

BARBICAN RESIDENTIAL COMMITTEE

Monday, 16 March 2015

Minutes of the meeting of the Barbican Residential Committee held Guildhall on
Monday, 16 March 2015 at 11.30 am

Present

Members:

Gareth Moore (Chairman)
Randall Anderson
Alex Bain-Stewart
David Bradshaw
Deputy Stanley Ginsburg
Ann Holmes
Michael Hudson

Professor John Lumley
Jeremy Mayhew
Deputy Joyce Nash
Graham Packham
Stephen Quilter
Deputy John Tomlinson
Philip Woodhouse

In Attendance

Officers:

Mark Jarvis	Chamberlain's Department
Ade Adetosoye	Director of Community and Children's Services
Amy Carter	Community and Children's Services
Michael Bennett	Community and Children's Services
Helen Davinson	Community and Children's Services
Mike Kettle	Community and Children's Services
Anne Mason	Community and Children's Services
Mike Saunders	Community and Children's Services
Karen Tarbox	Community and Children's Services
Alan Bennetts	Comptroller and City Solicitor's Department
Julie Mayer	Town Clerk's

1. APOLOGIES

Apologies were received from Deputy Billy Dove, Christopher Boden, Chris Punter and Vivienne Littlechild.

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

- Mrs Joyce Nash and Mr Randall Anderson declared pecuniary interests in respect of agenda item 17 (Residential Rent Review) as they are tenants of the City of London Corporation. Mrs Nash and Mr Anderson would not participate in the debate and vote on this item.
- Mrs Ann Holmes declared a general interest in respect of item 6 (Update Report) as she is a Governor of the City of London Girls' School.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that:

The minutes and non-public summary of the meeting held on 8th December 2014 be approved.

4. **ISSUE REPORT: WATER SYSTEM MONITORING AND TESTING, RISK ASSESSMENTS AND ASSOCIATED SAFETY WORKS AT THE BARBICAN RESIDENTIAL ESTATE**

The Committee considered a report of the Director of Community and Children's Services in respect of Water System Monitoring and Testing. During the discussion on this item, the following matters were raised/noted:

- Members welcomed the report, which addressed the issues raised at the last meeting. Officers advised that the next report would contain more detailed estimates.
- Given the timing restraints, the 'Section 20' consultation notices had been sent to residents, pending approval of the report at this meeting of the Barbican Residential Committee (BRC).
- Monitoring would be undertaken every month and, should this raise any concerns, there would be further testing for bacteria. If the monitoring reports were satisfactory, periodic bacteria testing would still be carried out. Officers agreed to provide Members with further information on the schedule of monitoring and testing.

RESOLVED, that:

1. Procurement proceed for a 2-year monitoring and testing contract for the Barbican Residential Estate (independent of the Housing Revenue Account) to ensure safety and statutory compliance.
2. Procurement proceeds for the risk assessment, to meet both statutory requirements and confirm the works that need to be carried out.
3. The Barbican Residents Consultation Committee (RCC) and Barbican Residential Committee (BRC) receive a further report and works programme, following completion of the risk assessments, in order to seek approval of the programme and budget prior to procurement for a contractor to complete these works.

5. **PROVISION OF BICYCLE STORAGE FACILITIES**

The Committee considered a report of the Director of Community and Children's Services in respect of the provision of Bicycle Storage Facilities on the Barbican Estate. During the discussion on this item, the following matters were raised/noted:

- Officers were managing abandoned bicycles on the Estate by tagging the handle bars and asking owners to come forward. After several months, if they were not claimed, the bicycles were put into safe storage before being donated to charity.
- In response to a question about re-sale value on the bikes, it was accepted that this was likely to be very small, scrap value, when compared to officer time in administering the process. Members commended officers for doing a good job in managing the abandoned bicycles and agreed that donation to charity was a worthy solution.
- Whilst accepting that the pods had been gifted from TfL, residents generally preferred lockers and Members asked whether they could also be obtained. Officers advised that the current payback period was too long but the Chamberlain's representative agreed to investigate whether different terms could be available. Officers advised that the pods had been very popular in other London local authorities.
- The recent survey had indicated that some residents were willing to pay higher fees for secure bicycle storage.
- Residents would be given notice prior to installation, which would proceed following approval of this report.

