

BARBICAN RESIDENTIAL COMMITTEE
Monday, 17 June 2019

Minutes of the meeting held at Guildhall at 1.45pm

Present

Members:

Randall Anderson	Barbara Newman, <i>in the Chair until agenda item 4</i>
Adrian Bastow	Graham Packham*
Mark Bostock	Susan Pearson*
Deputy David Bradshaw	William Pimlott
Mary Durcan	Deputy John Tomlinson
Michael Hudson*	Mark Wheatley*
Jeremy Mayhew*	

*non-resident Members

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
Anne Mason	- Community and Children's Services
Julie Mayer	- Town Clerk's Department
Paul Murtagh	- Community & Children's Services Department
Barry Ashton	

1. APOLOGIES

It was proposed by Deputy Bradshaw, seconded by Randall Anderson and agreed that Barbara Newman take the Chair until the election of the Chairman at agenda item 4.

Apologies were received from Deputy John Tomlinson and Chris Boden.

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

The following resident Members had declarable pecuniary interests in respect of agenda item 13; Charging Policy for Car Parking and Stores Annual Review and had received dispensations to speak but not vote:

Randall Anderson
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Barbara Newman

3. **ORDER OF THE COURT OF COMMON COUNCIL**

The Order of the Court dated 25 April 2019 was received.

4. **TO ELECT A CHAIRMAN IN ACCORDANCE WITH STANDING ORDER 29**

Members elected a Chairman in accordance with Standing Order 29.

Being the only Member willing to serve, it was RESOLVED, that – Michael Hudson be elected as Chairman of the Barbican Residential Committee (BRC) for the ensuing year.

5. **TO ELECT A DEPUTY CHAIRMAN IN ACCORDANCE WITH STANDING ORDER 30**

Members elected a Deputy Chairman in accordance with Standing Order 30.

Being the only Member willing to serve, it was RESOLVED, that – Mark Wheatley be elected as Deputy Chairman of the BRC for the ensuing year.

6. **TO CONFIRM THE APPOINTMENT OF THE CHAIRMAN (OR THEIR REPRESENTATIVE) TO THE CULTURE MILE WORKING PARTY**

RESOLVED, that - Randall Anderson be appointed as the Chairman's representative on the Culture Mile Working Party for the ensuing year.

7. **TO APPOINT THE CAR PARK CHARGES WORKING PARTY**

As there were 3 expressions of interest for 2 resident Member vacancies on the Car Park Charges Working Party, Members agreed that, for 2019-20, the number of resident Members should be increased to 3. The Chairman and Deputy Chairman, as non-Resident Members were automatically appointed as were two officers; the Assistant Director, Barbican and Property Services and the Head of Barbican Estates, along with any others as required, in an advisory capacity.

RESOLVED, that - Deputy John Tomlinson; Deputy David Bradshaw and Randall Anderson be appointed as the resident Members of the Car Park Charges Working Party for the ensuing year.

8. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that – the minutes of the meeting held on 18th March 2019 be approved.

Matters arising

In respect of the estimates on the lifecycle and cost of the future re-roofing works, including any financial implications on the warranties, the Assistant Director, Barbican and Property Services advised that the estimates would be presented to the Barbican Residents Consultation Committee's Asset Maintenance Working Party for scrutiny in September 2019, ahead of being presented to the RCC and BRC. The RCC had met on Monday 10th June 2019 and were content with this approach.

9. **'YOU SAID: WE DID'**

Members received the Committee's outstanding actions list.

10. **DRAFT MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE (RCC)**

Members received the draft minutes of the meeting of the RCC held on 10th June 2019.

In respect of the RCC's request for a working party to look into anti-social behaviour, the Chairman of the Barbican Association Security Committee was in attendance and advised that this fell within his Committee's remit. Members agreed that, whilst there was already a large number of RCC Working Parties, the RCC were entitled to organise an additional one looking specifically at anti-social behaviour. However, due to limited resources, this Working Party could not be administered or attended by City of London Corporation officers.

11. **THE QUORUM OF THE BARBICAN RESIDENTIAL COMMITTEE**

Members received a report of the Town Clerk in respect of a temporary reduction in the quorum of the BRC, from 4 to 3 Members, to ensure that the meeting of the BRC in September 2019 would be quorate. The Chairman asked if Ward Deputies could assist in recruiting new non-resident Members and had noted the level of Member interest at the Barbican 50 commemoration the previous weekend.

