

BARBICAN RESIDENTIAL COMMITTEE

Monday, 8 December 2014

Minutes of the meeting of the Barbican Residential Committee held Guildhall
on Monday, 8 December 2014 at 12.00 pm

Present

Members:

Gareth Moore (Chairman)
Randall Anderson
Christopher Boden
David Bradshaw
Ann Holmes
Michael Hudson
Vivienne Littlechild
Professor John Lumley

Jeremy Mayhew
Deputy Joyce Nash
Stephen Quilter
Angela Starling
Deputy John Tomlinson

In Attendance

Officers:

Ade Adetosoye	Director of Community and Children's Services
Michael Bennett	Community and Children's Services
Karen Tarbox	Community and Children's Services
Anne Mason	Community and Children's Services
Mike Saunders	Community and Children's Services
Alan Bennetts	City Solicitor's Department
Mark Jarvis	Chamberlain's Department
Clive Cornwell	Department of the Built Environment
Julie Mayer	Town Clerks

1. APOLOGIES

Apologies were received from Henrika Priest, Alex Bain-Stewart, Deputy Billy Dove, Deputy Stanley Ginsburg, Graham Packham, Chris Punter and Philip Woodhouse.

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

Mr David Bradshaw declared an interest in respect of items 6 (Service Charge Expenditure and Income Account) and 7 (Revenue and Capital Budgets). Mr Bradshaw also declared an interest in respect of item 11 (Car Park and Baggage Stores Charging Policy) as he has a baggage store on the Barbican Estate. Mr Bradshaw remained in the room for these items but did not participate in the vote.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that - the minutes and non-public summary of the meeting held on 15th September 2014 be approved.

4. **TERMS OF REFERENCE AND FREQUENCY OF MEETINGS OF THE BARBICAN RESIDENTIAL COMMITTEE**

The Committee considered a report of the Town Clerk in respect of the Committee's Terms of Reference and frequency of meetings.

RESOLVED, that:

1. The Terms of Reference of the Barbican Residential Committee be approved for submission to the Court.
2. The frequency of the meetings of the Barbican Residential remain quarterly, with 4 meetings a year taking place in March, June, September and December.

5. **BARBICAN LISTED BUILDINGS MANAGEMENT GUIDELINES - VOLUME IV - LANDSCAPE STATUTORY PLANNING GUIDANCE**

The Committee considered a report of the Director of the Built Environment in respect of the Barbican Listed Building Management Guidelines. Members noted the addendum to the report, which addressed queries raised at the Barbican Residential Committee on 24 November 2014.

RESOLVED, that:

1. The amendments to the Barbican Listed Building Management Guidelines Volume 4, Landscaping SPD, with Part 2 (Good Practice) and Part 3 (Green Infrastructure), as listed in Appendix C to the report, be agreed.
2. The amended Barbican Listed Building Management Guidelines Volume 4, Landscaping, be adopted as a Supplementary Planning Document.
3. Part 2 (Good Practice) and Part 3 (Green Infrastructure) be noted as standard documents for use by officers and stakeholders on the Barbican Estate.

6. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2014/15 AND ORIGINAL BUDGET 2015/16**

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the Service Charge Expenditure and Income Account.

Following queries at the RCC meeting on 24th November, the Chamberlain had circulated additional information on the manpower statement. Members noted that more staff were being recruited to the concierge service and the officer agreed to provide further clarity, once this information was available.

In response to a request for all budget reports being presented on a 'like-for-like' and showing the changes between the original and latest approved budget, the officer agreed to pass this suggestion to the Chamberlain. In the interim, the officer agreed to provide Members of the Barbican Residential Committee with a reconciliation statement.

RESOLVED, that:

1. The provisional 2015/16 revenue budget be approved for submission to the Finance Committee.
2. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, corporate projects and changes to the Additional Works Programme.

7. REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2014/15 AND ORIGINAL BUDGET 2015/16 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the Revenue and Capital Budgets. In response to questions, the officer agreed to provide a breakdown of the maintenance for car parking. Members also suggested that it would be helpful if central and local risks could be shown separately in future reports. The officer agreed to take this suggestion back to the Chamberlain and would provide members with a breakdown in the interim.

RESOLVED, that:

1. The provisional 2015/16 revenue budget be approved for submission to the Finance Committee.
2. The draft capital budget be approved.
3. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, corporate projects and changes to the Additional Works Programme.

8. SERVICE BASED REVIEW PROPOSALS

The Committee received a report of the Director of Community and Children's Services in respect of the City of London Corporation's Service Based Review Proposals, which aimed to deliver sustainable savings and /or increased income in order to balance City Fund and City's Cash over the medium term. Members noted that the savings approved by the Policy and Resources Committee for the Community and Children's Services Department amounted to £844,000, as set out in the report.

RESOLVED, that:

The savings proposals for the Community and Children's Services Department be approved.

9. COMMUNAL REPAIRS AND REDECORATIONS PROGRAMME FOR THE BARBICAN ESTATE

The Committee considered a report of the Director of Community and Children's Services in respect of the communal repairs and redecorations programme for the Barbican Estate. Members noted that the project was currently at 'Gateway 3-4' of the City of London's Projects procedure and a flowchart, explaining the Gateway process, was appended to this report. A further addendum had been added and this addressed questions raised at the Barbican Residents Consultation Committee (RCC) on 24th November 2014.

