



Barbican Residential Committee

Date: MONDAY, 15 JUNE 2020

Time: 1.45 pm

Venue: Virtual Meeting Streamed Live to You Tube: <https://youtu.be/NQfOnzrc1Ec>

Members: Randall Anderson
Mark Wheatley (Deputy Chairman)
Michael Hudson (Chairman)
Adrian Bastow
Chris Boden
Mark Bostock
Deputy David Bradshaw
Henry Colthurst
Mary Durcan
Jeremy Mayhew
Barbara Newman
Susan Pearson
William Pimlott
Stephen Quilter
Deputy John Tomlinson
Dawn Wright

Enquiries: Julie Mayer - Julie.Mayer@cityoflondon.gov.uk

**John Barradell
Town Clerk**

AGENDA

- 1. APOLOGIES**
- 2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
- 3. MINUTES OF THE PREVIOUS MEETING**
To approve the public minutes and non-public summary of the meeting held on 16th March 2020.
For Decision
(Pages 1 - 12)
- 4. CHARGING POLICY FOR CAR PARKING AND STORES - ANNUAL REVIEW**
Report of the Director of Community and Children's Services.
For Decision
(Pages 13 - 28)
- 5. PROPOSED REPLACEMENT OF FRONT ENTRANCE DOOR SETS**
Report of the Director of Community and Children's Services.
For Decision
(Pages 29 - 32)
- 6. 'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**
Report of the Director of Community and Children's Services.
For Information
(Pages 33 - 34)
- 7. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
- 8. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
- 9. EXCLUSION OF THE PUBLIC**
MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.
For Decision
- 10. NON-PUBLIC MINUTES**
To approve the non-public minutes of the meeting held on 16th March 2020.
For Decision
(Pages 35 - 38)
- 11. BARBICAN ESTATE COMMERCIAL TENANTS AND COVID-19: PROPOSAL FOR ADDITIONAL SUPPORT**
Report of the Director of Community and Children's Services.
For Decision
(Pages 39 - 78)

12. COMMERCIAL LEASE RENEWAL

Report of the Director of Community and Children's Services.

For Decision
(Pages 79 - 82)

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

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

Confidential Agenda

15. CONFIDENTIAL MINUTES

To approve the confidential minutes of the meeting held on 16th March 2020.

For Decision

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BARBICAN RESIDENTIAL COMMITTEE **Monday, 16 March 2020**

Minutes of the meeting of the Barbican Residential Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Monday, 16 March 2020 at 1.45 pm

Present

Members:

Michael Hudson (Chairman)
Mark Wheatley (Deputy Chairman)
Randall Anderson
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Henry Colthurst
Mary Durcan
Jeremy Mayhew
Barbara Newman

Officers:

Gemma Stokley	- Town Clerk's Department
Paul Murtagh	- Assistant Director, Barbican and Property Services
Alan Bennetts	- Comptroller and City Solicitor's Department
Mark Jarvis	- Chamberlain's Department
Michael Bennett	- Barbican Estate Officer Manager
Helen Davinson	- Department of Community and Children's Services
Anne Mason	- Department of Community and Children's Services

1. APOLOGIES

Apologies for absence were received from Chris Boden, Susan Pearson, William Pimlott, Stephen Quilter, Deputy John Tomlinson and Dawn Wright.

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

Randall Anderson declared an interest in Agenda Item 19 due to the fact that he rented his property on the Barbican Estate. He stated that he would not participate in any discussion on the item.

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the public minutes and non-public summary of the meeting held on 16 December 2019 be approved.

MATTERS ARISING

Underfloor Heating Working Party (page 2) – The Chairman reported that the Procurement Sub Committee had noted this Committee's support for the initiative of the Barbican Estate Residents' Consultation Committee's Underfloor Heating Working Party and had indicated that they were happy to have residents involved in this matter going forward.

Waterfalls (page 3) – A Member commented that the waterfalls were currently in working order and thanked Officers for their work on this.

Maintenance budget for Highwalks (page 5) – A Member noted that the maintenance budget for the highwalks was to be reviewed.

Public Realm in and around the Barbican Estate (page 5) – The Chairman reported that CASC had considered this issue but had sent it back to this Committee with Officers tasked with producing an update report for and more detailed proposals of the work required for the 1 April CASC meeting. Officers reported that the funds available for this work currently amounted to £50k and that the report would explore how any gaps here might be filled.

4. **DRAFT MINUTES OF THE BARBICAN RESIDENS CONSULTATION COMMITTEE (RCC) ON 2ND MARCH 2020**

Members received the draft minutes of the Barbican Estate Residents Consultative Committee (RCC) held on 2 March 2020.

5. **ANNUAL REVIEW OF THE TERMS OF REFERENCE**

The Committee considered a report of the Town Clerk asking that Members review and approve the terms of reference for submission to the Court of Common Council. The Committee was also asked to consider the frequency of its meetings going forward.

The Chairman stated that he was of the view that the current frequency of meetings was sufficient. Members agreed that this was the case. The Chairman then invited comments on the terms of reference.

A Member commented that he was of the view that the membership of this Committee was too large. He asked that the Committee be radical in their thinking around this in order to ensure that they operated as effectively as possible, particularly given the impending Governance Review. With this in mind, he proposed that the Committee membership be amended to incorporate four non-resident members and six resident Members – two from each Ward/side of Ward. He went on to suggest that the quorum might then be amended to require three non-resident Members and one resident Member to be in attendance.

The Chairman reported that he had previously spoken to Ward Deputies to suggest a reduction in representation from each Ward/side of Ward but that this dialogue had been somewhat lost with the move by some Members of the Policy and Resources Committee to abolish this Committee entirely. He added that he had no issue with the proposal now being put forward but would suggest that the quorum remain unchanged and be defined in terms of voting (non-resident) Members only.