RESOLVED, that – the Policy and Resources Committee be recommended to approve:

1. A temporary reduction in the quorum of the Barbican Residential Committee by one; i.e. from 4 to 3 non-resident Members, until such time as another non-resident member is appointed, or until the end of 2019.
2. In the event of the BRC being unable to recruit more non-resident Members by the September 2019 meeting, and by which time the new dispensations regime would have been in place for 6 months, the Policy and Resources Committee be asked to revisit the Housing Governance Review, including the future membership of the BRC.

12. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

Members received a report of the Director of Community and Children's Services in respect of the performance of estate wide Key Performance Indicators (KPIs) for the quarter January to March 2019. The report also detailed comments from the House Officers and the Resident Working Party and an on-going action plan for each of the SLA's

RESOLVED, that – the report be noted.

13. **CHARGING POLICY FOR CAR PARKING AND STORES - ANNUAL REVIEW**

Members considered a report of the Director of Community and Children's Services in respect of the Annual Review of a Charging Policy for Car Parking and Stores.

There was some challenge to the accounting methodology and the level of increase in respect of supervision and management. The Chamberlain offered to circulate a schedule clarifying the baggage stores costs for the last two years.

Members noted there was currently no waiting list for new stores or for car parking spaces. Members also noted that, last year, the BRC had agreed to let 10% of the stores to close by non-residents, six months after the first lettings to residents. Given the potential number of residents in close proximity to the Barbican Estate, and the possibility that the waiting list could increase, Members asked if this could be relaxed, with a higher threshold for seeking planning permission. Members asked to see the current level of occupancy of the car park, with totals, and if this could be included in the appendix in future reports. Members also felt that the rent of the stores in the Barbican buildings should remain at £25 per square foot per annum, that is £326.

RESOLVED, that – the work and recommendations of the Member/Officer Party be endorsed, subject to the variations recorded below, and :

1. The Barbican car park charge per parking space for the ensuing year be paused at £1,340 per annum, subject to review in 2020.
2. Rents for Stores within Barbican buildings be paused (that is, stores not constructed in the car parks) at £25 per square foot per annum, subject to review in 2020 (a variation to the Working Party recommendation).
3. 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.
4. 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.
5. 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 Barbican Residential Committee.

14. **PROGRESS OF SALES AND LETTINGS**

Members received a report of the Director of Community and Children's Services in respect of the sales and letting approved by officers under delegated authority and in accordance with standing orders. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

Members noted that Frobisher Crescent was not included as its sales were not sales made by the City of London Corporation. Officers agreed to include them in future, to make the report complete.

RESOLVED, that – the report be noted.

15. **UPDATE REPORT**

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

RESOLVED, That – the report be noted.

16. **BARBICAN ARREARS**

Members received a report in respect of tenant and leaseholder arrears on the Barbican Estate and noted a non-public appendix at agenda item 22.

RESOLVED, that – the report 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**

Members noted that this would be Graham Packham's last meeting, having served 7 years on the BRC. The Chairman and Members thanked Mr Packham for his service to the Committee and noted that he had delayed his resignation to ensure that day's meeting would be quorate.

19. **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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3, of Part 1 (Schedule 12A) of the Local Government Act.

Item No	Para No(s)
23	3
24	1&2

20. **NON-PUBLIC MINUTES**

RESOLVED, that – the non-public minutes of the meeting held on 18th March 2019 be approved.

21. **MINUTES OF THE CAR PARK CHARGES WORKING PARTY**

RESOLVED, that – the draft minutes of the Car Park Charges Working Party held on 2nd April 2019 be received.

22. **BARBICAN ARREARS - APPENDIX**

Members received an appendix in respect of the report at agenda item 16.

23. **HOUSING MANAGEMENT SYSTEM UPGRADE**

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

24. **ENFORCEMENT ACTION**

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

25. **BLAKE TOWER**

The Assistant Director, Barbican and Property Services was heard.

26. **REPORT OF ACTION TAKEN**

Members received a report of the Town Clerk.

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

There were no questions.

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

There were no items.

The meeting ended at 3.35pm.

Chairman

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