

## BARBICAN RESIDENTIAL COMMITTEE

26 March 2012

### MINUTES OF A MEETING OF THE BARBICAN RESIDENTIAL COMMITTEE HELD AT GUILDHALL, EC2 ON MONDAY, 26 March 2012 AT 11.30 AM.

#### Present

#### Members:

##### ***Non-Resident***

John Spanner (Chairman)  
Gareth Moore (Deputy Chairman)  
Deputy Stanley Ginsburg  
Michael Hudson  
Jeremy Mayhew  
Deputy Billy Dove  
Kevin Everett

##### ***Resident***

Deputy John Barker  
Peter Leck  
Deputy Joyce Nash  
Barbara Newman  
Chris Punter  
Angela Starling  
John Tomlinson  
David Bradshaw

*2 vacancies*

#### Officers:

Julie Mayer	- Town Clerk's Department
Petra Sprowson	- Built Environment
Alan Bennetts	- Comptroller & City Solicitor's Department
Howard Hillier-Daines	- City Surveyors Department
Joy Hollister	- Community & Children's Services Department
Eddie Stevens	- Community & Children's Services Department
Anne Mason	- Community & Children's Services Department
Mike Kettle	- Community & Children's Services Department
Michael Bennett	- Community & Children's Services Department
Helen Davinson	- Community & Children's Services Department
Karen Tarbox	- Community & Children's Services Department

In attendance

Mr R Anderson – Chairman of the Residents'  
Consultation Committee (RCC)

#### 1. **APOLOGIES**

Apologies for absence were received from Henrika Priest and Nicholas Cressey.

Before commencing the business on the agenda, the Chairman welcomed new Member, Mr Kevin Everett to his first meeting.

## 2. DECLARATIONS BY MEMBERS OF PERSONAL OR PREJUDICIAL INTERESTS IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING

All Resident Members declared their general interest as residents of the Barbican Estate (this was a standing item).

Mr Tomlinson and Mr Bradshaw declared personal interests in respect of Agenda item 8 (External Concrete Investigation Works) as they are residents of one of the blocks. The City Solicitor confirmed that this interest was *personal and not prejudicial* as neither Member would benefit any more or less (than any other resident of the tower blocks) from the outcome of the report.

Deputy Nash declared a personal and prejudicial interest in respect of Agenda Item 14 (Barbican Rent Review) and would leave the room when this item was discussed.

## 3. MINUTES

### RESOLVED – That:

- i) the public minutes of the Barbican Residential Committee held on 12 December 2011 be approved.
- ii) the minutes of the Residents' Consultation Committee AGM held on 30 January 2012 be received.
- iii) the minutes of the Residents' Consultation Committee held on 12 March be received.

### Matters arising

The Barbican Estate Manager confirmed that all the action points raised in the RCC's AGM on 30 January 2012 had been incorporated into either the Update Report or SLA Report (items 4 and 7 on this agenda).

The Chairman of the Barbican Association's Security Committee advised that some Andrewes House residents feel that the Highwalks by St Alphage House and Moorfields are not sufficiently lit and that this could compromise their safety. Their views would be referred to the Barbican Association, with a recommendation to Crossrail. The Estate Manager offered to take up the lighting issue with the Department of the Built Environment.

Members noted that the Security Committee would place CCTV and litter bins on the agenda for their next meeting in June and a report would be presented to Committee later in the year.

#### **4. BARBICAN ESTATE LISTED BUILDING MANAGEMENT GUIDELINES DRAFT SPD, VOLUMES I AND II**

Members received a report of the City Planning Officer. In response to questions, the Officer confirmed that the consultation exercise would be contained within existing budgets and printing costs minimalised by publishing the document to the web site.

#### **RESOLVED**

That the draft text of the Barbican Listed Building Management Guidelines Draft SPD, Volumes I and II, appended as Annexe A to this report, be agreed and the document be published for formal public consultation in May 2012.

#### **5. UPDATE REPORT**

This report updated Members on issues raised by the RCC and the BRC at their meetings in November and December 2011. The report also provided updates on other issues on the estate.

In response to a question, officers advised that the draft Filming Protocol had been reviewed by the Barbican Estate Office and the City of London Film Office and was currently being reviewed by resident representatives. There was a further query about the provision of back-up car parking staff and the Estate Manager offered to refer this to the Car Park Manager.

The Chairman asked for a full, up to date list of all Working Parties at the next meeting.

In respect of the KPIs, a Member suggested that, given the fairly high number of downward arrows, was a 100% target a realistic aspiration? The Estate Manager advised that KPIs were reviewed annually, with the next due in May. The Chairman asked for the arrows be replaced with 'smiley' logos, as used by other Committees.

Members suggested that the mystery shopping exercise (for access to services) might benefit from a more objective management input and actions on the outcome of the questionnaires.

