

Committee:	Date:
Residents' Consultation Committee Barbican Residential Committee	2 March 2015 16 March 2015
Subject: Provision of Bicycle Storage Facilities	Public
Report of: Director of Community and Children's Services	For Decision by Barbican Residential Committee

Summary

1. This report, which is for decision, updates members on the provision of Bicycle Storage facilities on the Barbican Estate and also for the approval of the charging for the new Bicycle Pods as provided by Transport for London.
2. A review of the Car Parking Charging Policy was presented to the December 2014 Committee and these new Bicycle Storage facilities will be incorporated into the annual review in December 2015.
3. This report also includes an analysis of demand, utilisation, and income generation.

Recommendation

4. That the following charge is introduced with immediate effect for Bicycle Pod Storage:-
 - Bicycle Pod (semi cylinder in shape) - annual residential licence £30.
5. That these new Bicycle Storage Pods are incorporated into the car parking charging policy and reviewed in December 2015 in relation to RPI.
6. That a key deposit of £25 is introduced immediately for all bicycles' to be housed within the communal Bicycle Cage Storage Areas, which will be reviewed annually from December 2015.

Main Report

Background

7. There are a number of different Bicycle Storage facilities available for Barbican Estate Residents including:-
 - Bicycle 'Sheffield Stands'
 - Communal Bicycle cages containing Bicycle 'Sheffield Stands'

- Bicycle Lockers
 - Bicycle Pods
8. Individually charged Bicycle Lockers have been onsite since 2006 following demand from a resident's survey. The current annual residential licence fee is £85, which was approved at the Barbican Residential Committee in December 2014.
 9. Following this the Barbican Estate Office reviewed the possibility of further Bicycle Lockers as well as alternative options, but unfortunately Chamberlains confirmed that the payback period for these facilities was too long (over five years).
 10. This financial year the Barbican Estate Office in conjunction with Transport for London obtained £70,000 of funding for the provision of new communal bicycle storage facilities including Bicycle 'Sheffield Stands', Communal Bicycle cages containing Bicycle 'Sheffield Stands', Bicycle Pods. The allocations of these facilities are displayed within Appendix 1.
 11. A review was carried out by the Barbican Estate Office, the Department of the Built Environment, the Planning Department, the Access Team and Transport for London officers regarding the locations and the type of facilities.
 12. Key Deposits are already in place for the following Barbican Estate facilities:-
 - Bicycle Lockers - £40
 - Baggage Stores - £150

Current Position

13. **Communal Bicycle Cages** -There are currently three Communal Bicycle Cages already installed across the Estate:-

Car Park	Number of Bicycles within cages	Proposed Key Deposit fee	Annual fee
Bunyan Court	50	£25	£0
Defoe House	61	£25	£0
Thomas More House	20	£25	£0

14. **Bicycle Lockers** – There are currently 100 Bicycle Lockers installed across the Estate:-

Car Park	Number of Lockers	Key Deposit fee	Annual fee
Andrewes House	14	£40	£85
Breton House	12	£40	£85
Bunyan Court	4	£40	£85
Cromwell Tower	2	£40	£85
Defoe House	21	£40	£85
Speed House	4	£40	£85
Thomas More House	32	£40	£85
Willoughby House	11	£40	£85

15. There are currently 53 residents on the waiting list for a Bicycle Locker.

16. **Bicycle Pods** – These are semi cylinder in shape and contain six secure cycle spaces. They have successfully been installed in the other London boroughs and the proposed rates for Barbican Estate residents are a direct comparison to these. The new Bicycle Pod locations and proposed charges are as follows:-

	Number of Individual Spaces	Key deposit	Annual fee
Andrewes	18	£25	£30
Defoe	24	£25	£30

17. **Bicycle ‘Sheffield’ Stands** – No Annual fee or Key deposit required. Current usage of Bicycle facilities:-

Car Park	Number of Bicycles	Number of Stands
Andrewes House	60	23
Breton House	74	10
Bunyan Court	57	16
Cromwell Tower	63	36
Defoe House	119	57
Speed House	12	32
Thomas More House	118	41
Willoughby House	118	57
Total	624	244

18. Due to the high demand for Bicycle facilities the Barbican Estate Office monitors the number of possible abandoned bicycles in the Car Parks and conducts clearances when necessary.

Proposals

19. That a £30 fee is introduced with immediate effect for Barbican Estate Residents use within a Bicycle Storage Pod.
20. A key deposit of £25 is introduced with immediate effect for all communal bicycle storage facilities with the exception of Bicycle Lockers. Residents that already use these facilities will not be pursued for a key deposit, however future issuing of keys will require a deposit.
21. The new facilities for Defoe House Car Park have been installed with Andrewes, Bunyan and Willoughby Car Parks to be completed in March 2015.
22. A resident's survey was sent out in January 2015 regarding Bicycle Storage on the estate. The results of this survey can be found in Appendix 2. The key results from the survey was that:-
 - 48% would consider renting a secure Bicycle facility.
 - 59% would like more Bicycle facilities within their Car Park.
23. There is a possibility of receiving further money from Transport for London in the next financial year and the resident's survey will assist this and provide information regarding the demand – Appendix 1.

Financial Implications

24. The City of London Corporation's policy is to balance the objectives of providing well managed and secure facilities on the one hand whilst seeking to fulfil its continuing obligation to obtain value for money in the use of City Fund resources.

Consultees

25. The Chamberlain has been consulted in the preparation of this report.
26. The design had been chosen following consultation with Planning Officers. The Listed Building Consent Officer had advised that, as the Bicycle Pods were not a permanent structure and also taking into account that they were not visible to the public, they were outside of the Listed Building Guidelines.

Conclusion

27. The City has a duty to achieve a reasonable return from its assets having regard to market levels and any net surplus generated benefits the City Fund. I feel that the introduction of these fees is reasonable and that it is sensible to review it as part of the larger Car Park Charges review in December 2015.

Background Papers:

Car Park Strategy Stage One report 2009

Barbican Estate Car Park Efficiency Strategy Working Party report 2011

Car Parking and Baggage Store Charging Policy report 2014

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

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