



Home Improvements Pack

Summer 2019

Essential rules and application forms
for Long Lessees and their contractors
wishing to undertake alterations to
flats on the Barbican Estate

INTRODUCTION

This Home Improvements Pack has been prepared to assist “long lessees” (you) and your designers/contractors with the legal formalities, duties and responsibilities involved when planning alteration works to the interiors of your homes on the Barbican Estate. The pack details your responsibilities and those of the Barbican Estate Office.

Many alterations to Barbican homes require the consent of the Barbican Estate Office (us/we) on behalf of the City of London as landlord. The landlord’s consent for alterations is conditional on you following the standard conditions contained in this pack. If you do not follow these conditions, you may be in breach of landlord’s consent and your lease. You will also owe a legal duty of care to fellow residents in relation to health and safety issues such as the safe removal and disposal of any asbestos or other dangerous waste arising from the works proposed. You and any contractors you engage for the alterations must follow the advice and rules in this pack to ensure that you and they do not inadvertently break the law and endanger fellow residents, their guests or City of London employees.

The rules for considerate working are also included which set out hours of work and protocols for noisy works, use of the lifts, and management of dust and rubbish (see pages 17-18). Works should be completed wherever possible within one year of landlord’s approval being sought. You should also have due regard to the terms of your lease.

Responsibility for compliance lies wholly with you whilst carrying out your works. Landlord’s consent is always conditional upon all of these responsibilities having been properly discharged. Additionally, it is not for us to advise or control what a long lessee’s subcontractors are doing. Breaches under Building Control and Planning are dealt with by other authorities.

Obtaining landlord’s consent is also your safeguard that, should you sell your flat in the future, you will have the documentary evidence necessary to prove to your buyer that consent was obtained for any alterations. Not having this documentation can be both slow and expensive to correct at the time of the sale, and your sale is unlikely to proceed until you can demonstrate that consent was obtained.

We have included a flow chart, checklist and simple diagram showing “what works require landlord’s consent” to help you through the process. The role and responsibilities of all of the stakeholders including the District Surveyor and the Planning Department are also laid out.

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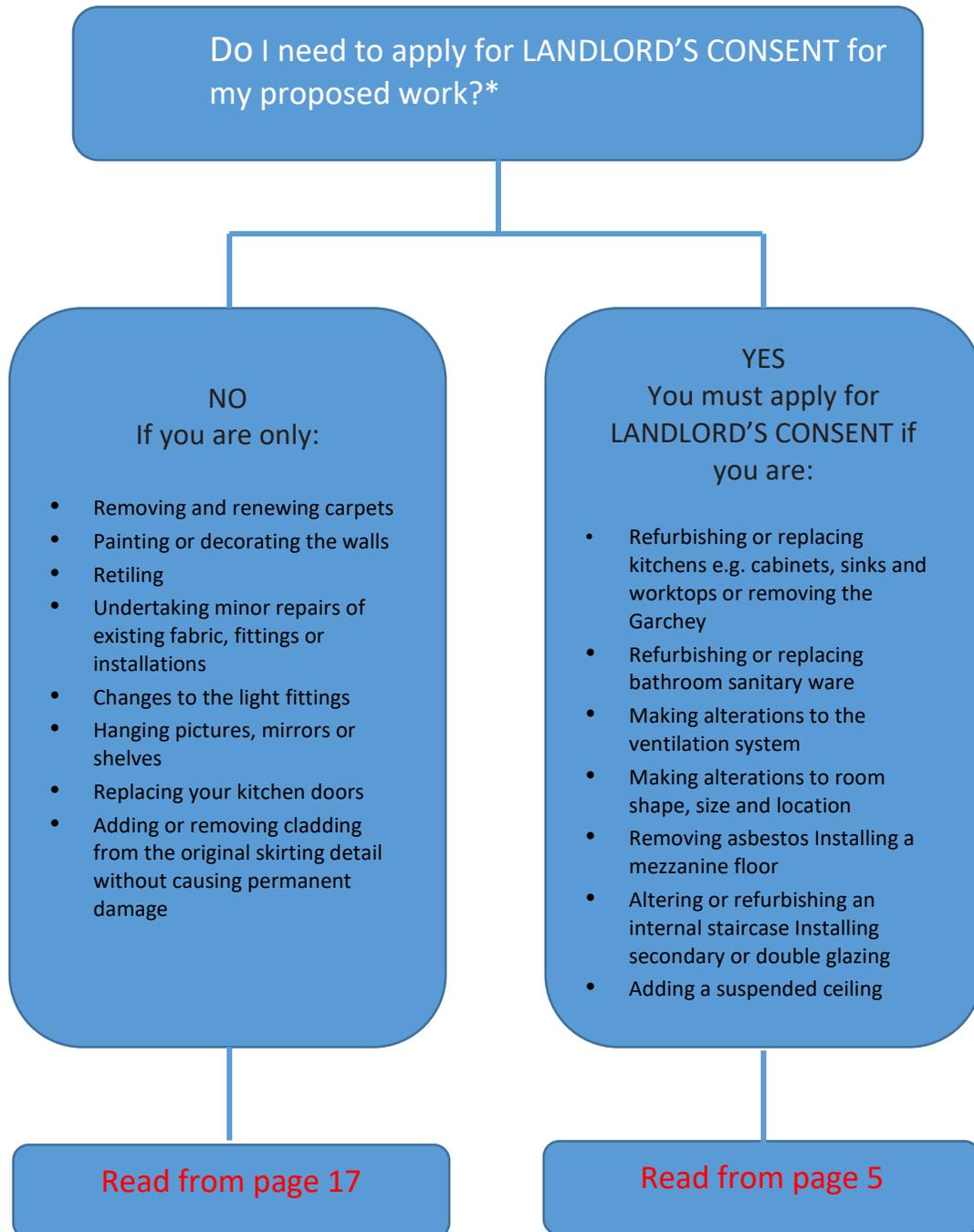
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DO I NEED LANDLORD'S CONSENT?