Another Member spoke to say that he had sympathy with the proposal. He added, however, that he felt it important to always ensure that there was at least one more non-resident Member on the Committee versus resident Members given that non-resident Members were the pool from which Chairman

and Deputy Chairman were drawn. He suggested that the quorum could be amended to require three non-resident Members in attendance.

Another Member spoke to say that she would be opposed to having fewer than two Members representing each Ward/side of Ward. This was unanimously supported by the resident Members.

Members were unanimously of the view that the constitution of the Committee should be amended to incorporate six resident Members (two from each Ward/side of Ward) and seven non-resident Members with a quorum of three resident Members. The Town Clerk highlighted that this proposal would need to put to the next meeting of the Policy and Resources Committee and to the April meeting of the Court of Common Council for ratification.

A Member noted that representations on the constitution and future of this Committee were certain to be made as part of the Governance Review. He also questioned whether consideration might be given to proposing that the Chairman of the Barbican Estate Residents Consultation Committee (RCC) become an ex-officio Member of this Committee or at least be invited to attend these meetings on a regular basis. The Chairman highlighted that this already happened and that the Chairman or Deputy Chairman of this Committee also attended RCC meetings. Members were reluctant to move that the Chairman of the RCC become an ex-officio member of this Committee but highlighted that it was open to the RCC to elect a Common Councillor as their Chairman or a Deputy Chairman going forward.

Members noted that the deadline for submissions to the Governance Review had then passed. However, Members were keen that the Chairman write to the Town Clerk to lay down a marker that, if the future of this Committee were to be considered, he would like the opportunity to speak to Lord Lisvane on the matter. The Chairman highlighted that he had already sent a note to Lord Lisvane to this effect. The Committee asked that a similar note be drafted on their behalf in support of this.

A Member noted that the Committee had a hybrid function as the principal functions were to deliver value for money to residents paying the service charge and ensure value for money for rate payers. Another Member questioned whether this might be explicitly referenced in the Committee's terms of reference, but the Committee were not supportive of this.

RESOLVED – That, Members recommend to the Policy and Resources Committee and the Court of Common Council that:

- 1) the constitution of the Committee be amended to require seven Members who are non-residents and two Members nominated by each of the following Wards: -
 - Aldersgate.
 - Cripplegate Within
 - Cripplegate Without

- 2) The quorum be amended to consist of any three Members who are non-residents of the Barbican Estate.

6. **'YOU SAID: WE DID' - OUTSTANDING ACTIONS LIST**

Members received the Committee's Outstanding Actions list.

The Chairman highlighted that the breakdown of the income decreases previously asked to be distributed to BRC Members was sent to Members by the Town Clerk, on behalf of the Chamberlain, electronically earlier that week.

7. **UPDATE REPORT**

Members received a report of the Director of Community and Children's Services in respect of the issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in December 2019.

The Head of Barbican Estates reported that a report updating on the Electric Vehicle Charging (EVC) Action Plan had recently been considered by both the Port Health and Environmental Services and Planning and Transportation Committee. The report had included references to the Barbican Estate and its car parks.

A Member stated that he had questioned, at the recent meeting of Planning and Transportation, whether EVC points at Shakespeare Tower and Defoe House ought to be prioritised given that they were adjacent to Beech Street which was to be trialled as the first zero-emissions zone. The Head of Barbican Estates reported that he was working with colleagues in the Department of the Built Environment on this and that this Committee would receive quarterly updates on the matter.

A Member questioned whether consideration had ever been given to installing solar panels on rooftops across the estate. The Chairman reported that English Heritage's views would need to be sought on such a proposal but that he would certainly be supportive of this should it prove feasible.

RESOLVED – That the report be noted.

8. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW OCTOBER - DECEMBER 2019**

The Committee received a report of the Director of Community and Children's Services updating Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter October – December 2019.

Members noted that the progress against target in relation to the indicator concerning the percentage of communal lightbulbs was negative. A Member raised a particular concern around this, reporting that the fire escape light had been out at Cromwell Tower for some months now and asked that Officers sought to address these issues as soon as possible.

RESOLVED – That the report be noted.

9. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services advising Members of the sales and letting approved by Officers since their last meeting.

A Member questioned why sales for The Postern/Wallside were lower than in other blocks. The Chairman highlighted that these properties were houses as opposed to flats. The Revenues Manager highlighted that many properties there were also let on a commercial basis with a physiotherapist and a rectory currently situated there.

RESOLVED – That the report be noted.

10. FIRE SAFETY UPDATE

The Committee received a report of the Director of Community and Children's Services updating Members on the progress made in relation to fire safety matters since the last update report submitted to Committee in September 2019.

The Chairman highlighted the importance of this report and also reminded Members that Item 20 in the non-public agenda referred to this same matter.

The Assistant Director, Barbican and Property Services reported that some extensive destructive fire testing had taken place with doors tested in their existing and upgraded state. However, even those that were upgraded did not meet the required standard and the recommendation was that these therefore be replaced. The advice of Counsel had been sought on this matter and the advice received had indicated that lessees could not be charged for improvements. The cost of replacement would therefore need to be met by the City of London Corporation.

The Assistant Director went on to report that issues around fire stoppage/compartmentation had been identified at Frobisher Crescent and that a Capital Bid for £600,000 to rectify this had been submitted and approved as falling outside of the Fundamental Review process. The works would go to tender shortly and commence in Spring 2020. In response to a question, the Assistant Director reported that the costs for compartmentation would not be recharged to leaseholders.

A Member questioned what the timetable around door replacement was and asked whether a bid had already been submitted for these works which were needed with urgency. The Assistant Director reported that no bid had yet been submitted. The Member responded by stating that this was unacceptable three years after the Grenfell tragedy and highlighted that, due to the Health and Safety implications of this, it was inconceivable that the funds would not be forthcoming.