During the discussion of this report, the following matters were raised/noted and would be taken into account, as part of the procurement process, as the project progresses to Gateway 5 (Authority to Start Work):

- It was accepted that longer term agreements offered more value for money and the current estimates would be revised to give further certainty as work to the next Gateway progressed.
- The indices to be used as part of the procurement process and contract will be confirmed.
- Once the Gateway 3-4 report had been approved, statutory consultation with leaseholders would commence, in accordance with Section 20 of the Landlord and Tenant Act 1985.
- A number of Condition Surveys have already been carried out and the intended programme would be discussed with the House Groups.
- It was suggested that it might be prudent to consider the low rise blocks on a floor by floor basis, as some areas deteriorated quicker than others.
- It will be a requirement of the contract that an apprenticeship scheme forms part of the Corporate Social Responsibility (CSR) element.

RESOLVED, that:

1. Approval be given to go out to tender in order to seek a contractor to undertake the redecoration work, including enabling repairs, for a 3-5 year programme.
2. An estimated budget of up to £1,687,500 be approved.

10. WATER SYSTEM TESTING AND ASSOCIATED SAFETY WORKS AT THE BARBICAN AND HRA ESTATES

The Committee considered a report of the Director of Community and Children's Services in respect of Water System Testing and Associated Safety Works at the Barbican and HR Estates. A further addendum had been added to the report, which addressed questions raised at the RCC meeting on 24th November 2014.

During the discussion on this report, the following matters were raised/noted:

- Once the Gateway 3-4 report had been approved, consultation with leaseholders would commence, in accordance with Section 20 of the Landlord and Tenant Act 1985.
- Despite it being standard construction industry practice, Members were concerned that there might be a conflict of interest if contractors carried out both testing and minor works.
- Officers advised that a list of standard minor works would be included in the contract and the contractor would provide a schedule of rates as part of the procurement process, in order to ensure best value.
- Based on the concerns expressed above, Members were minded to adopt a version of Option 1 in the report, for testing only rather than Option 2, for 3-5 year testing and major works. (This Motion was put by Mr Hudson, Agreed by David Bradshaw and subsequently agreed).
- Officers advised that, as the contract was not a matter of urgency, they could bring a further report to the next meeting, once further consultation had taken place. Members were assured that, in the interim, the statutory water system testing and associated safety works would not be compromised.

RESOLVED, that:

A decision on the water system testing and associated safety works contractor be deferred to the next meeting of the Barbican Residential Committee on 16th March 2015.

11. CAR PARK AND BAGGAGE STORES CHARGING POLICY

The Committee considered a report of the Director of Community and Children's Services in respect of the Car Parking and Baggage Store Charging Policy. Members challenged whether a three year review was sufficient for Car Park Charging and it was proposed by Mr Boden, Seconded by Ms Holmes and agreed that the Car Park charging be reviewed on an annual basis. Members asked if the next report could include a full market test and officers agreed to provide clarity on commercial and residential rates.

RESOLVED, that:

1. All car parking and baggage store licence fees be subject to review from 25 March 2015 for the following year.
2. The current charging policy for the car parking on the Estate be reviewed on an annual basis. The current three year charging policy for Baggage Stores on the Estate be reviewed in three years' time.

12. UPDATE REPORT

The Committee received a report of the Director of Community and Children's Services in respect of issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2014. The report also provided updates on other issues on the estate.

RESOLVED, that - the update report be noted.

13. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

The Committee received a report of the Director of Community and Children's Services in respect of the implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter July to September 2014.

RESOLVED, that - the SLA Quarterly Review (July to September 2014) be noted.

14. 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 which had been approved, under delegated authority and in accordance with standing orders, since the last meeting of the Committee.

RESOLVED, that - the sales and lettings report be noted.

15. ANNUAL REVIEW OF RECOGNISED TENANTS' ASSOCIATIONS (RTAS) 2014

The Committee received a report of the Town Clerk in respect of the Annual Audit of the Recognised Tenant Associations (RTA). Members were pleased to note that all those house groups, which had applied, had achieved their RTA status. The Chairman of the RCC was encouraging those house groups currently without RTA status to apply next year and the Town Clerk would be able to offer support in respect of process and drafting constitutions etc.

RESOLVED, that - the Annual RTA Audit of the Barbican Estate (2014) be noted.

16. MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE

RESOLVED, that - the draft minutes of the RCC meeting and the questions in advance of the meeting (At Appendix 1 to the minutes) be noted.

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

There were no questions.

18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

19. **EXCLUSION OF THE PUBLIC**

RESOLVED, that – under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Part 1 of Schedule 12 (A) of the Local Government Act.

Item No (s)

20 – 22

23 - 24

Para No (s)

1, 2 & 3

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20. **NON-PUBLIC MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that - the non-public minutes of the meeting held on 15th September 2014 be approved.

21. **PHYSIOTHERAPIST - 1, THE POSTERN - LEASE SURRENDER AND NEW LETTING**

The Committee considered and approved a report of the Director of Community and Children's Services in respect of the lease surrender and new letting at 1, The Postern.

22. **ARREARS REPORT**

The Committee received a report of the Director of Community and Children's Services in respect of current arrears in respect of tenants and leaseholders on the Barbican Estate and the recovery action being taken with these arrears.

RESOLVED, that – the arrears update report be noted.

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

There were no questions.

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

There were no items of urgent business.

The meeting ended at 1.30 pm

Chairman

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