

BARBICAN RESIDENTIAL COMMITTEE

Monday, 13 June 2016

Minutes of the meeting of the Barbican Residential Committee held at Guildhall
on Monday, 13 June 2016 at 11.00 am

Present

Members:

Randall Anderson	Jeremy Mayhew
Deputy John Barker (in the Chair)	Gareth Moore
Christopher Boden	Deputy Joyce Nash
Deputy Billy Dove	Graham Packham
Ann Holmes	Stephen Quilter
Michael Hudson	Angela Starling
Professor John Lumley	Deputy John Tomlinson

In Attendance

Officers:

Julie Mayer	Town Clerk's
Alan Bennetts	Comptroller and City Solicitor's Department
Mark Jarvis	Chamberlain's Department
Ade Adetosoye	Director of Community and Children's Services
Michael Bennett	Community and Children's Services
Mike Saunders	Community and Children's Services
Helen Davinson	Community and Children's Services
Barry Ashton	Community and Children's Services
Craig Stansfield	Department of the Built Environment (Planning)
Paul Robertshaw	Department of the Built Environment (Planning)
Alison Hayes	Department of the Built Environment (Planning)
Michael Bradley	City Surveyor's Department

1. APOLOGIES

Apologies were received from David Bradshaw, Stanley Ginsburg, Vivienne Littlechild, Chris Punter and Dhruv Patel.

It was proposed by Deputy Joyce Nash, seconded by Mr Graham Packham and moved that Deputy John Barker take the Chair.

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

There were no declarations.

3. ORDER OF THE COURT

The Committee received the Order of the Court of Common Council, dated 21 April 2016.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman, from the non-resident Members of the Committee, in accordance with Standing Order No. 29. A list of Members eligible to stand was read and Ms Ann Holmes, being the only Member expressing a willingness to serve, was duly elected Chairman for the ensuing year and took the Chair.

VOTE OF THANKS

RESOLVED UNANIMOUSLY – That, the Members of the Barbican Residential Committee wish to place on record their sincere appreciation to GARETH MOORE for the caring, diligent and affable manner in which he has chaired their Committee since 2013.

UNDER his Chairmanship, internal and external communications have improved and regular electronic bulletins are now sent to over 1,500 residents, as well as quarterly newsletters to leaseholders. The residents' working party network has strengthened and a new working party to review leasehold service charges has been established. Publications aimed at residents have been improved, along with the estate's pages on the City's website.

IN ORDER TO improve both the quality of life and safety of residents; a new long-term agreement will soon commence for the internal and external redecorations of the common parts of the residential blocks. The concrete testing and surveys for the terrace blocks are due to complete shortly, along with the associated reports. New planters have been delivered to Willoughby Highwalk and the podium's drainage clearance programme has been enhanced. The Barbican area CCTV project, which includes the walkways on the estate, is being progressed by the City's procurement team.

LOOKING TO THE FUTURE and from a corporate perspective; the Committee has deliberated over options to achieve additional car park/store income for 2017/18 as part the City's service based review targets. The options being progressed include additional residential stores/storage space and a parcel delivery centre.

FINALLY, the Committee wishes to place on record its recognition of his care and dedication to the Barbican Residential Committee and the estate's residents, along with his warm spirit of hospitality, as shown at the annual committee dinners. His colleagues would like to convey their gratitude and best wishes for the future.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman, from the non-resident Members of the Committee, in accordance with Standing Order 30. As immediate past Chairman, Mr Gary Moore exercised his right to act as Deputy Chairman for the ensuing year.

6. MINUTES OF THE PREVIOUS MEETING

RESOLVED, that:

The public minutes and non-public summary of the meeting held on 14th March 2016 be approved, subject to an amendment as set out below under 'matters arising'.

Matters arising

- A Member sought to clarify a point made at the last meeting in that the City Solicitor had not agreed to allow the member of staff dealing with the concrete works to attend the Committee to explain any delays. This amendment to the minutes was accepted. The City Solicitor advised Members that proceedings had been issued at the County Court Money Claims Centre in Salford and would be served on the eight lessees, who had not paid for the concrete works, within the next day or so. If any defences were filed to the City's claim within the next 14 days, the matters would be transferred to the First Tier Tribunal (Property Chamber).
- A resident Member, who had attended the tour of the Barbican Estate as part of Member Development Week on 26 May 2016, had been disappointed at the lack of attendance by non-resident Members of the Barbican Residential Committee. However, the Town Clerk advised that the new Chairman of the Planning Committee had attended and found the tour very helpful. Officers advised that they would be offering another tour in September, to coincide with a report being presented on Lease Variations. Members asked if Fridays could please be avoided when arranging such events.

7. UPDATE REPORT

The Committee received a report of the Director of Community and Children's Services, which updated Members on issues raised by the Barbican Estate Residents' Consultation Committee (RCC) and Barbican Residential Committee (BRC) at their meetings in March 2016. It also provided updates on other issues on the estate.

During questions, the following matters were raised/noted:

- Under the terms of VFM's contract, the City of London Corporation were not able to actively promote other suppliers. However, the license did not preclude BT from upgrading their existing infrastructure and this is proceeding. Furthermore, officers were not precluded from providing factual, helpful information to residents and BT reserved its statutory rights to provide a fair, competitive service. Officers advised that BT would be using the existing network via Open Reach and the City Solicitor had advised that this would not constitute a breach of the Contract.

