

**BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC)**  
**Monday, 30 November 2015**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee  
held at Guildhall on Monday, 30 November 2015 at 7.00 pm

**Present**

**Members:**

Tim Macer (Chairman)  
Robert Barker (Deputy Chairman) - Lauderdale Tower  
Graham Wallace (Deputy Chairman) - Andrewes House  
Mark Bostock - Frobisher Crescent  
Gordon Griffiths - Bunyan Court  
John Taysum - Bryer Court  
Prof. Michael Swash - Willoughby House  
Averil Baldwin - Thomas More House  
Robin Gough - Defoe House  
Fred Rodgers - Breton House  
Richard Dykes - Seddon House  
Christopher Makin – Speed House  
Monique Long – Mountjoy House

**In attendance:**

Gareth Moore – Chairman of the Barbican Residential Committee  
Prof. John Lumley – Member of the Barbican Residential Committee (BRC)

**Officers:**

Michael Bennett	- Community and Children's Services
Anne Mason	- Community and Children's Services
David Padfield	- Community and Children's Services
Mike Saunders	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Mark Jarvis	- Chamberlain's
Julie Mayer	- Town Clerk's

**1. APOLOGIES**

Apologies were received from Fiona Lean (Ben Jonson House); Jane Smith (Barbican Association); Randall Anderson (Shakespeare Tower); David Graves (Seddon House); John Tomlinson (Cromwell Tower) and Ann Holmes (Deputy Chairman of the Barbican Residential Committee (BRC)).

**2. DECLARATIONS BY MEMBERS IN RESPECT OF ITEMS ON THE AGENDA**

There were no items.

3. **MINUTES**

The minutes of the meeting held on 7<sup>th</sup> September 2015 were approved, subject to an amendment to paragraph 5, as follows, in respect of the length of time to complete the drainage works at Frobisher Crescent :

'.....astonished at the length of time' and not 'disappointed'.

The Frobisher Crescent representative suggested that this was more appropriate, given that the drainage works at Frobisher Crescent had taken 2 years to resolve.

The Assistant Director advised Members that the works would start on site next week.

4. **'YOU SAID: WE DID' : ACTIONS LIST**

The Committee received the '*You Said; We Did*' Actions List, covering actions from the September 2015 Meeting and other outstanding matters. During the discussion, the following matters were raised/noted:

- The Bunyan and Bryer Court representatives offered to work with the Estate Office on the forthcoming survey on the Beech Gardens fountains and timings and officers would provide an interim update on the lighting in this area.
- The redecorations at Frobisher Crescent remained outstanding and there would be an update in the next edition of '*You Said;We Did*'
- An analysis of the associated water penetration works orders for 2014/15 at Andrewes House as well as Ben Jonson House was taking longer than anticipated and an update would be provided by the next Committee, with an interim update provided to Members before the next meeting if possible.
- There would be quarterly updates on short term holiday lets and the email bulletins would continue to provide updates to residents with links to the recent committee reports. Staff briefings with the Estate Concierges had resulted in some leads and the web sites were being monitored weekly. Members had expressed their gratitude to officers for the way this matter was being managed.

5. **RECOGNISED TENANTS' ASSOCIATIONS - ANNUAL REVIEW 2015**

The Committee received a report of the Town Clerk setting out the Annual Review of Recognised Tenant Associations. Members noted that all of the house groups, which had applied, had retained their RTA Status. At the time of publication of the report, Ben Jonson House's result was pending the outcome of their AGM, which had been scheduled for 9 December 2015. The Town Clerk advised that the result would be confirmed at the Barbican Residential Committee on 14<sup>th</sup> December 2015.

RESOLVED, That – the outcome of the 2015 RTA Audit be noted.

6. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW JULY - SEPTEMBER 2015**

The Committee received a report of the Director of Community and Children's Services, which set out the Service Level Agreements (SLA) quarterly review from July–September 2015. Officers advised that, since the questions received in advance of this meeting related to the SLA report, they and any in the future would be worked into the action plan, in order to ensure they receive an appropriate level of scrutiny and visibility at SLA Working Party and RCC Barbican Residential Committees.