The Chairman reported that the process around the tendering of these works and the costs were, as yet, unknown. A Member (also the Chairman of Finance) suggested that an indicative bid should therefore be put forward. Another Member reported that he had been made aware of a ballpark figure for the works and appreciated that this was likely to be a large sum. Nevertheless, he concurred with the view that a bid should be progressed without further delay. The Assistant Director undertook to take this matter forward with his Director. The Chairman thanked the Assistant Director and was pleased to note that this matter would be progressed with some urgency.

RESOLVED – That Members note the report and ask that a bid to cover the costs of the fire door replacement works be progressed with urgency.

11. **BARBICAN ESTATE REDECORATION PROGRAMME 2020-25 - GATEWAY 4 - ISSUE REPORT**

The Committee considered a report of the Director of Community and Children's Services regarding the Barbican Estate Redecoration Programme 2020-25.

The Assistant Director, Barbican & Property Services reported that this had been the subject of much debate at the most recent meeting of the RCC. He reminded the Committee that it had been agreed, some years previously and following consultation with residents, that redecorations would be assigned to one contractor. The proposals that day therefore mirrored the approach taken previously. He went on to report that Projects Sub Committee had approved this report at their meeting earlier that day whilst acknowledging that the statutory consultation period did not conclude until 24 March 2020.

The Chairman clarified that this was a Gateway 4 report and that Gateway 5 would contain the authority to start work proposals – the matter would therefore be referred back to this Committee before works could commence.

A Member spoke to underline that he had been informed that residents had huge concerns, not around the total sum, but around the way in which the costs were to be allocated between blocks and the lack of transparency around this. He questioned whether these concerns had been discussed by Projects Sub Committee.

Another Member commented that he had been led to believe any delay in approval at this stage could lead to the works having to be re-tendered which would be unfortunate. He therefore asked for further clarification of this point and any procurement restraints. He added that he shared concerns that there was nothing within the report regarding the allocation of costs between blocks but questioned whether the procurement of the works could be approved that day with the issue of allocation subsequently addressed under delegated authority if necessary.

A third Member disagreed with this approach and highlighted that, as the consultation process had not yet concluded, end costs could be substantially

different to those currently proposed. His preference would therefore be to defer any decision until after the consultation period had concluded.

The Chairman clarified that he had been advised that a decision could not be deferred until the next meeting of this Committee in June for commercial reasons. There were therefore three options available – to approve the report that day and postpone Gateway 5 until after 24 March and the conclusion of the consultation period, to delegate authority for approval to the Town Clerk in consultation with the Chairman and Deputy Chairman following the conclusion of the consultation period or to hold a special meeting of this Committee ahead of the Court of Common Council meeting on the morning of the 23 April 2020 to reconsider the matter with a special meeting of the RCC also needing to take place beforehand.

The Chairman added that he had attended the recent RCC meeting and was therefore well aware of the debate and concerns around this item.

A Member commented that many residents had expressed concern around the fact that each block had only seen its own figures with the details of allocation between blocks not shared. This had led to concerns around fairness and transparency. A question and answer sheet had been issued to RCC Members just two hours prior to their recent meeting and had led to further criticisms around the perceived mismanagement of this process.

The Assistant Director, Barbican and Property Services reported that the tender remained valid for 90 days after submission. The contractor could, however, be requested to extend this. With regard to the question and answer sheet issued ahead of the recent RCC meeting, the Assistant Director reported that Officers had tried to respond to further queries that had arisen after issuing the original Q&A sheet which had led to a delay in the document being issued. Finally, he highlighted that, as part of Section 20 consultation residents were only required to receive a breakdown of costs for their own blocks.

The Chairman stated that he agreed with the views of residents regarding sharing full information about costs and it made sense to share the total costs of the works with all. He added that contractors were assigned scores weighted 60% quality and 40% price – this Committee had a duty to consider both components and not debate price alone. Another Member agreed that quality was of importance here and commented that the contractor had done a very good job previously.

The Assistant Director reported that the RCC had also raised questions around why the current contractor had increased costs so significantly this time around. Contact had been made with them and a spokesperson had commented that they had previously tendered competitively for the works at a time when they were keen to gain more contracts. They recognised the quality that was expected from Barbican residents and this had been reflected in their tender which they say had been pitched as competitively as possible at present. They had, however, now offered a 2% reduction in this cost.

A Member commented that the main issue remained the allocation of costs between blocks with residents of Defoe House, for example, feeling that similar blocks had less of a charge for the works. They were therefore keen to see the reasons behind these differences and were keen to have both value for money and transparency.

Officers reported that, under Section 20 consultation, all information was available for inspection by lessees. Members commented that they were aware of this and that some lessees had clearly already accessed the information and were now keen to receive an explanation for the differences in allocation. The Committee asked that this now be sent to residents in a digestible format. The Assistant Director undertook to action this. He highlighted that the Section 20 consultation process meant that Officers were already duty-bound to respond to all questions on the matter after the cut-off date of 24 March.

Members agreed an additional, special, meeting of the Committee be held to reconsider this report on 23 April 2020. They asked the Assistant Director, in the meantime, to confirm whether this would infringe upon the 90-day procurement limit. If this were to be the case, Officers were asked to request an extension from the contractor.

RESOLVED – That the report be deferred and reconsidered at a special meeting on 23 April 2020.

12. FROBISHER CRESCENT BALCONY DRAINAGE SCHEME - GATEWAY 6 - SUMMARISED OUTCOME REPORT

The Committee considered a report of the Director of Community and Children's Services regarding the outcome of the Frobisher Crescent Balcony Drainage Scheme.

A Member commented that, despite the report indicating that works had finished on site in 2016, he was aware of ongoing issues up until Summer 2019 – some five years after works had commenced. The Assistant Director clarified that the contract works had completed in 2016 as reported, however, there had been some defects thereafter.