* these lists are not exhaustive. Contact your House Officer to check on other types of proposed home improvements.

Flow chart showing process for alteration works

<p>Stage 1A</p> <p>If you plan to do structural, plumbing or electrical work, you must contact the District Surveyor and provide a copy of the acceptance letter regarding your Building Notice Application. Ensure your plans conform to the Building Regulations.</p>	<p>Stage 1</p> <p>Your initial enquiry Home Improvements Pack is sent to you by us or is available online. See page 21 for useful links.</p>	<p>Stage 1B</p> <p>For your planned improvements</p> <ul style="list-style-type: none"> • Refer to the Listed Building Management Guidelines • If in doubt, contact the Planning Department regarding Listed Building Consent
<p style="text-align: center;">Stage 2</p> <ul style="list-style-type: none"> • Send your completed forms from the Home Improvement Pack back to us • You must read all the pack. • You must provide all the forms including a signed declaration of compliance. 		
<p style="text-align: center;">Stage 3</p> <ul style="list-style-type: none"> • We will review your application and if acceptable, will provide a “Permission to Commence Work” letter. • You must notify your neighbours before the works commences (with approximate start and finish dates if possible). 		
<p style="text-align: center;">Stage 4</p> <ul style="list-style-type: none"> • Your home improvements work may commence once Permission to Commence has been granted. • You must ensure your contractors follow the guidelines throughout your project. • We reserve the right to halt your project if we consider works are being carried out in a dangerous manner 		
<p style="text-align: center;">Stage 5</p> <ul style="list-style-type: none"> • We may wish to inspect during your project. We expect your contractors to grant access when requested. 		
<p style="text-align: center;">Stage 6</p> <ul style="list-style-type: none"> • Your home improvements are now finished. • You must complete the Notification of Completion form and send to us within a week of the works being completed. • We will carry out a Post-Works inspection alongside inspections of the Garchey and/or ventilation system (if appropriate) 		
<p style="text-align: center;">Stage 7</p> <p>Landlord’s Consent will now be given. Or</p>		

If works have not been carried out to your specification and our satisfaction

- You will be given 3 weeks to rectify
- A further inspection will be required to gain Landlord's Consent

Stages 1-3

providing you have completed all the appropriate forms correctly this process can take up to 6 weeks

Stages 1A& 1B

Other consents can be applied for concurrently with Stage 1 – most planning applications are decided within 2 months, but large and complex applications can take up to 3 months. You must ensure that all appropriate consents have been applied for – otherwise it could invalidate your Landlord's Consent.

Roles and Responsibilities

Roles and responsibilities are detailed below:

As Long Lessee you are required to obtain landlord's consent for alterations under the terms of your lease.

- You are responsible for ensuring that you and your contractors have read and will abide by the conditions outlined in this pack by returning the declaration of compliance form.
- You are responsible for obtaining and returning any necessary Waste Carrier Licenses, Removal of Garchey and Alterations to Ventilation forms. You must not commence alterations to your property that require Landlord's Consent until you have received our consent.
- You are responsible for your contractors and any alteration works to your property.
- You are responsible for obtaining consents from the District Surveyor for any structural, plumbing and electrical works, and Planning Consent and Listed Building Consent from the Planning Department – please refer to page 20.

You may ask your contractor or architect to apply for Landlord's Consent for alterations on your behalf, but obtaining the consent remains the responsibility of the Long Lessee

If you do not apply for Landlord's Consent when carrying out works, you may subsequently find it difficult to sell your property, as you will be required to provide evidence of Landlord's Consent during the sales process.

If you apply for any of these permissions retrospectively, you may have to carry out additional works to bring the alterations up to a standard before permission is granted and there is a risk that permission may be refused.

Barbican Estate Office – we, as your landlord, are responsible for granting Landlord's Consent to any necessary alteration works. We are not responsible for "policing" your alteration works but we will investigate issues raised by your neighbours associated with your works and contact you as the responsible person. Your lease contains a covenant against doing anything which causes a nuisance or annoyance to your neighbours, and an indemnity to the City against costs incurred as a result of you breaching the covenant. We therefore reserve the right to charge you for the cost of our time incurred in handling complaints from neighbours as a result of your works.

