

## **BARBICAN RESIDENTIAL COMMITTEE**

**Monday, 14 September 2015**

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 14 September 2015 at 11.00 am

### **Present**

#### **Members:**

Gareth Moore (Chairman)	Jeremy Mayhew
Ann Holmes (Deputy Chairman)	Deputy Joyce Nash
Randall Anderson	Graham Packham
Alex Bain-Stewart	Angela Starling
Deputy John Barker	Deputy John Tomlinson
Michael Hudson	
Professor John Lumley	

### **In Attendance**

#### **Officers:**

Michael Bennett	Community and Children's Services
Alan Bennetts	Comptroller and City Solicitor's Department
Helen Davinson	Community and Children's Services
Mark Jarvis	Chamberlain's Department
Mike Kettle	Community and Children's Services
Anne Mason	Community and Children's Services
Julie Mayer	Town Clerk's Department
David Padfield	

### **1. APOLOGIES**

Apologies were received from Deputy Billy Dove, Chief Commoner; Vivienne Littlechild, Deputy Stanley Ginsburg, Chris Punter, Philip Woodhouse and Dhruv Patel.

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

Deputy Joyce Nash and Mr Randall Anderson both declared pecuniary interests in respect of agenda item 20, Residential Rent Review, as they are tenants of the City of London Corporation. However, Deputy Nash left the meeting before this item was discussed and Mr Anderson did not participate in the discussion.

### **3. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 1<sup>st</sup> June 2015 were approved.

4. **YOU SAID, WE DID" : ACTIONS AUGUST 2015**

The Committee received the '*You Said; We Did*' actions list from August 2015 and noted the following updates:

- The CCTV installation was ongoing, however, Members were reminded that the project was being driven by the Safer City Partnership and would be reported to the next Police Committee. Members also noted that the matter had been taken up by the Barbican Association Security Committee.
- The bicycle storage pods had been a gift from Transport for London and, following a recent bulletin from the Barbican Estate Office, there had been some interest.

5. **UPDATE REPORT**

The Committee received a report of the Director of Community and Children's Services which updated them on issues raised by the Residents Consultation Committee (RCC) and Barbican Residential Committee (BRC) at their meetings in May and June 2015. The report also provided updates on other issues on the estate.

RESOLVED, that – the Update Report be noted.

6. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW - APRIL - JUNE 2015**

The Committee received a report of the Director of Community and Children's Services which provided the Service Level Agreements.

RESOLVED, that – the Service Level Agreements quarterly review from April – June 2015 be noted.

7. **RESIDENTS SURVEY RESULTS - SEPTEMBER 2015**

7. **RESIDENTS SURVEY RESULTS – UNDERTAKEN IN JULY 2015**

The Committee received a report of the Director of Community and Children's Services, which informed Members of the results of the Residents' Satisfaction Survey. Members commended the excellent results in the survey, particularly for concierge staff, which had been passed on to services providers and estate office staff.

Members noted that one of the questions had been provided by the Chairman of the RCC; i.e. keeping consultation exercises relevant to resident's requirements. Furthermore, BEO officers would be working with the RCC Chairman on the results and various comments. In response to a request,

officers advised that comparative data from the bar charts, against previous years, was now available for Members.

RESOLVED, that – the results of the Residents Survey (2015) be noted.

8. **LEASE ENFORCEMENT ISSUES - SHORT TERM HOLIDAY LETS**

The Committee received a report of the Director of Community and Children's Services in respect of lease enforcement issues and, particularly, short term holiday lets. Members noted that this report had been presented to the RCC on 7<sup>th</sup> September 2015. At this meeting, Members had expressed their unanimous commitment and support to the Barbican Estate Office and encouraged all residents to be vigilant in providing evidence. Residents also unanimously supported the approach, as set out in the report, in respect of the action plan and lease enforcement process that officers would be taking forward. Residents had also felt that the proposal and action plan were achievable and fair.

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

- Members were very pleased that that the satisfactory outcome had resulted from residents and officers working in partnership.
- Some long leaseholders were not aware of the actions of their short term tenants in respect of short term holiday lets.
- Enforcement action had been taken twice in the last 6-12 months, in respect of breaches from fitting wooden floors and keeping pets.
- The initial letter to residents in June highlighted the relevant clauses in the Lease and the enforcement action which would follow at stages 1, 2 and 3. Members were assured that action would be taken in the event of evidence of genuine nuisance and that the process would be fair and equitable.
- Taking out an injunction as a lesser sanction, rather than forfeiture, would be just as onerous and require almost the same level of evidence.
- Officers are working on a document, entitled: '*Ten reasons why you should not rent out your property on a short term holiday let*'; setting out the various pitfalls, such as invalidating insurance policies.
- Members noted that the Estate Office were aware of 3 incidents of short term lettings but there had been no contact with either the Police or Environmental Health Services.
- The car parking and concierge staff had been briefed and some evidence had already been forthcoming.