Another Member underlined the need for more robust monitoring and recording of works undertaken as recognised under the heading 'key conclusions'.

RESOLVED – That the project is now closed.

13. BARBICAN ARREARS

The Committee received a report of the Director of Community and Children's Services advising Members of the current arrears in respect of tenants and leaseholders on the Barbican Estate.

The Chairman highlighted that Item 18 contained a non-public appendix to this report.

RESOLVED – That the report be noted.

**14. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE
COVID-19**

A Member questioned whether the organisation's Social Services or other departments were offering assistance to tenants isolated within their accommodation, particularly given that the Barbican Estate was home to many elderly residents living alone with no immediate or extended family. She added that she was aware that some House Groups had already begun to address this and that, at present, residents were being referred to the organisation's website for the most up to date information however, nothing here seemed to be specifically addressed to them at present.

The Assistant Director reported that House Groups might be best placed to contact individuals in the first instance. He added that the next update to residents would be asking all to inform if they were self-isolating so that Officers were able to create a better picture of individual circumstances.

A Member reported that Andrewes House had recently resurrected its Good Neighbour Scheme with residents provided with contact details for those who could help with the provision of food and other necessary supplies.

Another Member added that most House Groups had taken some action and urged others to follow suit. He reported that Mountjoy House currently had 6 volunteers assisting those who were self-isolating. He underlined the importance of maintaining some sort of central register of those who were self-isolating and ensuring that regular contact was established with them.

The Chairman suggested that House Groups contact the Barbican Estate Office with details of the arrangements they had put in place and key contacts for each House. Another Member requested that this information also be included on the weekly Estate bulletin email.

Tours of the Barbican Estate

A Member questioned whether new Members of this Committee were offered a tour of the Barbican Estate, she added that this would provide them with important context to many of the issues discussed here. The Chairman agreed that this ought to be offered routinely and suggested that arrangements be made for both Mr Colthurst and Mrs Wright to undertake a tour of the Estate as soon as possible.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no urgent items of business for consideration.

16. 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 item(s) on the

grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.

Item No(s)	Paragraph No(s)
17	3
18	2
19 & 20	3
21	3 & 5
22 & 23	-
24	2, 3 & 4
25	3

17. NON-PUBLIC MINUTES

RESOLVED – That the non-public minutes of the meeting held on 16 December 2019 be approved.

18. BARBICAN ARREARS

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

19. RESIDENTIAL RENT REVIEW

The Committee considered and approved a report of the Director of Community and Children's Services reviewing the rent for residential properties on the Barbican Estate let under City of London tenancies.

20. FIRE SAFETY AUDIT

The Committee considered and approved a report of the Director of Community and Children's Services concerning a proposal from Arup to carry out a detailed fire safety audit on a representative sample of four residential blocks on the Barbican Estate.

21. BLAKE TOWER

The Assistant Director, Barbican and Property Services was heard.

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

A Member raised a question relative to the Beech Street zero emissions zone trial commencing later this month.

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

There were no urgent items of business for consideration in the non-public session.

24. CONFIDENTIAL MINUTES

The confidential minutes of the meeting held on 16 December 2019 were considered and approved.

25. REVISED PROPOSED RESTRUCTURE

The Committee considered and approved a report of the Director of Community and Children's Services seeking agreement for proposals for the restructure of the Barbican Estate Office (BEO).

The meeting ended at 3.50 pm

Chairman

Contact Officer: Gemma Stokley
Gemma.Stokley@cityoflondon.gov.uk

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Committee(s)	Dated:
Residents Consultation Committee – For comment Barbican Residential Committee – For decision	
Subject: Charging Policy for Car Parking and Stores – Annual Review	Public
Report of: Director of Community and Children's Services	For Decision by Barbican Residential Committee
Report author: Michael Bennett Head of Barbican Estates	

Summary

The context for the review of the Charging Policy for Car Parking and Stores on the Barbican Estate includes the following:

- Expenditure on car parking on the Barbican Estate has for some years significantly exceeded income;
- The Barbican car parks are underused with a large number of vacant car parking spaces that are increasingly being put to much better use (such as the provision of storage units for residents);
- The City Corporation has begun the process of a 'Fundamental Review' of its operations, as part of which Efficiency Savings and further Income Generation from its property assets will need to be looked at.

At its meeting on 17 June 2019, the BRC received a report on the Charging Policy for Car Parking on the Barbican Estate. The Committee agreed a number of reviews and that the Member/Officer Working Party consider further, before bringing a report back for an annual review to the BRC. The Working Party has reviewed and made recommendations for the 2020-2021 year and, this report comprises an overview of its considerations and its recommendations.

Recommendations

The Barbican Residential Committee is asked to endorse the work and recommendations of the Member/Officer Working Party and specifically, to:

Car Parking

1. Increase the Barbican car park charge per parking space for the ensuing year to £1,420 per annum and subject to review again in 2021.

Stores

2. Pause the rents for Stores within Barbican buildings (that is, Stores not constructed in the car parks) for the ensuing year at £25.00 per square foot per annum (which are all classed as small/standard Stores) and subject to review again in 2021.
3. To pause rents for the resident new Stores in the car parks for the ensuing year at £20.00 per square foot per annum and subject to review again in 2021.
4. To pause rents for the non-resident new Stores in the car parks for the ensuing at £40.00 including vat per square foot per annum and subject to review again in 2021.
5. To pause the miscellaneous charges for motorcycles, bicycle lockers and pods and subject to review again in 2021.

