

Committee:	Date(s):
Residents' Consultation Committee	30 January 2017
Subject: Update Report	
Report of: Director of Community and Children's Services Report author: Michael Bennett – Barbican Estate Manager	Public

Summary

Barbican Estate Office

1. Blake Tower (formally the YMCA) Service Charge related issues
2. Service Based Review (generating income for car parking & stores 2017/18)
3. Electric Vehicle Charging
4. Committee reports timetable/cycle
5. Agenda Plan

Property Services – see appendix 2

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

City Surveyors Department – see appendix 3

11. St Alphage House – renamed London Wall Place

12. Conservation of the remains of the City Wall - Bastions 14, 13, 12, 11A and adjacent Wall

13. Bastion 13

14. City of London School for Girls – Gymnasium Extension

15. Bernard Morgan Police Section House

Recommendation: that the contents of this report are noted.

Background

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

Barbican Estate Office Issues

1. Blake Tower (formally the YMCA) Service Charge related issues (No change from previous update)

Issue	Update
Will it be managed by the BEO as part of the Barbican Estate?	Yes.
If so, when from? Day 1 – or after a period?	After 2 years.
If after a period, are there any arrangements that are different before and after the BEO takes over management?	No Garchey or Underfloor Heating. The Concierge Service will be provided by the Lobby Porter for 12 hours and Estate Concierge (Car Park Attendants) for the other 12 hours.
Where do Blake Tower residents park their cars? Bunyan car park? Are there enough spaces?	Bunyan car park. Yes.
Do they have ASSA keys to the gardens and the rest of the estate?	Yes.

If so do the ASSA keys of existing residents allow them access to Blake Tower?	No. There is a fob system. Potentially, Asser keys could be retro-fitted as has been the case with Frobisher Crescent.
When does the adjustment of estate wide service charges to accommodate Blake Tower take place? From day 1 or from when the BEO takes over?	Day 1.

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

The Barbican Residential Committee approved a number of options to be progressed and 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 336 metal residential stores/storage spaces in the car parks

- A Gateway 3 /4 options appraisal report was approved at 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

- Gnewt Cargo are currently reviewing 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

The Charging Policy for Car Parking and Stores will be presented at the next committee in May/June.

Chamberlains have confirmed that income from stores situated in the car parks will be credited to the Car Park Account.

3. Electric Vehicle Charging

Members of the Barbican Residents Committee agreed at its last meeting in December that the project would benefit from a Working Group. The remit and format of the Working Party would be:

- identification of suitable parking bays
- previous and potential new residents surveys
- review of appropriate charging facilities and payment mechanisms
- Working Party to meet 4- 6 times over the next 18 months during the daytime
- Officers from the BEO and the Low Emission Neighbourhood Project Manager, Ben Kennedy

The Working Party includes 6 volunteers from the Barbican Residential Committee and resident representatives via the Residents Consultation Committee. The first meeting has been scheduled for 17 January.

4. Committee reports timetable/cycle

Following queries from the RCC/BRC Chairmen it was agreed to produce a committee reports timetable to illustrate the number of stakeholders involved and the timeframes:

Week Number	Report Cycle	Consultees
	<i>External report (if applicable) additional 2- 4 weeks</i>	
1/2/3	Drafting of report by officers	
	<i>Comments by Working Party (if applicable) additional 2 weeks</i>	Working Party
4/5	Consultation with officers	Property Services/BEO/Chamberlains/City Solicitor/Town Clerks
6	Final draft to Department of Community & Children's Services (DCCS) Departmental Leadership Team (DLT) – Assistant Directors	DLT
6/7	Final report to DCCS Chief Officer	DCCS Chief Officer

7	Report to Town Clerks for distribution to Residents Consultation Committee (RCC) & for dissemination to House Group committee members	Town Clerks
9	Report to (RCC)	RCC
9	Any amendments to reports for Barbican Residential Committee (BRC)	Town Clerks
11	Report to BRC	BRC

5. Agenda Plan

The table below includes a list of pending committee reports:

Residents' Consultation Committee & Barbican Residential Committee

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	22 May	5 June
SLA Review	Michael Bennett		
Barbican Charging Policy for Car Parking & Stores	Michael Bennett		
Repairs & Maintenance to roofs/balconies following water penetration	Paul Murtagh		
Asset Maintenance Working Party Update (inc. minutes of WP meetings)	Mike Saunders		
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 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 	Michael Bennett		

Charging/Agenda Plan 2017 <ul style="list-style-type: none"> Property Services Update City Surveyors Update (RCC Only)			
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	27 Nov	11 Dec
SLA Review	Michael Bennett		
Car Park & Stores Charging - TBC	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 Charging/Agenda Plan 2017 Property Services Update City Surveyors Update (RCC Only)	Michael Bennett		

Background Papers:

Minutes of the Barbican Residential Committee 23 November 2016.
Minutes of Residents' Consultation Committee 11 December 2016.

Contact: Michael Bennett, Barbican Estate Manager
Tel: 020 7029 3923
E:mail: barbican.estate@cityoflondon.gov.uk