

# **BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE**

**Monday, 6 March 2017**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee  
held at Guildhall on Monday, 6 March 2017 at 6.30 pm

## **Present**

### **Members:**

Graham Wallace - Chairman  
Robert Barker – Lauderdale Tower  
Mark Bostock – Frobisher Crescent  
Gordon Griffiths - Bunyan Court  
John Taysum - Bryer Court  
John Tomlinson - Cromwell Tower  
Fred Rodgers - Breton House  
David Graves – Seddon House  
Richard Dykes - Gilbert House  
Ted Reilly - Shakespeare Tower  
Christopher Makin - Speed House  
Nancy Chessum - Andrewes House  
Jim Davies - Mountjoy House  
Sandy Wilson - Shakespeare Tower  
David Kirkby - Defoe House  
Jane Smith – Barbican Association

### **In Attendance**

Natalie Robertson – Andrewes House (Member of the Gardens Advisory Group – Agenda Item 8)

### **Officers:**

Julie Mayer – Town Clerk's

#### **1. APOLOGIES**

Apologies were received from Fiona Lean.

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

There were no declarations.

#### **3. TO ELECT A CHAIRMAN**

Being the only Member willing to serve, Mr Graham Wallace was duly elected as Chairman of the RCC for 2016-17. Mr Wallace took the Chair and thanked Members for their support.

4. **TO ELECT TWO DEPUTY CHAIRMAN**

As there were no Members willing to serve, the Town Clerk asked Members to consider this further, with a view to electing one or two Deputy Chairmen at the next meeting of the RCC on 22 May 2017.

The outgoing Deputy Chairman advised that the Deputy Chairmen would be able to participate in the agenda planning meetings and callovers and in supporting the Chairman on the RCC's working parties. Members were therefore asked to give further consideration to standing for one of these positions and to the Committee's succession planning.

Members welcomed the new representative for Mountjoy House, Mr Jim Davies, to his first meeting of the RCC and all Members introduced themselves.

5. **MINUTES**

The Minutes of the AGM held on 8 February 2016 were approved as a correct record.

Matters arising

The Frobisher Crescent representative was very pleased to report that a Protocol Agreement comprising the Centre, Barbican Estate Office (BEO) and residents had been approved, ready for sign off. The inaugural meeting of the Frobisher Liaison Group would be held the following day (Tuesday 7<sup>th</sup> March). All three parties would be represented and the Group would seek to define areas of responsibility and continue to improve communications and service delivery. Following this meeting, the Protocol could be shared with RCC members and the Frobisher Crescent representative offered to provide a further update at the next AGM.

6. **COMMITTEE'S TERMS OF REFERENCE**

The Committee considered their Terms of Reference, as follows:

In response to a question about Phase 2 of the Barbican Podium Waterproofing, Drainage and Landscaping Works, the Chairman and Town Clerk reminded Members that this was outside the remit of the RCC and Barbican Residential Committee's (BRC's) Terms of Reference. The Barbican Estate Officers had frequently advised RCC Members that this was not a service charge related matter. Whilst accepting this explanation, it was suggested that ToR 1 (... *'to present the views of tenants on the general management of the Estate'*) might provide RCC Members with some scope for expressing their concerns about large/complex projects, such as the Podium Waterproofing, Drainage and Landscaping Works.

The Town Clerk reminded Members that this project was being progressed via the City of London Corporation's 'Gateway Projects Procedure', under the governance of the Projects Sub Committee. Furthermore, Members were asked to be mindful of the Barbican Estate Office's (BEO's) current level of resourcing, which would not stretch to shared accountability and/or providing updates on projects which fell within the remit of other City of London

Corporation Departments. Whilst accepting this, and acknowledging the availability of redress via their Ward Members, some Members felt that, for large/complex projects such as the Podium Waterproofing Project, they would welcome the opportunity to express their views at the RCC meetings.

The Town Clerk reminded Members that the RCC was not a decision making body and, whilst its views were fed into the BRC, the BRC could not take a decision on matters outside of its Terms of Reference. However, Members noted that the BRC could take a Resolution to another Committee; as had happened previously when Members had raised concerns about lift performance on the Estate.

In concluding, there was a general agreement that ToR 1 should not be changed at this time but its scope, for enabling wider discussion about large/complex projects, should be discussed further between the Barbican Estate Office (BEO) and the Chairmen of the RCC and the BA. Members agreed that the outcome of this meeting could form the basis of further consideration of the RCC's Terms of Reference (ToR 1) at the RCC's next meeting on 22 May 2017. Members also agreed that they would not wish to duplicate or overlap the work of the Barbican Association, unless it was absolutely necessary. In the interim, the Town Clerk agreed to re-circulate the consultation flow chart for schemes in and around the Barbican Estate.

Finally, Members agreed that ToR 7, in respect of the Dispute Resolution Panel, should be removed as it was no longer relevant.

RESOLVED, that:

1. The Barbican RCC's Terms of Reference be approved, subject to further consideration of ToR 1 at the next meeting of the RCC, and following further discussion between the Chairmen of the RCC, BA and BEO.
2. ToR 7 be removed as it was no longer valid.