City of London District Surveyor – is responsible for ensuring that any structural, plumbing, ventilation or electrical alterations you are making conform to **Building Regulations**. You must contact the District Surveyor to ensure that you have their consents before any such alterations are carried out. Whilst you are free to employ your own Alternative Inspector (AI), our preference would be for you to engage City of London Building Control. Please be aware that we reserve the right to request joint inspections with your AI and please factor this into your costing calculations.

City of London Planning Department – is responsible for enforcing **Planning and Listed Building Management** consent. You must refer to the Listed Building Management Guidelines (see page 21) as they set out those works that will or will not normally require listed building consent. Some works may require planning consent – if further information is required or in doubt you must contact the Planning Department. It is your responsibility to make an application if required for planning permission and or Listed Building Consent.

CHECKLIST

Below is a checklist of what you need to provide with your initial application for landlord's consent

On Application		
	Description	
1	Full address of the property.	
2	Name of person/s proposing the works & contact details	
3	Your contractor/s contact details	
4	Sufficient detail in a floor plan to enable the location for the works within the flat/block to be determined, together with a written description of the proposed works.	
5	<p>Before/after (existing/proposed) plans giving details of any changes and as much outline detail of proposed equipment/installations as is readily available. (Manufacturers brochures can sometimes be of use). The plan must be scaled and include dimensions.</p> <p>Please note - it may be necessary in certain cases for more accurate or detailed drawings to be provided by the long lessee if we deem this necessary</p>	
6	Anticipated commencement date, estimated duration of the works and anticipated completion date, to enable inspections, if necessary, to take place either during progress or after completion.	
7	A suitable Waste Carrier Licence if your contractor is arranging disposal of spoil or waste results from the works.	
8	Signed Declaration of Compliance confirming that you and your contractors will comply with the Standard Conditions for Proposed Work and Alterations on the Barbican Estate	
9	Ventilation System terms & conditions – (if applicable)	
10	Garchey System terms & conditions – (if applicable)	
11	Your contractor's Public Liability Insurance details	

On Completion		
12	Notification of Completion	

INFORMATION FOR YOUR CONTRACTOR

Please pass on this information to all contractors you engage to work on your flat. We also recommend you read this section, so you are aware of some of the special considerations that apply to building work carried out by anyone on the Barbican Estate.

LANDLORD'S AREA OF WORKS

The following works must not be undertaken unless written permission and consent is obtained from us:

- The positioning or installation of equipment in connection with services e.g. ventilation
- structures or finishes in ducts
- service cupboards
- communal areas
- plant rooms
- other locations outside your property
- electrical connections or alterations outside the immediate electrical system of the flat normally terminating at the main consumer unit.

ASBESTOS

Asbestos is present on the Barbican Estate because at the time the Estate was constructed asbestos was a building material in common use. In compliance with Government guidelines, it is intended to retain asbestos in situ and manage it, except where removal is recommended for specific reasons.

It is your responsibility to ensure your contractors are aware of the risks of asbestos.

We have collated some information on the presence of Asbestos on the Estate and this information is logged onto our database. It is not always possible to know whether a material is asbestos-containing or not without sending it for laboratory analysis. Normally, if the material is not likely to be disturbed, this does not cause concern. For example, Barbican flats originally had a section of asbestos board installed under the hotplates in the kitchen, flats that held City of London tenants had these replaced in the 1980s.

However, as a rough guide, here are some of the locations where asbestos containing materials have been located in the past. Please note that this is not an exhaustive list:

- Some service ducts between flats and common parts may contain asbestos, as it was commonly used to stop the spread of fire.
- Most flats had a vanity unit containing an electrical shaving point installed within the bathroom and the rear of this vanity unit is protected with asbestos board.
- Asbestos board was installed under the hotplates in the kitchen, although in many cases this has been removed.

Each car park office and lobby desk have a file on site containing the information relating to their block. See page 21 for Asbestos in all blocks list.

ASBESTOS REMOVAL

Works that involve working with or the removal of asbestos used in the existing construction, must be carried out in accordance with the current Asbestos Regulations. Failure to comply with these

regulations may lead to conviction and a fine. Asbestos must be removed in a controlled manner by a Licensed Asbestos Removal Contractor. Any unlicensed removal will be subject to a charge for the disposal of the asbestos material, the cost of carrying out air tests for asbestos fibres within the flat or flats affected, together with the subsequent costs of any asbestos clearance work and any necessary decontamination. There will be an additional charge for the cost of our time.

Click on <https://www.cityoflondon.gov.uk/services/barbican-estate/Pages/homeimprovements.aspx> for further asbestos information on the Barbican. Our contractors and all contractors working for you who come to us for consents, will be reminded of the possible existence of asbestos and the need for controlled working conditions. This is one of the reasons why we ask you to ensure that any building or alteration work receives landlord's consent before starting.

ELECTRICAL INSTALLATIONS

All work must be carried out by a competent approved contractor to the current BS5761, an inspection certificate must be provided by the contractor and a copy sent to us for information purposes. All works may be subject to inspection on completion. Any chasing out of walls, floors and ceilings for electrical wiring will not get landlord's consent.

All new electrical appliances, equipment, fittings and the like shall be installed in accordance with the Manufacturer's Instructions. (Particular note must be made of the ventilation requirements of built-in ovens and built in or free-standing fridge/freezer units).