- In response to a question about the lease of parking spaces to Roman House, which was not part of the Barbican Estate, officers confirmed that they were not taking any further enquiries. In response to a question about the need for retrospective planning approval in respect of the above lettings, the Planning Officer advised that, technically, this would be required but given this was such a minor issue, it was not suggested at this time.
- Members noted that the lift performances referred to in the report: Turret – (Thomas More) and Gilbert House, were the only two which fell within the remit of the Barbican Residential Committee. Members were advised that if they had issues with the performance of any other lifts on the Estate, this fell within the remit of the Planning and Transportation Committee.

RESOLVED, That – the report be noted.

8. YOU SAID: WE DID – ACTIONS UPDATE

Members received the 'You Said; We Did' actions update in respect of the Barbican Residential Committee and particularly noted the following:

- An update on concrete testing was been provided under 'matters arising', as set out at item 6 above.
- Officers agreed to circulate statistics on their work in respect of short term holiday lets.

RESOLVED, that – the report be noted.

9. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

The Committee received a report of the Director of Community and Children's Services, which provided Members with an update on the review of the estate wide implementation of Service Level Agreements (SLA's) and Key Performance Measures (KPI's) for the quarter January to March 2016.

RESOLVED, That - the SLA quarterly review be noted.

10. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings approved, under delegated authority, since the last meeting of the Barbican Residential Committee.

RESOLVED, That – the report be noted.

11. BARBICAN ESTATE RESIDENTIAL BAGGAGE STORE/STORAGE SPACE INSTALLATION – GATEWAY 2 – PROJECT PROPOSAL

The Committee considered a report of the Director of Community and Children's Services in respect of baggage stores/storage space installation. Members noted that the report had been approved by the Corporate Projects

Board and would be presented to the Projects Sub Committee at the end of June 2016. Two Planning Officers were in attendance to respond to Members' queries.

During the discussion of this item, the following points were raised/noted.

In respect of 'change of use from resident car park amenity to resident storage facilities', Members noted that specific usage; i.e. residents/closeby residents would be a matter for a future Barbican Residential Committee Policy decision. Members were reminded that current car parking use was not limited to Barbican residents. Whilst accepting this, Members noted and agreed that any future policy decision in respect of limiting use; i.e. to residents/closeby residents, would need to be made very clear.

The Planning Officers advised that, that if the storage units were demolished, the use would revert to the original planning permission for car parking but, if residents wanted to park inside the storage units, then an application for flexible use should be submitted. Members noted that the numbers would need to be specific but the sizes would be variable and further details, such as building materials, would be picked up as part of the planning application and in the later 'Gateway' project reports.

RESOLVED, that - the project proceed to Gateway 3 of the Project Procedure, as follows:

1. Liaison with Planning officers.
2. Review of options and liaison with City Procurement in order to determine the best route to market.
3. Build as per existing blocks of baggage stores in car parks, via Barbican Estate's Property Services Team.

12. WATER SYSTEM SAFETY WORKS – GATEWAY 3-4 OPTIONS APPRAISAL

The Committee considered a report of the Director of Community and Children's Services in respect of the Water System Safety Works at Residential Housing Estates. Members noted that the RCC had asked to see a summary of the risk assessment findings, in respect of the high risk items, and this would also be provided to Barbican Residential Committee Members.

In response to questions, Members noted that Option 2 would provide the same level of urgency to the high risk items, which had been scheduled for the first 1-2 years. The Officer advised that the company (which had conducted the risk assessments) was comfortable with the schedule, regular water testing would continue and any urgent high risks would continue to be dealt with as responsive repairs.

In respect of the estimates, as set out in the report, officers explained that there were over 90 water tanks on the Barbican Estate and, therefore, this would be a far more complex project than would be the case for the City's other estates. The shortfall would fall to the long lessees and Members noted that this would

be one of the matters under consideration by the new Leaseholder Service Charges Working Party.

RESOLVED, that – Option 2, as set out in the report, be approved; i.e. to complete a planned programme of works, using the results of the risk assessments to prioritise the works.

13. REPORT OF URGENT ACTION TAKEN

The Committee received a report of the Town Clerk in respect of an Urgent Decision taken by the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, in order to approve the Communal Repairs and Redecorations Programme for the Barbican Estate (3-5 Year Programme of Works). Members noted that delaying the approval to the next meeting of the Barbican Residential Committee would have resulted in the external redecorations to some of the blocks being delayed until the Autumn/Winter of 2016. The greatly increased change of inclement weather in the latter part of the year would have put the timely delivery of the programme at significant risk and may have caused costs to increase.

RESOLVED, that – the Report be noted.

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

The draft minutes of the Meeting of the RCC on 6th June 2016 were received.

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

In response to a question about the allocation of charges between the service charge accounts, officers advised that when Frobisher Crescent had joined the estate, the costs to leaseholders had been reduced accordingly and there would be a further reduction once Blake Tower joined.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

17. 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 1 of Schedule 12A of the Local Government Act.

Item no
18 - 20

Para no
1,2 & 3

18. ARREARS UPDATE

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

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

There were no questions.

20. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT, WHILE THE PUBLIC ARE EXCLUDED

There was one item of urgent business considered whilst the public were excluded.

The meeting ended at 12:20 pm

Chairman

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