

Committee:	Date(s):
Barbican Residential Committee	12 December 2016
Subject: Update Report	For information
Report of: Director of Community and Children's Services Report author: Michael Bennett, Barbican Estate Manager	Public

Summary

Barbican Estate Office

1. Service Based Review (generating income for car parking & stores 2017/18)
2. Electric Vehicle Charging
3. Agenda Plan – **see appendix 1**

Property Services – see appendix 2

4. Redecorations
5. Public lift availability
6. Upgrade of the Barbican Television Network
7. Concrete Works
8. Background Underfloor Heating Working Party
9. Crossrail

Recommendation: that the contents of this report be noted.

Background

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 2016. This report also provides updates on other issues on the estate.

Barbican Estate Office Issues

1. Service Based Review (generating income for car parking & stores 2017/18)

The Barbican Residential Committee approved a number of options to be progressed and the updates are detailed below:

Blake Tower residential Car Parking

There has been interest from several potential future leaseholders of Blake Tower and these have been placed on our waiting list.

Additional residential stores/storage space

- A Gateway 3 /4 options appraisal report is being presented to November Projects Sub Committee with the following timelines:
- January – March 2017 – tender and planning application
- April (estimated) - contractors on site
- July onwards - phased completion and available to rent

Consolidation Centre Pilot – Breton House Car Park

- An email bulletin was distributed in October thanking those residents that had attended the pre-planning application meeting earlier in the month and had provided comments with regard to the proposals for the Gnewt Cargo Consolidation Centre pilot at Breton House Car Park
- The planning application, trial and updated information are all currently on hold whilst Gnewt Cargo review their business plans. We anticipate further discussions with Gnewt Cargo regarding their plans in February 2017 when we should be in a position to update residents

2. Electric Vehicle Charging

A framework contract with Chargemaster electric vehicle charging operator has now been agreed and the City of London has met with the operator to agree a replacement plan early in the New Year for the Source London points in the City of London's public car parks. Barbican Estate and Low Emission Neighbourhood officers are arranging a site visit with Chargemaster to inspect potential sites in the Barbican Estate car parks to determine the most suitable charging points and bays for residents. The intention is for a pilot of different options and to monitor usage and survey residents to understand the best way forward. It is anticipated that the initial batch of residential charging points be installed by April 2017 dependent upon approvals and consultation.

APPENDIX 1

3. Agenda Plan

The table below includes a list of pending committee reports:

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	30 January	13 February
Service Level Agreement Review	Michael Bennett		
Barbican Charging Policy	Michael Bennett		
Concrete Investigations – Barbican Terrace Blocks	Mike Saunders		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Residential Rent Review (BRC Only)	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues (RCC only)/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 Property Services Update City Surveyors Update (RCC Only)	Michael Bennett	22 May	5 June
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett		
SLA Review	Michael Bennett		
Working Party Review – Minutes of Background Underfloor Heating Working Party (RCC Only)	Mike Saunders		

Working Party Review – Minutes of Gardens Advisory Group (RCC Only)	Helen Davinson		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues (RCC only)/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 Property Services Update City Surveyors Update (RCC Only) 	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	4 Sept	11 Sept
SLA Review	Michael Bennett		
Working Party Review – Minutes of Asset Maintenance Working Party (RCC Only)	Mike Saunders		
Working Party Review – Minutes of Leaseholder Service Charge Working Party (RCC Only)	Anne Mason		
2016/17 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2015/17 Revenue Outturn for the Dwellings Service Charge Account including Reconciliation between the closed accounts and the final service charge	Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		

Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues (RCC only)/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 Property Services Update City Surveyors Update (RCC Only)	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	27 Nov	11 Dec
SLA Review	Michael Bennett		
Car Park & Stores Charging	Barry Ashton		
Service Charge Expenditure & Income Account - Latest Approved Budget 2017/18 & Original Budget 2018/19	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2017/18 and Original 2018/19 - Excluding dwellings service charge income & expenditure	Chamberlains		
Annual Review of RTAs	Town Clerks		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues (RCC only)/Service Based Review/Electric Vehicle 	Michael Bennett		

Charging/Agenda Plan 2017 <ul style="list-style-type: none"> • Property Services Update City Surveyors Update (RCC Only)			
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Background Papers:

Minutes of the Barbican Residential Committee 19 September 2016.

Minutes of Residents' Consultation Committee 5 September 2016.

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