RESOLVED, that:

1. The following charge be introduced, with immediate effect, for Bicycle Pod Storage: *Bicycle Pod (semi cylinder in shape) – annual residential licence £30.00*
2. The new Bicycle Storage Pods be incorporated into the car parking charging policy and reviewed in December 2015, in relation to RPI.
3. A key deposit of £25.00 be introduced immediately for all bicycles to be housed within the communal Bicycle Cage Storage Areas; to be reviewed annually from December 2015.

6. UPDATE REPORT

The Committee received the regular update report of the Director of Community and Children's Services. In respect of Beech Gardens, Members noted that trees had been planted; waterproofing works would be complete by the end of March and tiling and snagging by the end of April.

RESOLVED, that:

The update report be noted.

7. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

The Committee received the regular Service Level Agreement update report of the Director of Community and Children's Services.

RESOLVED, that:

The Service Level Agreement update report be noted.

8. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services in respect of the progress on sales and lettings on the Barbican Estate. During the discussion on his item, the following matters were raised/noted:

- The reports were on-going and cumulative from 'day one' of right-to-buys; i.e. the first completion in 1981.
- Members asked if the heading on future reports could be changed to 'Approved Sales - Open Market'.
- Many flats had been re-sold since 1981 and the amount remaining in the current housing stock was about 80 flats. Right-to-buys were not included in the figure for approved, open market sales.

RESOLVED, that:

The sales and lettings report be noted.

9. MINUTES OF THE BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE (RCC)

Members received the draft minutes of the meeting of the RCC on 2nd March and the schedule of questions and responses submitted in advance of the meeting.

10. MEMBERSHIP OF THE CULTURAL HUB WORKING PARTY (OF THE POLICY AND RESOURCES COMMITTEE)

The Chairman advised that, following the Policy and Resources Committee's approval of the Cultural Hub Working Party's Terms of Reference and composition, the BRC could be represented by either its Chairman or his representative. Mr Randall Anderson subsequently agreed to be the BRC's representative on the Cultural Hub Working Party.

11. DECISION TAKEN UNDER URGENCY PROVISION (STANDING ORDER 41 A)

The Town Clerk was heard in respect of a decision taken, under urgency provision, to appoint two Deputy Chairmen to the Barbican Residents Consultation Committee (RCC). The decision was taken urgently following the resignation of the Deputy Chairman of the RCC in January this year and the need to make a new appointment(s) at the RCC's AGM on 9th February 2015. The BRC was not due to meet again until today's meeting.

All Members of the BRC were consulted on this decision and it was well supported, given the extra workload on the RCC Chairman in recent years; i.e. the large number of working parties, meetings with the estate office and regular contact with residents. Subsequent to the decision being taken, the RCC

elected just one Deputy Chairman at its AGM and was therefore carrying a vacancy for a second Deputy Chairman.

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

There were no questions.

13. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

14. 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 ground that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12(a) of the Local Government Act.

Item no(s)	Para no
15-16	3
17	3, 4
18-20	3

15. NON-PUBLIC MINUTES

RESOLVED, that:

The non-public minutes of the meeting held on 8th December 2014 be approved.

16. ARREARS UPDATE

The Committee considered and approved a report of the Director of Community and Children's Services in respect of the current level of arrears on the Barbican Estate.

17. RESIDENTIAL RENT REVIEW

The Committee considered and approved a report of the Director of Community and Children's Services in respect of the Residential Rent Review. The Chairman ensured that each Member had the opportunity to comment before taking a decision.

18. COMMERCIAL LETTING REVIEW

The Committee considered and approved a report of the Director of Community and Children's Services, which sought to delegate a commercial letting to the Town Clerk, in consultation with the Chairman and Deputy Chairman, should it be required outside of the Committee cycle.

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

There were no questions.

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

The Chairman agreed to accept two items of urgent business, as follows:

- **Beech Gardens Project (Barbican Podium Waterproofing) – Soft Landscaping**
- The Committee considered and approved a report of the Director of Community and Children's Services in respect of the Beech Gardens project.
- **Barbican Turret, John Wesley Highwalk**
The Committee received a report of the Director of Community and Children's Services, in respect of future options for the Barbican Turret.

The meeting ended at 12:50 pm

Chairman

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