brought back to a future meeting.

A further question was raised regarding the estate-wide advisory board, and a request was made for an update on its activity. In response, officers confirmed that a recent meeting had been postponed but that a further meeting was scheduled. It was agreed that minutes of future meetings of the advisory board would be reported to this Committee going forward.

20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no urgent items of business.

21. **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.

22. **NON-PUBLIC MINUTES**

RESOLVED, that – the non-public minutes of the previous meeting held on 16 February 2026 were approved as a correct record.

23. **APPENDIX 1 - COMMERCIAL ARREARS**
The Committee discussed the non-public appendix detailing commercial arrears, which was read in conjunction with item 17, Barbican Commercial Arrears.

24. **WAIVER REPORT**
The Committee considered a Waiver Report for Civica CX Consultant Support.

25. **WAIVER REPORT**
The Committee considered a Waiver Report for Building Safety Cases.

26. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no non-public questions.

27. **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 non-public items of business.

The meeting ended at 15.24

Chairman

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