

BARBICAN RESIDENTIAL COMMITTEE
Monday, 15 September 2014

Minutes of the meeting of the Barbican Residential Committee held at Guildhall on
Monday, 15 September 2014 at 11.30 am

Present

Members:

Gareth Moore (Chairman)*
Christopher Boden*
David Bradshaw
Deputy Billy Dove*
Deputy Stanley Ginsburg
Ann Holmes*
Michael Hudson*
Vivienne Littlechild
Professor John Lumley
Deputy Joyce Nash
Chris Punter
Stephen Quilter
Angela Starling
Deputy John Tomlinson
Philip Woodhouse*

*non resident

Officers:

Karen Tarbox	Community and Children's Services
Helen Davinson	Community and Children's Services
Mike Kettle	Community and Children's Services
Mike Saunders	Community and Children's Services
Anne Mason	Community and Children's Services
Barry Ashton	Community and Children's Services
Julie Mayer	Town Clerk's
Tim Rhodes	City Solicitor's
Mark Jarvis	Chamberlain's

1. APOLOGIES

Apologies were received from Jeremy Mayhew, Graham Packham, Alex Bain-Stewart, Henrika Priest and Randall Anderson.

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

Mr Michael Hudson declared a non-pecuniary interest in respect of agenda item 20, as he has a commercial tenancy with the City of London Corporation.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that:

The public minutes and non-public summary of the meeting held on 16 June 2014 were approved.

4. **2013/14 REVENUE OUTTURN FOR THE RESIDENTIAL SERVICE CHARGE ACCOUNT INCLUDING RECONCILIATION BETWEEN THE CLOSED ACCOUNTS AND AMOUNT TO BE CHARGED FOR LONG LEASEHOLDERS**

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services which provided a summary of expenditure chargeable to the Barbican Estate's long leaseholders. The report compared the revenue outturn (i.e. actual net costs) for the Barbican Estate's Residential service charges with the latest agreed budgets for the year ended 31st March 2014. Members commended the helpful format.

Officers agreed to provide further information on the increased expenditure on glazing repairs and water penetration, as set out in paragraph 19 of the report.

RESOLVED, that:

The Revenue Outturn report for 2013/14 and the service charge reconciliation be noted.

5. **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 Barbican Residential Committee in 2013/14 with the final budget for the year.

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

- Officers agreed to include budget movements on recharges on future reports.
- Members asked if the next meeting could receive a report setting out the principles and criteria for the Director's decisions on allocating underspends.
- In response to a query about advertising and promotions, officers agreed to investigate what this covered.

RESOLVED, that:

The Revenue Outturn report for 2013/14 and the budgets carried forward to 2014/15 be noted.

6. **UPDATE REPORT**

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

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

- Officers agreed to investigate leaks at Gilbert House's garage. Members were concerned that this had been a long-standing problem, which was considerably worsened during heavy rainfall.
- Offices also agreed to investigate a leak at Andrewes House Car Park, as water dripping onto cars was causing limescale staining.
- In respect of the public lifts, Members were pleased to note that then City Surveyors would be using their own data, with less reliance on the contractor.
- Members remained very concerned at the large amount of downtime for the London Wall escalator, given that other access points had been lost due to the St Alphage House development. Members also felt that the data provided for the Moorgate escalator was inaccurate, given that also had very long periods of down time; i.e. it was more likely to be 10% availability than 90%, as quoted in the report. It was suggested that, given planning permissions were often granted with conditions in respect of access, this should confirm accountability.
- Members noted that the liquid membrane being used on Beech Gardens could also be used on patch repairs and larger areas would be considered as part of the Asset Management Plan.

Further to the decision taken at the last meeting on the concrete works, Members noted that a meeting had taken place between the Barbican Association and City Solicitors and further information requested. The Chairman reminded Members that this matter had been the subject of a very extensive and fair investigation they agreed to wait for a well-researched and informed conclusion. Officers agreed to provide regular updates until the matter had been concluded.

RESOLVED, that:

The update report be noted.

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

The Committee received a report of the Director of Community and Children's Services, which updated Members on the review of the Estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPI's) for the quarter April to June 2014. The report also detailed

comments from the House Officers and the Resident Working Party and an on-going action plan for each of the five SLA's. Members commended the helpful layout of the report and were pleased to note that the 'satisfactory' ratings for the car park and cleaning had risen in the current quarter.