Where electrical installation work in dwellings is carried out by an installer registered with an authorised Part P competent person scheme (see Schedule 2A of the Building Regulations 2000, as amended), there is no requirement to submit a building notice or full plans to the local authority. Regulation 16A authorises the local authority to accept a certificate from the person carrying out the work as evidence that the requirements of Regulations 4 and 7 have been satisfied.

Where electrical installation work in dwellings is carried out by an installer registered with an authorised Part P competent person scheme (see Schedule 2A of the Building Regulations 2000, as amended), there is no requirement to submit a building notice or full plans to the local authority. Regulation 16A authorises the local authority to accept a certificate from the person carrying out the work as evidence that the requirements of Regulations 4 and 7 have been satisfied.

Please see the flow chart on page 5 which indicates if the Building Control Section will need to be contacted. For further information on electrical safety see https://www.planningportal.gov.uk/uploads/br/BR_PDF_PTP_NEWRULESenglish.pdf

FLOOR FIXINGS, PARTITIONS AND BACKGROUND HEATING

Background (or Landlord's) heating within your flat is from electric underfloor heating elements situated in the floor screed. No mechanical fixings whatever must be used in the floors of your flat.

You should check with your flooring supplier that it is compatible with an underfloor heating system. Additionally, please note that the lease requires you 'to carpet all the floors in your flat from wall to wall' (excluding bathrooms and kitchens).

Removal of internal partition walls will not be permitted if the particular wall incorporates an underfloor heating connection point. There is no satisfactory method of re-locating the connection point.

Should the heating be damaged, the cost of repairs will be charged to you.

GARCHEY

If the Garchey Waste Disposal unit is to be removed, it is essential that the whole system is removed, and a new waste system installed in strict accordance with the specification and drawing that follows.

You must advise us when the Garchey system is being removed so that parts for spares (inner Garchey unit only) may be collected by us if required, in particular the unit itself which sits in the sink. We do not require the plastic bowl or cast-iron trap these must be disposed of by your contractor removing the Garchey.

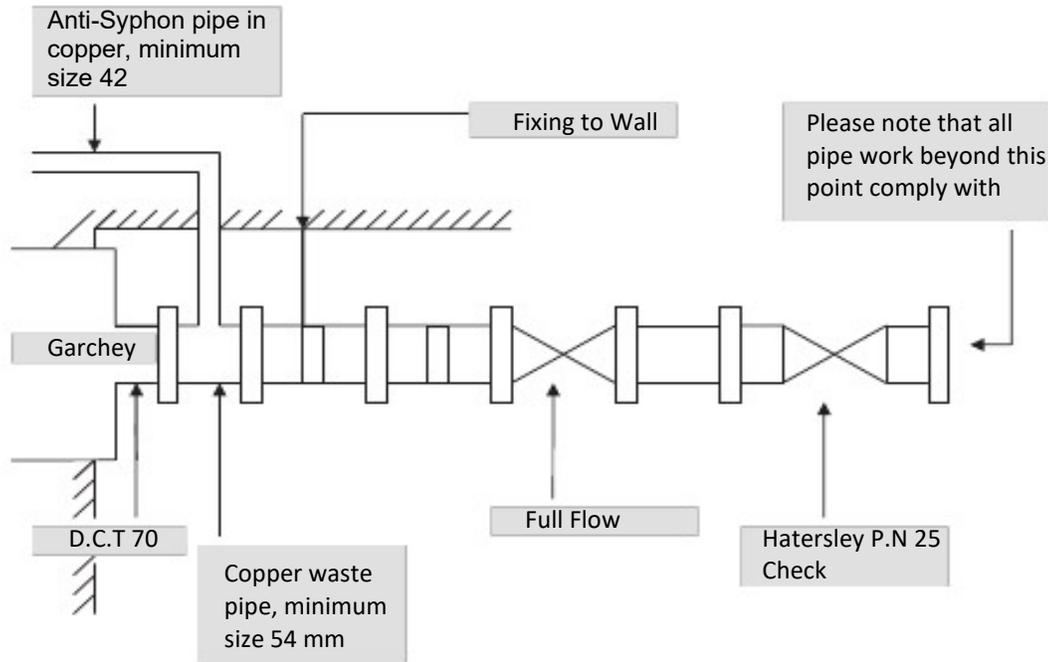
Please contact us at barbican.estate@cityoflondon.gov.uk for details of contractors who remove garcheys. Please note, these will not be recommendations.

SPECIFICATION FOR THE REMOVAL OF GARCHEY BOWL

1. Remove Garchey bowl and trap, returning inner Garchey unit to Property Services (020 7029 3909)
2. Burn out Garchey trap from stack and caulk into existing LCC socket a 150mm No. DC T70 (Drainage Castings) blank end drilled and tapped 2" BSPT. The joint between the socket and blank end shall be made with a gasket of hemp or yarn and metallic lead properly caulked. Cold caulking is not acceptable.
3. From the new 2" (min) BSPT connection fit a male union connector picking up a 2" (min) full flow gate valve and the Hattersley P.N.25 check valve as shown on the attached typical layout drawing. The main waste pipe to all new fitments must be made of copper and a minimum 50mm diameter.
4. Note: An anti-syphonage pipe must be connected before the full flow gate valve as shown on the attached drawing. Minimum size 42mm.
5. You must note that all connections beyond the Hattersley P.N.25 check valve are notifiable works under Part H of the Building Regulations as a controlled connection and consent must be required by means of application to the City of London District Surveyors Office.