#### **RECEIVED**

#### **6. PROGRESS OF SALES AND LETTINGS**

The Committee received an information report, advising of the sales and lettings which had been approved by officers since the last meeting. Approval had been given, under delegated authority, in accordance with Standing Orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

## RECEIVED

### 7. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW (OCTOBER – DECEMBER 2011)

The Committee received an information report, providing an update on the review of the estate-wide implementation of Service Level Agreements for the quarter, October to December 2011. The report detailed comments from the House Officers and the Resident Working Party and an on-going action plan for each of the 5 Service Level Agreements.

## RECEIVED

### 8. EXTERNAL CONCRETE INVESTIGATION WORKS

This report provided a background to the concrete investigations and remedial works being undertaken to the three tower blocks. The general conclusion was that the concrete is in remarkably good condition for its age and that further works of this nature should not be necessary for 20 to 30 years. Members noted that the scaffolding was being dismantled and it is expected that this would be complete by early April.

The full report from Bickerdike Allen Partners had been circulated to all house groups. As the print on the agenda had been quite small, large, detailed survey drawings were available for Members' inspection.

There was considerable debate and discussion as to whether the defects were structural or cosmetic and the Housing Services Director acknowledged that the health and safety concerns would have the same impact in either case.

Members noted the following proposed motion for submission to the Grand Court of Wardmote, from the Ward of Cripplegate held on 8 March 2012, which had been agreed unanimously:

*'Since the recent testing and remedial works to the concrete in the three Barbican Tower Blocks relate to structural matters, Barbican residents take the view that the costs for these works should be borne by the Landlord; i.e. the City of London Corporation and not Long Lessees of the Barbican Estate.*

*Does the Corporation not agree that this is a reasonable and correct assumption of Barbican residents? On what basis does the Corporation arrive at a different conclusion to residents and furthermore, what provision of the lease would justify charging Long Lessees for these works?':*

The Director advised that the City was in discussion with English Heritage about the remedial works and this might take several months. As the scaffolding was being removed, the work would need to be done by abseillers. In response to questions, the Director confirmed that, had the works been carried out whilst the scaffolding was in place, they would have cost less.

The Director acknowledged the concerns and debate and would respond fully in the next report to the Committee.

## **RECEIVED**

### **9. UPGRADE OF THE TELEVISION SYSTEM**

This report sought approval for the installation of a fibre-optic system to replace the existing five wire integrated reception system (IRS) that currently provides digital television and radio services estate wide on the Barbican. Members noted that the RCC's working party had supported the proposal unanimously.

In response to a question about the 'very occasional surface mounting of cables', the Housing Services Director advised that this was likely to apply to only a few properties, based on the last installation.

Members also noted that new outlets could also be used for CCTV and it might be a good opportunity to exploit this. Members agreed that this be referred to the Security Committee and be followed up in their next report to the Barbican Residential Committee.

## **RESOLVED**

1. That the Comptroller and City Solicitor be instructed to commence negotiations with Vision Holdings and draft a set of Contract Terms and Conditions.
2. That the Terms and Conditions be approved by the Residents' Consultation Committee.
3. That, subject to (2) above, the final details of the Contract be delegated to the Chairman and Deputy Chairman, in consultation with the Town Clerk, Comptroller and City Solicitor and the Director of Community and Children's Services.

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

Mr Dove asked a question about the proceeds from sales of properties on the estate and whether the ring-fencing of capital receipts had been relaxed.

The Director advised that the Barbican is outside of the Housing Revenue account and capital receipts therefore go directly to the City of London.

### **11. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items

## **12. EXCLUSION OF THE PUBLIC**

**RESOLVED** - That under Section 100A(4) 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 Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

**Item Nos.**  
**12-19**

**Exempt Paragraphs**  
**3**

### **Part 2 – Non-Public Agenda**

## **13. NON-PUBLIC MINUTES**

**RESOLVED – That,**

- i) the non-public minutes and summary of the meeting held on 12 December 2011 be approved as a correct record.

## **14. RESIDENTIAL RENT REVIEW**

RESOLVED

## **15. PROPOSALS FOR LETTING OF UP TO 50 CAR BAYS ON A LONG TERM AGREEMENT TO BERKELEY HOMES**

RESOLVED

## **16. BARBICAN ART CLUB**

RESOLVED

## **17. FORMER BARBICAN TENANT – ARREARS WRITE OFF**

RECEIVED

## **18. APPROVED 999 YEAR LEASE EXTENSION**

RECEIVED

## **19. BARBICAN MUSIC SHOP**

RESOLVED

## **20. AGENDA PLAN**

RECEIVED

*AT 1.25PM, MEMBERS AGREED TO WAIVE STANDING ORDERS IN ORDER TO COMPLETE THE BUSINESS ON THE AGENDA.*

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

There were no questions

**22. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED.**

There were no urgent items.

**The meeting closed at 1.40 pm**

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**CHAIRMAN**

**Contact Officer: Julie mayer  
tel. no. 020 7332 1410  
e-mail: Julie.mayer@cityoflondon.gov.uk**