

## **BARBICAN RESIDENTIAL COMMITTEE**

**Monday, 16 September 2013**

Minutes of the meeting of the Barbican Residential Committee held at Guildhall  
on Monday, 16 September 2013 at 11.30am

### **Present**

#### **Members:**

Gareth Moore (Chairman)	Graham Packham
Henrika Priest (Deputy Chairman)	Chris Punter
Randall Anderson	Stephen Quilter
Christopher Boden	Angela Starling
Deputy Billy Dove	Deputy John Tomlinson
Michael Hudson	Philip Woodhouse
Vivienne Littlechild	
Deputy Joyce Nash	

### **In Attendance**

#### **Officers:**

Ade Adetosoye	- Director of Community and Children's Services
Alan Bennetts	- City Solicitor
Helen Davinson	- Community and Children's Services
Howard Hillier-Daines	- City Surveyors
Mark Jarvis	- Chamberlain's Department
Mike Kettle	- Community and Children's Services
Anne Mason	- Community and Children's Services
Julie Mayer	- Town Clerks
Mike Saunders	- Community and Children's Services
Karen Tarbox	- Community and Children's Services

### **1. APOLOGIES**

Apologies were received from Jeremy Mayhew; Martin Dudley; Alex Bain-Stewart and Barbara Newman

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

There were no declarations

### **3. MINUTES OF THE PREVIOUS MEETING**

1. The public minutes and summary of the meeting held on 17 June 2013 were approved.
2. The minutes of the Barbican Estate Residents Consultation Committee held on 2 September 2013 were received

4. **TOWER CONCRETE INVESTIGATION AND REPAIRS**

The Chairman was heard in respect of the above report, which had been scheduled for today's meeting but subsequently deferred.

The Committee were advised that, following correspondence from the Barbican Association (BA) and the Barbican Residents Consultation Committee (RCC), the Chairman had agreed to defer this item to December. The BA and RCC had asked for more time to consider the technical points raised during the meeting with the concrete specialists. The Chairman asked for the Committee's approval to defer the report, on the express understanding that there would be no further delays past December 2013; given that the Ward Mote had raised this question prior to the elections.

The Chairman and Director of Community and Children's Services gave an assurance that all relevant information, regardless of its history, would be shared with the BA and RCC.

**RESOLVED – that:**

1. The Barbican Residential Committee defers taking a decision on the treatment of the concrete repair charges to the December meeting of the Barbican Residential Committee.
2. There be no further delay in taking the above decision, past December 2013.

5. **REVENUE OUTTURN**

Members received a joint report of the Chamberlain and the Director of Community and Children's Services. In response to a query about the carry forward of an underspend, the Chamberlain agreed to give members a full, written response, setting out the rationale behind the decisions. The response would also explain how the central costs and capital charges were apportioned and clarify the separation of service charge budgets. Members also suggested that the report, in its current format, could be confusing for non-accountants and asked for more clarity in future versions. The Chamberlain also offered members a pre-meeting before the accounts were presented to the Committee. This suggestion was welcomed but members asked for sight of the papers before the briefing session. Finally, in response to a query about deficits on service charge accounts, Members noted that this was caused by voids, which can vary year by year, but there had only been two this year.

6. **RESIDENTS' SURVEY 2013**

Members received a report of the Director of Community and Children's Services and commended officers on the presentation of the survey. Whilst noting the satisfactory response rate of 23%, members suggested using an incentive, such as a gift or cash prize, as this had been successful in the past. Members noted that, given the format had changed, comparators had not been possible this time but would be on future surveys. Also, given that the survey was now on line and less labour intensive, it would be repeated annually. There was some discussion about the reduction in the satisfaction rate but

Members noted that this might be due to one or two current issues; i.e. Beech Gardens/ the concrete repairs, rather than a more general level of dissatisfaction.

**7. BACKGROUND UNDERFLOOR HEATING**

Members received a report of the Director of Community and Children's Services and welcomed the adoption of a working party of RCC Members, some with professional and technical expertise. Members were pleased to note that there had been a high level of interest and the working party should be convened within the next week.