ARRANGEMENT FOR REMOVAL OF GARCHEY BOWL

Connection of New Waste Fittings to Garchey Stack



INSURANCE – PUBLIC LIABILITY

Your contractors are expected to have Public Liability Insurance to a minimum value of £5,000,000. The BEO reserves the right to request a higher level of cover, dependent upon the project. Please note this applies to all contractors you as leaseholder, directly engage. Contractors should ensure that the policy does not contain any exclusions or conditions relating to the location and work being carried out that might limit the cover provided.

MAINTENANCE ACCESS

If panels forming ducts or duct covers within your flat are removed or replaced, any new covers or ducts must have at least the same fireproof integrity as existing. NOTE: SOME PANELS MAY CONTAIN ASBESTOS MATERIAL (see section on asbestos) For access in the course of routine maintenance and servicing, and in case of emergency (e.g. water leaks) all access panels to original ducts, service runs and the like shall be maintained and all new work must incorporate suitable access panels where necessary. All such panels shall be designed and installed/maintained to be quickly and easily removable and replaceable. Particular areas requiring easy access are to shower controls and taps, pipe work beneath baths, and main stop/isolation valves.

PLUMBING, WATER SUPPLY AND DRAINAGE

You as leaseholder are responsible for all plumbing services after the incoming Landlord's Isolation Valve (stopcock).

All new or altered plumbing, water supply and drainage installations shall:

- Be subject to separate consent where necessary by the District Surveyor/Building Control Officer.
- Comply generally and particularly with The Water Supply Regulations and the requirements of the WRC Water fittings directory.
- All alterations to drainage must comply with Part H of the Building Regulations (see page 21).

You must deal directly with the District Surveyor on matters relating to drainage works. Due to variations in water pressure within the Estate, it is important when installing or replacing certain items, particularly electric stored water heaters, that a 'high pressure' model is utilised. Unvented water heaters are not permitted.

STRUCTURAL WORKS, ALTERATIONS AND REMOVAL OF PARTITIONING

Should proposed alterations require the removal of any walls or other elements of structure, you will need to obtain the approval of a Structural Engineer, such approval being commissioned and paid for separately by you.

Copies of such approval and supporting documentation, if any, shall be made available to us for perusal and retention in the Estate records.

(Should it be proposed to install heavy or substantial granite, marble or other stone in worktops or units, due account must be taken of the additional weight and hence structural loading. If in doubt a Structural Engineer must be consulted). Alterations affecting party walls must comply with the 1996 Party Wall Act (see page 21).

VENTILATION – MECHANICAL AND DUCTED

All new or altered ventilation shall:

Be subject to separate consent where necessary by the District Surveyor/Building Control Officer

Please contact us on barbican.estate@cityoflondon.gov.uk or 020 7029 3958 to inform the Property Services team before commencing alterations to your ventilation.
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The ventilation to the kitchen, bathroom and toilet is provided by a communal duct system with fans usually located at the roof level. The system operates continuously and is balanced to provide equal ventilation to each flat. It is important that this balance is not upset but some minor modifications can be carried out providing that the following guidelines are observed.

If it is intended to make any alterations to the ventilation it will be necessary for you to submit details for consent, using the form provided.

KITCHEN VENTILATION

Two methods can be adopted for the kitchen alteration.

Option One

Locate the existing extract spigot connected to the main duct; connect to this by way of solid wall steel ducting a mechanical volume control damper (or use existing) TOGETHER WITH A FIRE DAMPER. A suitably sized inlet grille can then be sited at high level which must incorporate a plenum/grille box at the rear of the grille. This must then be commissioned to achieve an extract rate of 30 litres per second. Short lengths of flexible ducting, for final connections only, will be permitted but must be fire rated in compliance with BS476 parts 6, 7 and 20.

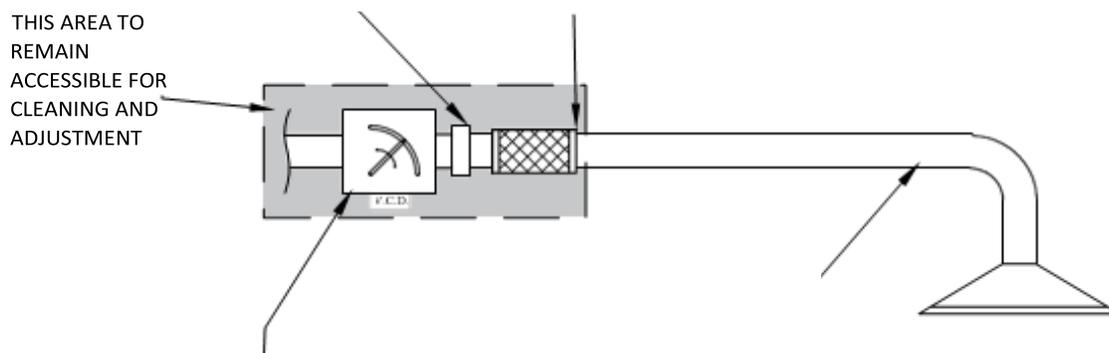
A stand-alone re-circulation cooker hood can be used in conjunction with this method but must not be connected to the communal duct.