Main Report

Background

1. Expenditure on car parking on the Barbican Estate has for some years significantly exceeded income. In 2016, the BRC instructed officers to review the underused Barbican car parking spaces and subsequently agreed that they could and should be put to other uses including the provision of additional storage space in order to generate additional income.
2. In 2017 Members also agreed that a Member/Officer Working Party be established to carry out further work on the Charging Policy, bringing reports back to the BRC.
3. The Planning and Transportation Committee at its meeting in 2018 approved the planning application for new Stores in the car parks for residents and non-residents, subject to conditions and a management plan which has subsequently been approved.
4. At its meeting in June 2019 the BRC approved the following:

Car Parking

- The Barbican car park charge per parking space for the ensuing year be paused at £1,340 per annum, subject to review in 2020.

Stores

- Rents for Stores within Barbican buildings be paused (that is, stores not constructed in the car parks) at £25.00 per square foot per annum, subject to review in 2020 (a variation to the Working Party recommendation).
- Rents for the resident occupiers of new stores in the car parks be paused at £20.00 per square foot per annum, subject to review in 2020.

- Rents for the non-resident occupiers of new stores in the car parks be paused at £40.00, including vat, per square foot per annum, subject to review in 2020.
 - The Stores Management Plan be amended to increase the percentage of stores lettings to close by non-residents up to a maximum of 50%, so as to avoid the need to continually seek planning permission, but the percentage of stores lettings to close by non-residents should not exceed 25% unless further authorised by the BRC.
5. In 2020 Planning Officers confirmed that the Management Plan allows for the percentage of units required by Barbican residents to be kept under review and therefore allows for flexibility. The use of up to 50% of the stores by nearby residents is therefore allowed for within the Management Plan and no further approval from the Local Planning Authority is required.
 6. The new additional Stores project that was completed in 2019 is currently 69% occupied by Barbican residents.

Other Reviews

7. The miscellaneous charges for motorcycles, bicycle lockers and pods are also subject to an annual review.
8. The members of the Working Party are:
 - Michael Hudson (Chairman) – Chairman of the BRC
 - Mark Wheatley – Deputy Chairman of the BRC
 - Randall Anderson – Resident Member of the BRC
 - John Tomlinson – Resident Member of the BRC
 - David Bradshaw - Resident Member of the BRC
 - Paul Murtagh – Assistant Director Barbican & Property Services
 - Michael Bennett – Head of Barbican Estates

Current Position

9. This report comprises an overview of the considerations and recommendations of the Working Party.

Options

Car Parking

10. The Working Party took into consideration a number of factors with regards to Car Park charges:
 - Occupancy history (see Appendix 1);
 - Elasticity of demand (see Appendix 2);

- The reason for the establishment of the Working Party; i.e. the deficit on the car park account and the objective of raising revenue so as to reduce the deficit.

11. There are three options for car park charges:

- Pause the Barbican car park charge per parking space for the ensuing year at £1,340 per annum and review charges again in 2021;
- Increase the current charge in line with CPI (based on 22 April CPI of 1.5%) to £1,360 per annum and review charges again in 2021;
- Increase Barbican car park charge per parking space for the ensuing year to £1,420 per annum (as originally agreed at BRC in 2018 as the direction of travel to £1,500 over 3 years) and review charges again in 2021.

Stores

12. The Working Party also took into consideration a number of factors with regards to Store rents:

- Occupancy schedules for current and new stores (see appendices 3 and 4);

13. The **options for Store rents for Stores within Barbican buildings** (that is, Stores not constructed in the car parks which are all classed as small/standard Stores) are:

- Pause at £25 per square foot per annum (£326) and subject to review again in 2021;
- Increase the current charge in line with CPI (based on 22 April CPI of 1.5%) to £331 per annum and review charges again in 2021;
- Increase for the ensuing year to either £26 per square foot per annum (£338) or £27.50 per square foot (£358) as originally agreed at BRC in 2018 as the direction of travel over 3 years and review charges again in 2021.

14. The **options for rents for the resident occupiers of new stores in the car parks** are:

- Pause at £20 per square foot per annum (see appendix 3 for current sizes and charges) and subject to review again in 2021;
- Increase the current charge in line with CPI (based on 22 April CPI of 1.5%) to £873 per annum for large stores, £1,238 for extra large and £1,746 for extra extra large stores and review charges again in 2021.

15. The **options for rents for the non-resident occupiers of new stores in the car parks** are:

- Pause at £40 per square foot per annum including VAT (see appendix 3 for current sizes and charges) and subject to review again in 2021;
- Increase the current charge in line with CPI (based on 22 April CPI of 1.5%) to £1,746 per annum for large stores, £2,476 for extra large and £3,492 for extra extra large stores and review charges again in 2021.

Miscellaneous Charges

16. The **options for miscellaneous charges in the car parks** are:

- Pause the miscellaneous charges for motorcycles, bicycle lockers and pods (see appendix 5) and subject to review again in 2021;
- Increase the current charge in line with CPI (based on 22 April CPI of 1.5%) to £243 per annum for motorcycles, £91 per annum for bicycle lockers and £32 per annum for bicycle pods and review charges again in 2021.

Proposals from the Working Party

Car Parking

17. Increase the Barbican car park charge per parking space for the ensuing year to £1,420 per annum and subject to review again in 2021.

Stores

18. Pause the rents for Stores within Barbican buildings (that is, Stores not constructed in the car parks) for the ensuing year at £25.00 per square foot per annum (which are all classed as small/standard Stores) and subject to review again in 2021.

19. To pause rents for the resident new Stores in the car parks for the ensuing year at £20.00 per square foot per annum and subject to review again in 2021.

20. To pause rents for the non-resident new Stores in the car parks for the ensuing at £40.00 including vat per square foot per annum and subject to review again in 2021.

Miscellaneous Charges

21. To pause the miscellaneous charges for motorcycles, bicycle lockers and pods and subject to review again in 2021.

Corporate & Strategic Implications

22. In terms of the relevant policies incorporated in the City Corporation's Corporate Asset Management Strategy, the proposals contained in this report will ensure that:

- Operational assets remain in a good, safe and statutory compliant condition;
- Operational assets are fit for purpose and meet service delivery needs;

- Annual revenue expenditure is efficiently managed to ensure value for money and operational asset running costs are reduced wherever possible;
- Opportunities to create added value and maximise income generation be pursued.