Officers advised that the City of London had negotiated an extension with EDF until next winter. However, the Chairman advised that the working party would need to act quickly as residents would be leading on this work and it would be within their remit to allocate funds for consultants and the cost of the works, as it was a service charge item.

**RESOLVED - that:**

A Residents' Consultation Committee Working Party be set up to review the current background underfloor heating system and potential alternatives, and that funds be made available to employ a consultant.

**8. MANAGEMENT OF PUBLIC LIFTS AND ESCALATORS ADJOINING BARBICAN ESTATE**

The Committee received a report of the City Surveyor, which would also be presented to the Planning and Transportation Committee on 17 September. The report advised members of the actions proposed to improve the system of performance monitoring, fault reporting, repair and maintenance and the cleaning of public lifts and escalators adjoining the Barbican Estate.

Members remained very concerned about this area of performance, particularly the Moorgate escalator, which had originally been scheduled for replacement 10 years ago and the Wood Street escalator, which had out of service for several weeks and the stairs were very slippery when wet. Furthermore, members felt that the lifts were particularly dirty and it was suggested that they be included in the street cleaning programme. The Chairman of Streets and Walkways was in attendance and supported this proposal. The City Surveyor agreed to take these comments back to the Director and feedback to residents.

**9. WILLOUGHBY HIGHWALK**

The Committee received a report of the Comptroller and City Solicitor, which would also be presented to the Policy and Resources Committee, for decision, on 19<sup>th</sup> September.

Members were concerned that, despite being assured that none of the Highwalk Bridges would be removed, on two previous occasions, Highwalk Bridges were not replaced. Furthermore, should the bridge not be reinstated, residents would be likely to object very strongly. The City Solicitor reassured members that, under the conditions of the 106 Agreement, the developer was

obligated to replace the bridge and the recommendations in the report, if accepted by the Policy and Resources Committee, would ensure the reinstatement.

#### 10. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

The Committee received a report of the Director of Community and Children's Services and raised the following queries:

- The wood planters at Cromwell Tower and Lauderdale Tower were in disrepair and should be replaced with concrete ones.
- The irrigation at Ben Jonson House needs to be reinstated or the hand-watering of plants should be recharged to the Barbican Art Centre

The Director of Housing and Technical Services agreed to investigate these matters with his officers and City Surveyors and feedback to residents.

#### 11. **UPDATE REPORT**

The Committee received the regular update of the Director of Community and Children's Services and during the discussion and debate the following items were raised:

**Beech Gardens Soft Landscaping.** This would be a sub project and residents would be consulted on 2 potential schemes.

**TV Network.** An agreement had been reached and this would be installed within the next 6 months.

**Car Park at Heron development.** Could the columns relating to the Barbican area be marked clearly?

**Recycling bins.** The entrance to the bin store in Willoughby 03 level car park was blocked.

Members agreed that the presentation of the report was very helpful, particularly the explanation about the Moor House lift. Officers advised that the KPI on lift performance would be set after the first year of operation. Further to the Committee's Resolution to the Planning and Transportation Committee in June, Members were assured that the lift at Heron House would be manufactured to the new City of London specification.

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

There were no questions

13. **QUESTIONS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions

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

There were no items of urgent business.

15. **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, on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

<b>Item nos</b>	<b>Para nos</b>
<b>15-19</b>	<b>3</b>
<b>20-21</b>	<b>-</b>

16. **NON-PUBLIC MINUTES**

The public minutes and summary of the meeting held on 17 June 2013 were approved.

17. **COMPREHENSIVE LIFT MAINTENANCE CONTRACT**

Members received a report of the Director of Community and Children's Services

18. **LEASE RENEWAL**

The Committee received a report of the Director of Community and Children's Services in respect of the Lease Renewal at 1, The Postern (Physiotherapist).

19. **ARREARS UPDATE REPORT**

Members received a report of the Director of Community and Children's Services

20. **DECISIONS TAKEN UNDER URGENCY OR DELEGATED AUTHORITY**

Members noted the decisions which had been taken under urgency procedures and delegated authority since the last meeting of the Committee.

21. **QUESTIONS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions

22. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT WHILE THE PUBLIC ARE EXCLUDED**

There were no items of urgent business

**The meeting ended at 1.10pm**

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Chairman

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