Option Two

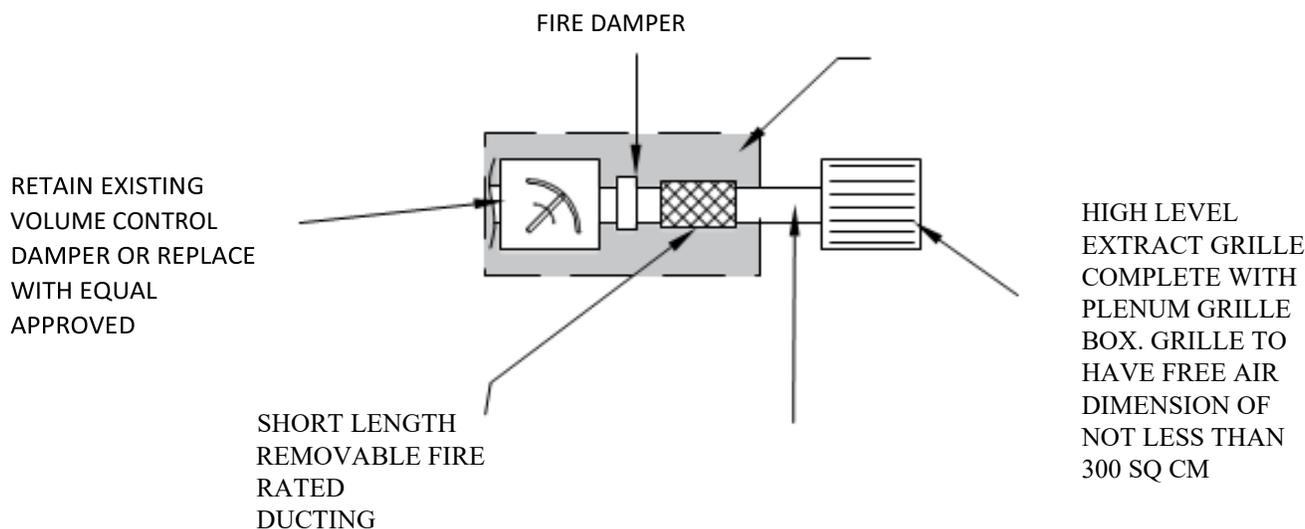
Locate the existing extract spigot connected to the main duct; connect to this by way of solid wall steel ducting, a mechanical volume control damper (or use existing) TOGETHER WITH A FIRE DAMPER. A cooker hood, that does not incorporate electrically operated fans can then be connected. Any short lengths of flexible ducting used in this method must be fire rated in accordance of BS476 parts 6,7 and 20. This arrangement must then be commissioned to achieve an extract rate of 30 litres per second.

For both arrangements the volume control damper and fire damper must remain accessible for maintenance. An indicative drawing for both methods is provided in this document but either installation will require the approval of the Barbican Estate Engineering team prior to installation. Proof of compliance will be required for all fire rated components

Option One



Option Two



BATHROOM AND TOILET VENTILATION

Bathroom and toilet ventilation grilles are to be maintained in the original position, but new grilles can be fitted. Any new grilles must have a free area not less than that of the original and must be easily removable to facilitate duct cleaning.

SALVAGE STORE

A Salvage Store has been established on the Barbican Estate by a group of volunteer residents who collect and maintain a stock of old fixtures and fittings that have been removed following renovations to flats. The Store is located under Willoughby House where all the collected items are catalogued by the volunteers.

It is possible to swap items and donate directly to each other by using the online forum. Simply visit the site <https://barbicansalvage.org/> and register your details.

The Salvage team will collect items directly from flats and for long lessees replacing their entire kitchen or bathroom. The team request that they be contacted in advance so that they can assist in removing items in a way that fits in with contractor schedules.

The Salvage team are being particularly careful in monitoring items coming in and out and would like to ask those donating items to ensure that they contain no asbestos (see section on asbestos on page 10).

RULES FOR CONSIDERATE WORKING

Make sure your contractors stick to these rules and you will stay friends with your neighbours!

You are responsible for ensuring that you and your contractors have read and will abide by the conditions outlined in this pack by returning the declaration of compliance form. These rules include the restrictions on noisy work and other conditions laid out below:

HOURS OF WORK

All works may only be carried out between 09.00 and 17.00, Monday to Friday. No work may be carried out at Weekends or Bank Holidays.

NOISY WORK

Due to the Barbican's concrete structure, works can be very noisy. Noisy work such as drilling or removal of structural elements or partitions and installing suspended ceilings may only take place between 10.00 and 16.00.

Keep the front door of the property closed at all times to ensure noise and dust does not enter the common parts of the building.

COMMUNICATION

You must inform your neighbours in the form of a notice to be delivered to individual flats or placed on the notice boards with an indication of the duration of the works (if possible). Highlighting episodes of especially noisy work is also useful for your neighbours – though it is not always possible. Make sure your contact telephone number is with the Estate Concierge or the Lobby Porter.