Financial Implications

23. The Car Parking account (which includes the new stores) had a budgeted deficit for 2020-21 of £346k based on a charge of £1,340. The effect of this and of increasing the car park charge to £1,420 from September will be an increase in income and therefore reduction in deficit, of some £36k, including £3k in respect of the price increase, in 2020/21, with the full year effect being £72k, assuming a 5% reduction in occupancy as a result of the increase (which is a greater reduction than experienced in 2019-2020).

24. The Stores outside the Car Park had an expected surplus of £5k in the Original Budget for 2020-21. However, this was based on an expectation of an increase in charges during the year. By not increasing charges the expected surplus will reduce by £9k.

Conclusions

25. The Member/Officer Working Party, set up at the instruction of the Barbican Residential Committee, has carried an annual review of its work and their recommendations are laid out in paragraphs 1-5 of this report.

Appendices

- Appendix 1 – Car Park Occupancy
- Appendix 2 – Car Park Elasticity of demand
- Appendix 3 – New Stores rents and occupancy
- Appendix 4 – Current Stores rents and occupancy
- Appendix 5 – Miscellaneous charges
- Appendix 6 – Financial Forecasts

Background Papers

Car Park Strategy Stage One 2009

Car Park Strategy Update 2009

Barbican Estate Car Park Efficiency Strategy Working Party 2011

Baggage Stores Charging Policy 2011

Car Park Charging Policy February 2013

Car Park Charging Policy December 2013

Car Park and Baggage Stores Charging Policy January 2014

Revenue and Capital Budgets – Latest Approved Budget 2013/14 and Original Budget 2014/15

Service Based Review Proposals – Department of Community & Children's Services 2014

Car Park Charging Policy 2015

Car Park Charging Policy March 2016

Service Based Review March 2016
Review of Public Car Park Provision in the City November 2016
Charging Policy for Car Parking and Stores November 2016
Charging Policy for Car Parking June 2017
Charging Policy for Car Parking and Stores June 2018
Policy for Miscellaneous Car Park Charges March 2019
Charging Policy for Car Parking and Stores June 2019

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Appendix 1

Occupancy History of Barbican Estate Car Parking – March 2020

Charge	Date	Residential Let Bays	% Change	Comments
£990	June 2006	863	-1%	
£990	Dec 2007	848	-2%	
£990	Oct 2008	820	-3%	
£1,038	Oct 2009	777	-5%	
£1,038	Oct 2010	752	-3%	
£1,070	Oct 2011	744	-1%	
£1,126	Oct 2012	737	-1%	
£1,155	Nov 2013	718	-3%	
£1,183	Nov 2014	691	-4%	
£1,210	Nov 2015	682	-1%	
£1,225	Sept 2016	679	-1%	
£1,225	Nov 2017	648	-5%	
£1,258	June 2018	653	+1%	BRC June 2018 – Approved per parking space and for the ensuing year, be increased to £1,340, subject to review. Direction of travel agreed to £1,500 over 3 years.
£1,340	March 2019	615	-6%	
£1,340	Sept 2019	610	-1%	BRC June 2019 – resolved that the Car Park charge for the ensuing year be paused at £1,340 pa, subject to review in 2020.
£1,340	March 2020	626	+3%	

Appendix 2

Elasticity of Demand Car Park – March 2020

The following table displays the surrender reasons for those residents willing to respond to questions from Officers.

Surrender Reasons – since last Working Party review in April 2019

April 19 – September 19	Car Bays
Moved out	6
Too Expensive	1
Don't need a Car	4
No Comment	33

Surrender Reasons – after charge review

October 19 – March 2020	Car Bays
Moved out	7
Too Expensive	0
Don't need a Car	9
No Comment	6

Appendix 3

New Stores in Car Parks Project 2019 - Occupancy – March 2020

		Size	Rent/Sq. ft.	Resident or Non-resident rent	Rent	Occupancy as of March 2020				
Location	Stores	Sq. ft.	£/sq. ft.		Price from Sept 2019	Let	Let Non-BE Resident	Vacant	Total	%
Car Park	Large	43	20	Resident	£860 per year	113	1	91	205	55%
			40	Non-resident	£1,720 per year (inc VAT)					
Car Park	Extra Large	61	20	Resident	£1,220 per year	47	1	3	51	94%
			40	Non-resident	£2,440 per year (inc VAT)					
Car Park	Extra Extra Large	86	20	Resident	£1,720 per year	52	2	3	57	94%
			40	Non-resident	£3,440 per year (inc VAT)					

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- The current occupancy is 69%
- It was agreed in 2019 letting of 31 (10%) stores to non-Barbican Residents – purchased 31 double lock doors to enable letting
- It was agreed in 2019 further letting of 47 (totalling 25%) stores to non-Barbican Residents – awaiting higher occupancy of non-BE residents before purchasing 47 double lock doors to enable further letting.
- We currently do not hold a waiting list due to the storage now available around the Estate.
- Marketing to 1,605 properties with one-half mile of entrance to car parks with new stores completed March 2020 – will need to be reviewed & possibly repeated due to COVID-19
- Additional workstreams for marketing and to review alternatives for making the best use of new store assets on hold due to COVID-19