RESOLVED, that

The work undertaken by the Barbican Estate Office and the Resident Working Party, to monitor and review the implementation of SLAs and KPIs and to identify and implement actions, be noted.

8. AUTOMATED PAYMENT SYSTEM FOR TEMPORARY CAR PARKING REVIEW

The Committee received a report of the Director of Community and Children's Services in respect of the Automated Payment System for Temporary Car Parking. In February 2013, Members had approved the introduction of an Automated Payment System and this report reviewed the system after its first year.

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

- There were no penalties or clamping as all cars were greeted by the attendants.
- Whilst noting that pay-by-phone was a little unpopular with some residents, Members recognised the strong cost and convenience argument.
- There was some confusion in respect of guests staying for longer than 5 hours, or staying for several days and Members suggested further refinements and clarity.
- Officers advised that, for example, a contractor leaving after 4 hours would still have a free hour when they returned. Members also noted that residents could also pay in advance for guests staying longer than 1 day.

RESOLVED, that:

The report be noted and the system be reviewed again in 2015, with a view to eventually phasing out the physical use of the old carbon paper tickets.

9. BACKGROUND UNDERFLOOR HEATING UPDATE

The Committee received a report of the Director of Community and Children's Services, which updated Members on the progress made by the Barbican Underfloor Heating Working Party since the last update in January 2014.

Members noted that the Group's main focus had been to work towards a scope for a consultant to review the various options for the future of the underfloor heating and its control systems. Once the options had been reviewed, the City Solicitor would provide detailed advice on how each one might affect the lease.

Members asked if the next iteration of this report could give more clarity on potential costs. Given that flats had been purchased with the underfloor heating, a view was expressed in that it should be treated as an asset of the City of London Corporation.

RESOLVED, that:

The progress of the Background Underfloor Heating Working Party be noted.

10. ROOF APPORTIONMENTS FOR SHAKESPEARE TOWER

The Committee considered a report of the Director of Community and Children's Services in respect of the final apportionment of costs, between qualifying leaseholders and the City of London Corporation, in relation to the roof repairs at Shakespeare Tower. Members commended the work of the residents' group in bringing this matter to a satisfactory conclusion.

RESOLVED, that:

The final apportionment of costs for roofing repairs at Shakespeare Tower be approved as 109.02% to the City and -9.02% to qualifying Long Leaseholders.

11. BEECH GARDENS PODIUM WORKS UPDATE

The Committee received a report of the Director of Children and Community Services which provided an update on the Beech Gardens Waterproofing Project. Members commended officers for the helpful updates on this project.

RESOLVED, that:

The Beech Gardens (NW Podium) Waterproofing Project Progress report be noted.

12. ANNUAL RESIDENTS SURVEY RESULTS

The Committee received a report of the Director of Community and Children's Services which advised Members of the results of the Residents' Satisfaction Survey which was undertaken in July 2014.

Members were reassured that the construction of the survey, via 'Survey Monkey', prevented multiple submissions from the same email address. It was also acknowledged that, for this kind of survey, a 30% response rate was very good. Where the survey asked for further comments, Members suggested an option for providing contact details, obviously being mindful of data protection issues.

RESOLVED, that:

The results of the Residents' Satisfaction Survey be noted.

13. PROGRESS OF SALES AND LETTINGS

The Committee received a report of the Director of Community and Children's Services, which updated Members on the sales and lettings which had been approved by officers, in accordance with Standing Orders, since the last meeting.

RESOLVED, that:

The Sales and Lettings Progress Report be noted.

14. MINUTES OF THE BARBICAN ESTATES RESIDENTS' CONSULTATION

The Committee received the draft Minutes of the Residents' Consultation Committee held on 1st September 2014.

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

There were no questions.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

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

Item nos

Paragraph No.

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18. NON-PUBLIC MINUTES

RESOLVED, that:

The non-public minutes of the meeting held on 16 June 2014 were approved.

19. ARREARS UPDATE

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

20. WOOD STREET WINE BAR 53 FORE STREET, LONDON EC2Y 5EL AND 185 ANDREWES HOUSE BARBICAN ESTATE - LETTING TO WOOD STREET BAR LTD

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

21. BARBICAN CONTRACTORS OFFICE- 01 LEVEL ANDREWES HOUSE

The Committee received a report of the Director of Community and Children's services.

22. QUESTIONS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

23. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business.

The meeting ended at 1.20 pm

Chairman

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