The following items were raised:

- Noisy redecoration works - were being reviewed as part of the Residents Alterations Pack by officers and the SLA working party. Early engagement with contractors was encouraged and/or use of an approved list of considerate contractors. It was also suggested that resident representatives be invited to contribute to the alteration booklet and be fully aware of the appropriate channels for any complaints, if necessary. Officers agreed to investigate an allegation about a contractor using the communal electricity supply. (Post meeting – officers had already been in contact with the relevant contractor).
- Lift performance for Frobisher Crescent - future data would be included in the KPIs and was welcomed and Members asked if this could be presented on an individual basis, particularly for those lifts with heavy public usage.

RESOLVED, that – the report be noted.

7. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services, advising Members of the sales and lettings which had been approved by officers since the last meeting.

RESOLVED, that – the report be noted.

8. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2015/16 AND ORIGINAL BUDGET 2016/17**

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services, which set out the latest approved budget for 2015/16 and the original 2016/17 budget (for revenue expenditure proposed to be included within the service charge in respect of dwellings). Members noted that the report did not include expenditure or income pertaining to car parking or stores and the amount charges to individual lessees would depend on the percentages set out in their leases.

RESOLVED, that - the report be recommended for approval by the Barbican Residential Committee.

9. **REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2015/16 AND ORIGINAL 2016/17 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services, which set out the annual submission of the revenue and capital budgets overseen by the Barbican Residential Committee.

RESOLVED, that – the report be recommended for approval by the Barbican Residential Committee.

10. **ASSET MAINTENANCE PLAN**

The Committee considered a report of the Director of Community and Children's Services, which updated Members on the work of the Asset Maintenance Working Party. Members of the working party had expressed a wish to retain their group, with its specific skills set, to ensure progress beyond the gap analysis (as set out in the appendix to the report).

Given that the RCC's AGM (early 2016) would review the Terms of Reference for each Working Party, the Chairman suggested and Members agreed that the Terms of Reference of the Asset Maintenance Working Party be reviewed, in order to allow the Asset Maintenance Plan to be developed and in place, before the work is subsumed into the SLA Working Party. Members also noted that officer time on working parties was chargeable to the resident service charge account and was scrutinised by the Barbican Residential Committee.

In response to a query about a possible sinking fund, the Assistant Director explained that the Barbican Leases did not make provision for this.

RESOLVED, that - the report be noted.

11. **CAR PARK CHARGING**

The Committee received a report of the Director of Community and Children's Services in respect of the charging policy for car parking on the Barbican Estate for another year. Members were reminded that car parking was not a service charge account, however, comments and feedback were invited from residents, ahead of the Barbican Residential Committee taking a decision on 14 December 2015.

In response to a question about card payments, officers confirmed that this facility would be retained and staff had been fully trained to assist residents and their guests with the various payment methods.

Officers explained that the 5% increase was very competitive, when compared with other parking charges within the City and they had been tasked with generating income from the car parks. Members noted that the car parking subsidy was expressed in the Revenue and Capital Budgets Report (at item 9 on this agenda).

In response to a query about electrical charging points, officers reminded Members that this had been the subject of an early residents' survey and would soon be progressed as a City of London Corporation project. Members noted that the Barbican Association has been chasing progress and a further update would be provided in the next Winter Bulletin to residents. A Member raised a concern about the possibility of toxic fumes from charging batteries in enclosed car parks, but officers reassured Members that all health and safety responsibilities, such as this, would be fully discharged as part of the tendering process.

**12. UPDATE REPORT**

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

Members noted that there had been a 25% uptake on the TV network installation and that the free installation period had closed that day, but that Frobisher Crescent residents' free period had been extended due to a health and safety issue which had delayed the contractors.

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

Questions submitted in advance of the meeting are appended to these minutes. There were no further questions.

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

Members noted that the AGM would be held on 8 February 2016 at 7pm.

The Chairman of the BRC, RCC Members and the Estate Office staff gave their thanks and best wishes to Tim Macer, as this would be his last meeting as Chairman of the RCC before a new appointment is made at the AGM. They particularly commended Tim's energy and commitment and the spirit of cohesive working which had ensued under his Chairmanship. This productive and non-confrontational working relationship had been recognised and highly valued by both resident and non-resident Members of the Barbican Estate Residential Committee.

The Chairman thanked Officers, Elected Members and RCC Members for the considerable support they had given him during his Chairmanship.

**The meeting ended at 8.35 pm**

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Chairman

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