Appendix 4

Current Stores rent & occupancy – March 2020

		Size	Rent/sq. ft.	Rent	Occupancy				
Location	Stores	Sq. ft.	£/sq. ft.	Rent from Sept 2019	Let	Vacant	Total	%	Comments
Residential Block	Standard	13	25	£326	998	52	1,050	95%	BRC June 2018 – Although Working Party recommended £27.50/sq.ft (£358) - Members approved £25/sq.ft. from £24/sq.ft (£313). BRC June 2019 – Although Working Party recommended £27.50/sq.ft. over the next 2 years to £358 (from £326 to £336 from September 2019) & subject to review again in 2020 - Members approved a pause & review again in 2020. NB Since 2018 BRC decision – loss of potential income is £30 to £40K pa.
Car Park	Transportable	32	17	£544	90	14	106	87%	BRC June 2018 - New users - rents from Sept 2018 - £20 per sq. ft.
			20	£640	2				Existing users – 3-year policy: £14 per sq. ft. Sept 2018 £17 per sq. ft. from Sept 2019 £20 per sq. ft. from Sept 2020
Car Park	Large	41	17	£696	45	3	54	87%	BRC June 2018 - New users - rents from Sept 2018 - £20 per sq. ft.
			20	£820	2				Existing users - 3-year policy: £14 per sq. ft. - Sept 2018 £17 per sq. ft. from Sept 2019 £20 per sq. ft. from Sept 2020

Appendix 5

Miscellaneous charges

Motorcycle Annual Charges

Charge	Date
£226	September 2016
£235	September 2017
£239	September 2019

Bicycle Locker Annual Charges

Charge	Date
£85	September 2015
£86	September 2016
£88	September 2017
£90	September 2019

Bicycle Pods Annual Charges

Charge	Date
£30	September 2016
£30	September 2017
£30	September 2018
£31	September 2019

- An increase by RPI was agreed in 2017
- An increase by CPI was agreed in 2018
- An increase by CPI was agreed in 2019

Appendix 6

Financial Budget – Car Parking

CAR PARKING			
		Original	Original
		Budget	Budget
		2019-20	2020-21
Income £ 000's			
Car Parks	Occupancy reducing by 5% through year, rate at £1,420 from end of Sept	820	
	Occupancy reducing by 5% through year, rate at £1,340 from end of Sept		805
New Stores	Lockers etc	-	7
	Large	152	114
	X Large	57	62
	XX Large	73	90
Existing Stores in Car Park		66	71
Occupancy Provision		-	(50)
Sub-total		348	297
Fees & Misc.		69	69
Service Charge		302	277
Total Income		1,539	1,445
Expenditure		(1,777)	(1,791)
		(238)	(346)

Half-year effect

Occupancy much lower than forecasted

Appendix 6

Financial Forecast – Stores outside Car Park

STORES OUTSIDE CAR PARK			
		Original	Original
		Budget	Budget
		2019-20	2020-21
Income £ 000's			
Existing Stores in Residential Blocks	Stores @ £326	284	
Existing Stores in Residential Blocks	Stores @ £326 rising to £336		320
Expenditure		(359)	(315)
(Deficit)/Surplus		(75)	5

12/06/2017

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Committee(s)	Dated:
Barbican Residential Committee	15 June 2020
Subject: Proposed Replacement of Front Entrance Door Sets	Public
Report of: Director of Community & Children's Services	For Decision
Report author: Paul Murtagh Assistant Director Barbican & Property Services	

Summary

The purpose of this report is to seek Member approval to submit a supplementary Capital Bid for the proposed replacement of front entrance door sets to all residential properties on the Barbican Estate to ensure that they meet the requirements of the current Building Regulations in relation to fire safety.

Recommendation

Members are asked to approve the recommendation from officers to submit a supplementary Capital Bid for the replacement of front entrance door sets to all residential properties on the Barbican Estate with new modern replacements that comply with Approved Document B – Fire Safety of the Building Regulations.

Main Report

Background

1. As Members will be aware from previous reports, as part of its approach to improving fire safety across the whole of the Barbican Residential Estate, random sample testing of a limited number of front entrance door sets to individual flats in the Barbican has been carried out. This has been an arduous process as a result of the planning requirements relating to the temporary and permanent replacement door sets and, the lack of available testing facilities across the country.

Considerations

2. Three different types of door sets have been tested so far to date and the details of the tests are summarised below:

252 Shakespeare Tower

Description: Latched, single leaf, single acting door set with side screen and over panel.
Tested by: Exova Warringtonfire, High Wycombe
Times to failure: Integrity – 35 minutes
Insulation – 24 minutes

When this door set was originally installed, it complied fully with the Building Regulations at the time. The destructive testing has shown that the integrity of the door (resistance to fire) exceeds the modern standard of 30 minutes. In terms of the insulation test, the door failed to meet the modern standard, albeit marginally (six minutes). However, the real problem with this door set, was its failure to deal with the passage of smoke. The test showed that smoke was penetrating the door set after a very short period (just over two minutes).

9 Breton House

Description: Latched, single leaf, single acting door set with side service cupboard.
Tested by: Centrum Techniki Okretowej, Poland
Times to failure: Integrity (Door set) – 18 minutes
Integrity (Service cupboard) – 22 minutes

When this door set was originally installed, it complied fully with the Building Regulations at the time. The destructive testing has shown that the integrity of the door set (resistance to fire) does not meet the modern standard of 30 minutes (failed after 18 and 22 minutes). In addition, the door set failed to deal with the passage of smoke. The test showed that smoke was penetrating the door set and service cupboard after a very short period (less than two minutes in both cases).

86 Thomas More House

Description: Latched, single leaf, single acting door set with side cupboard door and glazed side screen.
Tested by: Laboratory BadanOgniwych, Poland
Times to failure: Integrity (Door set) – 5 minutes
Integrity (Service cupboard) – 5 minutes
Integrity (Glazed screen) – 8 minutes

When this door set was originally installed, it complied fully with the Building Regulations at the time. The destructive testing has shown that the integrity of the door set (resistance to fire) does not meet the modern standard of 30 minutes (both doors failed after 5 minutes).

3. The planned destructive door set testing (including associated screens and panels) for the Barbican Estate is now complete. The destructive testing has shown that all door sets tested fail to meet the modern standards for fire resistance.

