

## 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

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

#### Surrender Reasons – after charge review

<b>October 19 – March 2020</b>	<b>Car Bays</b>
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)					

- 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
<b>Income £ 000's</b>			
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)
<b>Sub-total</b>		348	297
Fees & Misc.		69	69
Service Charge		302	277
<b>Total Income</b>		1,539	1,445
<b>Expenditure</b>		(1,777)	(1,791)
		<b>(238)</b>	<b>(346)</b>

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
<b>Income £ 000's</b>			
Existing Stores in Residential Blocks	Stores @ £326	284	
Existing Stores in Residential Blocks	Stores @ £326 rising to £336		320
<b>Expenditure</b>		(359)	(315)
<b>(Deficit)/Surplus</b>		<b>(75)</b>	<b>5</b>