## **7. REVIEW OF WORKING PARTIES**

Members considered the Annual Review of its working parties.

The Chairman advised Members that he had not been consulted on a recent article, in Barbican News, about the work of the Service Charges Working Party. Whilst accepting that communicating the work of the RCC's working parties was positive, the Chairman was concerned that the style of the article could be misconstrued as an RCC Policy Statement. Therefore, the Chairman respectfully asked that he be sighted on any future articles.

During further discussion about the Leaseholder Service Charge Working Party, Members considered a suggestion to merge this with the Service Level Agreement Working Party. However, there was a general agreement that, as the Leaseholder Service Charge Working Party had only recently been established, it was too early to consider such a merger. The Town Clerk advised Members that the Leaseholder Service Charge Working Party was

currently holding a vacancy. As none of the Members of the RCC indicated an interest in serving, the Chairman suggested that this vacancy be advertised more widely.

The new RCC Member, Mr Jim Davies volunteered for the Electric Vehicle Charging Working Party and Mr John Tomlinson volunteered for the SLA Review Working Party.

In respect of future reports on the Working Parties, Members asked if the names of the volunteers could include the name of their block or tower. Finally, Members noted an error on the report whereby Jo Rodgers (confirmed as the new Member of the GAG) as a joint lead volunteer of the BWG and not the Chairman.

RESOLVED, that – the Annual Review of Working Parties be noted.

#### 8. **GARDENS ADVISORY GROUP**

Members received a presentation from two Members of the Gardens Advisory Group (GAG) and a report which had been circulated with the agenda for this meeting.

During the discussion and questions, the following points were raised/noted:

The pool under Bryer Court fell within the GAG's remit and the Terms of Reference would be amended to reflect this. A Member of the RCC expressed some disappointment at the standard of planting at Bryer Court and the GAG Members agreed to feed this back to the Group. Furthermore, the staining from the foam on the fountain had been an issue for some time and the GAG Members agreed to follow this up.

Members noted that the GAG had met since this agenda was circulated and discussed a more strategic role for the Group, including larger projects and inspection areas. The GAG was also working to an agenda plan and the Working Party's Annual report would reflect this step change.

Whilst the RCC were generally content with the GAG becoming more strategic and operational, there was a general agreement that communications could be improved. The GAG Members accepted this and advised that communications would be discussed at their next meeting. In response to a specific query about the Speed House Gardens Brief, the GAG Members assured the RCC that they had commented on the brief but had expected to see it again before any formal contract was drafted. Whilst accepting that this had been a misunderstanding, the GAG Members advised that they would strive for improved consultation and communications in the future.

The RCC requested, and the GAG Members agreed, that it would be more beneficial for the GAG to produce quarterly reports for the RCC meetings, rather than just provide minutes. However, the minutes would still be made available to RCC Members in a timely manner.

Members were reminded that the GAG had no budget and therefore there would be no funding decisions without full consultation with the RCC.

The GAG confirmed that they enjoyed a good working relationship with the BEO and they were very responsive.

Members noted that the Allotments Group had a representative on the GAG. RCC Members suggested that the GAG should raise concerns about any allotments, which were not being kept in good order, via the relevant House Group(s).

In concluding, Members thanked the GAG for their presentation, recognised the competency of the group and welcomed the proposed step changes. The RCC Members also accepted that there would be a developmental phase as the improvements were embedded. The Chairman endorsed Members' views and commended the work of the GAG in preserving the Barbican Estate's environment.

RESOLVED, That:

1. The Terms of Reference of the Gardens Advisory Group be approved.
  2. The Gardens Advisory Group provide quarterly reports, for circulation with the RCC's Agendas, along with the timely circulation of minutes to RCC Members.
9. **BARBICAN RESIDENTS' CONSULTATION COMMITTEE (RCC) MEMBERS' INFORMATION PACK**
- Members received the latest version of the RCC's information pack and approved the content.
10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
- In response to a further question about the Committee's Terms of Reference, Members noted that, currently, they were silent as to whether a Common Councilman, who was also an RCC Member, should be able to stand as Chairman or Deputy Chairman of the RCC, as it was very likely to result in a conflict of interest. The Town Clerk reminded Members that the role of Common Councilmen, as House Group Members or RCC representatives, was recognised as part of their role as ward members and community representatives. However, it would be for RCC Members to decide whether they would like their Terms of Reference to be more specific about excluding them from standing as Chairman or Deputy Chairmen. There was a general agreement not to seek to amend the Terms of Reference at this time but the Chairman suggested, and Members agreed, that this matter be given further consideration when the Terms of Reference were next due for Review.

In response to a further question about the planning application in respect of the Barbican Turret, Members were reminded that if planning permission were to be granted, then a further report would be presented to the RCC/BRC.

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

Before closing the meeting, the Chairman asked for his thanks to go on record for the service, as Deputy Chairmen, of both Robert Barker and Tim Macer.

**The meeting ended at 8.20 pm**

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Chairman

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