4. The three door sets tested are typical of the design and construction of almost all the front door sets installed in homes on the Barbican Estate. Moreover, all the door sets on the Barbican Estate, except for a very small number replaced as part of the repairs service, were installed when the Barbican Estate was built. It is safe to say that the three tested door sets will be very representative of all the door sets on the Barbican Estate.
5. It should be noted that the construction of the Barbican Estate and its inherent design, to some extent, mitigate the risk of the sub-standard doors. Such mitigating factors include:
 - mainly concrete construction;
 - most flats have access to more than one escape route;
 - bespoke design of ventilation and smoke control system.
6. Despite the mitigating factors outlined in 5 above, it is the view of officers that the residual risk is too serious and, it is recommended that a programme be funded and developed for the replacement of front door sets to all residential properties on the Barbican Estate with new modern replacements that comply with Approved Document B – Fire Safety of the Building Regulations.

Financial Considerations

7. The estimated cost of the replacement of front door sets to all residential properties on the Barbican Estate is between £15 and £20 million. It should be noted however, that, at this stage, this is a broad estimate only. The estimate can only be adequately verified once a detailed survey of all the blocks on the Barbican Estate has been carried out.
8. Given the scope and size of the project and the Listed status of the Barbican Estate, it is likely that the replacement of all front door sets will take between 2 and 3 years to complete.
9. Counsel's opinion has been sought on whether the cost of replacing the fire door sets on the Barbican Estate can be recovered from leaseholders by way of their service charge. Counsel has advised that these works would be classed as 'Improvements' and, in accordance with the provisions of the lease, are not recoverable via the service charge. This means that the cost of replacing all door sets on the Barbican Estate will be borne solely by the Corporation.

Conclusion

10. Based on the outcome of the destructive door set testing on the Barbican Estate, where, all door sets tested failed to meet the modern standards for fire safety, Members are asked to approve the recommendation from officers to submit a supplementary Capital Bid for the replacement of front entrance door sets to all residential properties on the Barbican Estate with new modern replacements that comply with Approved Document B – Fire Safety of the Building Regulations.

Appendices

None

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Actions from March 2020 Barbican Residential Committee (BRC) & other outstanding issues (*updates appear in italics*)

Issue	Source	Officer
Public Realm in and around the Barbican Estate		
<i>The City's Corporate Asset and Procurement Sub Committee had considered this and asked that Officers produce an update report on maintenance of the Highwalks with proposals for a future meeting. This report is now expected to be presented to the September Committee.</i>	RCC March 20	Paul Murtagh
Annual Review of the Terms of Reference		
<p><i>Members of the BRC recommended to the Policy and Resources Committee and the Court of Common Council that:</i></p> <p>1) <i>the constitution of the Committee be amended to require seven Members who are non-residents and two Members nominated by each of the following Wards: -</i></p> <ul style="list-style-type: none"> <i>• Aldersgate.</i> <i>• Cripplegate Within</i> <i>• Cripplegate Without</i> <p>2) <i>The quorum be amended to consist of any three Members who are non-residents of the Barbican Estate.</i></p> <p><i>At the time of updating this document, it is likely that the Court of Common Council in July will be considering the annual approval of the White Paper which appoints committees and approves their Terms of Reference.</i></p>	RCC March 20	Town clerks
Fire Safety		
<i>Following discussions at both Residents Consultation Committee (RCC) and BRC, the BRC asked that a bid to cover the fire door replacement works be progressed. A bid report is being presented to the BRC on 15 June.</i>	BRC March 20	Paul Murtagh
Barbican Estate Redecoration Programme 2020-25		
<p><i>In consultation with the Chairmen and Deputy Chairmen, the Town Clerk has approved recommendations in respect of the matter(s) set out below:</i></p> <p><i>The Barbican Estate Redecoration Programme 2020-25 – Gateway 4 – Issues Report was initially considered at the meeting of the BRC on 16 March 2020. At that meeting, a number of questions were raised on the difference between the quotes submitted and this resulted in the report being deferred, pending the provision of further information, and consideration at a Special Meeting in April. The RCC had also raised similar questions when it met on 2nd March 2020. In response to the Covid-19 emergency measures in respect of City of London Committees, there were no Committee meetings during April and the Special Meeting did not take place.</i></p> <p><i>The information requested by the BRC has since been provided and set out in the appendices to the report. The views of Committee on the award of the contract was also sought and the majority of Members, who responded to that consultation, supported the award of the preferred</i></p>	BRC March 20	Paul Murtagh

<p>contractor. This was effectively, Gateway 5 in the Project Approval Procedure, the 'regular route', and delegated to the Director of Community and Children's Services. However, Gateway 4, which had already been approved by the Projects Sub Committee still required sign off under Urgency Provision, as the approved Contractor had agreed to an extension until 14th May 2020 and the meeting of the BRC, scheduled for 15th June 202, was provisional at that stage.</p> <p><i>Action taken:</i></p> <p>1. The provision of an additional budget of £563,252, uplifting the total estimated cost of the Barbican Estates redecoration project to £3,938,252 (excluding risk);</p> <p>2. Note the revised total project budget of £3,938,252 (excluding risk), with the overall cost of the redecoration project being met from the City Fund (95% of which was recoverable via service charge from long leaseholders and the remainder funded from local risk revenue budgets);</p> <p>3. Note that, notwithstanding the fact that the approval of the Gateway 5 (Authority to Start Work) report fell within the remit of the Chief Officer as per the regular approval track on conclusion of the post-tender Section 20 process, following consultation with the BRC, the Gateway 5 report had already been approved in consultation with the Chairman and Deputy Chairman under the urgency procedures.</p>		
<p>Contact: Michael Bennett, Head of Barbican Estates – 020 7029 3923 – barbican.estate@cityoflondon.gov.uk</p>		

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