RESOLVED, that:

1. The report and comments from the RCC Members be noted.
2. The approach and proposals, as set out in the report, be endorsed.

9. **INSURANCE ARRANGEMENTS FOR THE BARBICAN ESTATE**

The Committee received a report of the Director of Community and Children's Services in respect of insurance arrangements on the Barbican Estate. In response to questions, Members noted that vulnerable residents could ask for applications to be made on their behalf and estate staff would always offer assistance, more generally. Officers also advised that '*Frequently Asked Questions*' was a working document that would be updated as necessary. In respect of advising residents about taking up contents insurance, which was standard practice in other authorities, officers agreed to check that provision of such advice would not contravene FCA Regulations.

RESOLVED, that – the insurance arrangements in place for the Barbican Estate be noted.

10. **2014/15 REVENUE OUTTURN (EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT)**

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services, which compared the revenue outturn for the services overseen by the Committee in 2014/15, with the final budget for the year. Members commended the clear format of the report, particularly the inclusion of a reconciliation of Latest Approved Budget to Original Budget, which had been suggested by BRC Members, and noted that this had subsequently been adopted as good practice by other service committees.

In response to a question about car park occupancy and income, Members noted that this was part of the City of London Corporation's 'Service Based Review' Budget Reduction Plan for 2017/18, currently being worked on by Chief Officers. It was also understood that car usage in the City was generally discouraged and therefore demand for parking spaces was falling. Members also noted that Heron House now had now taken up its full allocation of car parking spaces and Roman House had started taking up their allocation.

Concern was expressed at the discrepancy between rates charged for parking spaces on the Barbican (to Barbican residents) and those charged to other City residents. Officers offered to provide an update on the 2017/18 Service Based Review Budget Reduction Plan as part of the Car Park charging report, which would be presented to the next meeting of the Committee in December 2015.

RESOLVED – that, the revenue outturn report for 2014/15 and the budgets carried forward to 2015/16 be noted.

11. **2014/15 REVENUE OUTTURN FOR RESIDENTIAL SERVICE CHARGE ACCOUNT (INCLUDING RECONCILIATION BETWEEN THE CLOSED ACCOUNTS AND AMOUNT TO BE CHARGED TO LONG LEASEHOLDERS)**

The Committee received a joint report of the Chamberlain and the Director of Community and Children's Services in respect of the 2014/15 Revenue outturn for the Dwellings Service Charge Account, including reconciliation between the closed accounts and the final service charge. Once again, members commended the helpful layout of this report,

RESOLVED, That – the Revenue Outturn Report for 2014/15 and the Service Charge reconciliation be noted.

**12. PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Culture, Heritage and Libraries, setting out regular updates on the sales and lettings approved since the last meeting of the Committee.

RESOLVED, that – the Sales and Lettings report be noted.

**13. MINUTES OF THE BARBICAN RESIDENTS' CONSULTATION COMMITTEE (RCC) - TO FOLLOW**

Members received the draft Minutes of the Meeting of the Residents' Consultation Committee (RCC) heMembers received the draft Minutes of the Meeting of the Residents' Consultation Committee (RCC) held on 7<sup>th</sup> September 2015.

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

In response to a question about drainage works at Frobisher Crescent, Members noted that the contract was expected to be let this week and works could then commence. Officers had also met with the residents affected and, whilst some aspects of the project fell within the remit of the City Surveyor's Department and not the terms of reference of the BRC, charging arrangements had been resolved.

In respect of reporting noise nuisance at night, Members were reminded that, in the first instant, residents should contact Environmental Health Services, who operate 24 hours. Officers advised that the next email bulletin to residents would contain a reminder of the relevant telephone numbers, including the Barbican Centre's security team.

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

**16. EXCLUSION OF THE PUBLIC**

**17. NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 1<sup>st</sup> June 2015 were approved.

**18. GATEWAY 3 - 4 OPTIONS APPRAISAL: THE CONTRACTOR OFFICE - 02 LEVEL ANDREWES HOUSE**

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

19. **GATEWAY 3 - 4 OPTIONS APPRAISAL: BARBICAN TURRET JOHN WESLEY HIGH WALK**

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

20. **RESIDENTIAL RENT REVIEW**

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

21. **ARREARS REPORT**

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

22. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

23. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

The Chairman agreed to the admission of an item of urgent business in respect of a Deed of Variation, which was approved.

**The meeting ended at 13:10**

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Chairman

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