SMOKING

Smoking is not permitted in the common parts of the estate.

LIFTS

When using the lift to transport equipment, you must use the lift curtains as they will help prevent scratching and damage to the lift. Lift curtains must be organised via your estate concierge or lobby porter. Try not to use the lift at peak times of use by other residents e.g. coming and going from work. Any damage that can be proved to be caused by a contractor will be recharged to the you.

MANAGEMENT OF DUST

It is essential that dust is not allowed to escape into adjacent areas such as other flats (via the ventilation system) or common parts and appropriate measures must be carried out to ensure this does not happen.

Your contractors should ensure that common areas such as staircases, corridors and lifts remain clear of tools, debris and clean from building materials or dust. Any additional cleaning costs will be recharged to you if your contractor does not comply with these arrangements.

RUBBISH

All debris and rubbish must be cleared away from the Estate on a daily basis. Skips are not permitted upon the estate unless a prior arrangement is made with us. A skip will be allowed in the car park for

one day only between the hours of 10.00 and 16.00. Common parts including the lift must be left in a clean and tidy condition.

The balcony, and forecourts of the block, are not to be used as a storage area at any time as it is the fire escape for the building.

Material removed from flats (or indeed new building materials intended for installation) should not be placed against the concrete facades of the block as it can damage the surface.

In addition, the following guidance must be followed for disposing of rubbish in the City generally which includes the Barbican Estate.

Spoil arising from the work of your contractors engaged by you to carry out any alterations or improvements within your flat is classified as commercial waste. It may not be disposed of in the residents' communal waste and recycling areas within the Estate, which are provided solely for the disposal of domestic waste.

Producers of commercial waste must ensure that it is properly stored, transported and disposed of. A Waste Transfer/Carrier Licence must be provided.

You are reminded that waste deposited on land or property without our permission is in effect fly-tipping. You will be charged for its removal.

POWER SUPPLIES

Power should not be taken from the common parts of the building.

TEMPORARY CAR PARKING

Temporary car parking is available for your contractors currently on the basis of five hours free of charge and then a flat rate charge per 24 hour period will be charged. Please contact your local car park concierge for further details

A guide to being a Good Neighbour can be found here:

<https://www.cityoflondon.gov.uk/services/barbican-estate/Pages/residentsinformation.aspx>

LISTED BUILDING CONSENT

It is your responsibility to obtain all necessary consents. Copies of all consents must be presented to us for retention in the Estate records.

Decisions on Listed Building Consent are delegated to the City of London's Planning Department. The determination of an Application normally takes up to two months and the Planning Department can give you advice and assistance in completing the forms. There is no fee for this service. (You will normally also have to provide a drawing to scale which can be interpreted by an officer).

The Planning Department can also employ Building Control for post-work inspections. The Planning Department can also provide a letter where Listed Building Consent is not required, which may be useful if you sell your flat in the future.

Proposed alterations should be assessed against the Barbican Listed Building Management Guidelines to consider whether Listed Building Consent is required. The guidelines are available via a link from the Barbican Estate website at <http://www.cityoflondon.gov.uk/services/environment-andplanning/planning/heritage-and-design/listed-buildings/Pages/Barbican-ListedBuilding-Management-Guidelines.aspx>

CONTACT LIST

Your application for Landlord's Consent should be sent to:

Barbican Estate Office, 3 Lauderdale Place, Barbican, London, EC2Y 8EN

Email barbican.estate@cityoflondon.gov.uk or 020 7029 3958

Your application for Planning Permission, Listed Building Consent, District Surveyor for Building Control etc should be sent to:

City of London, PO Box 270, Guildhall, London EC2P 2EJ 020 7332 1000

USEFUL LINKS

Planning

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planningapplications/submitting-planning-applications/Pages/default.aspx>

Building Control

www.cityoflondon.gov.uk/buildingcontrol

Electrical Safety

https://webarchive.nationalarchives.gov.uk/20141204231405/http://www.planningportal.gov.uk/uploads/br/BR_PDF_PTP_NEWRULESenglish.pdf

Party Wall Act 1996

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393927/Party_Wall_act_Act_1996_-_Explanatory_Booklet.pdf

Barbican Listed Building Management Guidelines

<http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritageand-design/listed-buildings/Pages/Barbican-Listed-Building-ManagementGuidelines.aspx>

Asbestos on the Barbican

<http://www.cityoflondon.gov.uk/services/barbican-estate/Pages/home-improvements.aspx>

NB Although the City of London Corporation ("CoL") has taken care over what is said in this Home Improvements Pack ("Pack") it has not attempted to give exhaustive statements of law or any opinions on specific legal issues or on any matter dealt within the pack. This pack does not provide nor offer legal or other professional advice, nor should it be treated as doing so. You should not rely on it as legal advice. The CoL does not accept liability for any person who does seek to rely on information given in this pack as legal or other advice. This pack does not take precedence over, limit or waive in any way the terms of any long lease, tenancy agreement or other legal agreement relating in any way to the Barbican Estate. The contents of this pack are believed to be up to date at time of publication, but some of the information will be subject to change over time.

APPENDIX: FORMS

<p>DECLARATION OF COMPLIANCE</p> <p>This notification must be sent with your initial application for Landlord’s Consent</p>	
<p>I have read your standard conditions in respect of obtaining Landlord’s Consent for alterations and improvements outlined in this pack and I agree to abide by them.</p> <ul style="list-style-type: none"> • I understand that if I do not follow these conditions, I may be in breach of Landlord’s Consent and my lease. • I will ensure that my contractor has received a copy of this pack and complies with the conditions. • I will ensure that any spoil or waste is removed safely by my contractor or I will make other arrangements for it to be disposed of appropriately. If works are likely to disturb asbestos, I will engage a Licensed Asbestos Removal Contractor to comply with the current regulations on asbestos. • I will ensure that adequate measures are in place to minimise the impact of vibration, and dust, light and noise pollution. • I understand that any damage to common parts caused by my contractors will be recharged back to me. • I will inform my neighbours and estate staff of the work and give my contact details so they can contact me if a problem arises. 	
Name	
Address (Where works are being carried out)	
Address (If different from above)	
Your tel number	Your email address
Your contractor’s tel number	Your contractor’s email address
Signed	Date
Anticipated start date:	Anticipated Finish date:
Please return to: Barbican Estate Office, 3 Lauderdale Place, Barbican, London, EC2Y 8EN	
Please return to: Barbican Estate Office, 3 Lauderdale Place, Barbican, London, EC2Y 8EN	



Barbican Estate Office
3 Lauderdale Place
Barbican
London EC2Y 8EN

Dear Resident

REMOVAL OF GARCHEY SYSTEM - TERMS & CONDITIONS

The Barbican Estate Office will not object to the Garchey removal and the installation of a sink waste disposal unit provided that the following conditions are met:

1. You undertake to dispose of all bottles and cans.
2. You are liable to pay service charges with respect to the Garchey system as the service pipework of the Garchey system will still continue to carry the waste of the sink waste disposal unit.
3. The work is to be carried out to our entire satisfaction and that you must sign and return the Completion Notice in this pack on completion, so that we can arrange access for inspection to ensure that the modifications to the system have been carried out in accordance with the specification for removal.

Would you please sign below accepting the terms and conditions and return it to us. Once permission is granted and the removal inspected, you will receive a letter confirming it has been completed to specification. It is your responsibility to keep a copy of the letter for your records. If you have any technical queries, please contact us on barbican.estate@cityoflondon.gov.uk or 020 7029 3958.

Name	
Address	
Signed	
Date	



Barbican Estate Office
3 Lauderdale Place
Barbican
London EC2Y 8EN

Dear Resident

ALTERATIONS TO VENTILATION SYSTEM - TERMS AND CONDITIONS

I write with reference to the proposed alteration to your flat ventilation. We have no objection to your proposals provided that the following conditions are met:

1. You call the Contact Centre on barbican.estate@cityoflondon.gov.uk or 020 7029 3909 to ask for the Senior Resident Engineer to contact you to discuss your proposals before work commences.
2. You adhere to the guidelines stated in our Home Improvements Pack.
3. It is understood that you are liable to pay service charges with respect to the ventilation system as the ducts and extraction fans will still continue to require maintenance.
4. The work is to be carried out to our entire satisfaction and you must sign and return the Completion Notice, in this pack on completion so that we can arrange access for inspection to ensure that the modifications to the system have been carried out in accordance with guidelines.

Would you please sign below accepting the terms and conditions and return it to us. Once permission is granted and the removal inspected, you will receive a letter confirming it has been completed to specification. **It is your responsibility to keep a copy of the letter for your records.** If you have any technical queries please contact us on barbican.estate@cityoflondon.gov.uk or 020 7029 3958.

Name	
Address	
Signed	
Date	

COMPLETION NOTIFICATION

Landlord's Approval will not be granted until after this has been received and works have been inspected.

This notification must be forwarded to us within one week of the completion date. Officers will liaise with the appropriate Property Services officer(s) to arrange inspections

I confirm that the following works have been completed and are now ready for inspection. (If appropriate)

		Tick all that apply
Garchey removal and installation of a sink waste disposal		<input type="checkbox"/>
Alterations to the Ventilation System* *Please contact us on barbican.estate@cityoflondon.gov.uk or 020 7029 3958 to speak to a Property Services Officer before commencing alterations to the ventilation		<input type="checkbox"/>
I enclose a copy of the consents from the District Surveyor		<input type="checkbox"/>
I enclose a copy of the consents from the Planning Department (or letter where Listed Building Consent was not required)		<input type="checkbox"/>
Please tick one box in the row below		
No asbestos has been affected by the alterations carried out in my property	<input type="checkbox"/>	All asbestos has been removed from the areas detailed in the attached report and disposed of by a licensed asbestos removal contractor, disposal certificate attached <input type="checkbox"/>
Name		
Address		
Telephone Number		
Access Arrangements		
Key Permission	<input type="checkbox"/>	Please contact me to make an appointment <input type="checkbox"/>
Please return to: Barbican Estate Office, 3 Lauderdale Place, Barbican, London, EC2Y 8EN		

