

Committee:	Date(s):
Residents' Consultation Committee	4 September 2017
Barbican Residential Committee	11 September 2017
Subject: Update Report	Public
Report of: Director of Community & Children's Services Report author: Michael Bennett – Barbican Estate Manager	For information

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 Points
4. Agenda Plan

Property Services (see appendix)

5. Redecorations
6. Public lift availability
7. Concrete Repairs
8. Underfloor Heating Working Party
9. Asset Maintenance Working Party Update
10. Broadband/TV services

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 May/June 2017. 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 at its meeting in June 2017 approved the setting up of a Car Park Charging Working Party. At the first meeting in July the Working Party agreed the following Terms of Reference:

‘To proceed in the reference of the Grand Committee to review the charging policy for car parking and storage in the car parking areas of the Barbican and to report back thereon, with recommendations’.

The methodology, valuation brief and timetable was also agreed at this meeting and an update will be provided to the next Working Party meeting in late September.

Following pre-planning consultation with residents a planning application for the additional stores in the car parks is being progressed with the estimated timelines below:

- Late summer 2017 – planning application submitted
- Winter - contractors on site
- Spring 2018 onwards - phased completion and available to rent

3. Electric Vehicle Charging Points (update from the Low Emission Neighbourhood (LEN) Project Manager)

The procurement of the electric vehicle charging points for Cromwell, Willoughby, Breton, Bunyan and Thomas More car parks is progressing, with the final connection and provision of metering currently being undertaken by UK Power Networks (UKPN).

There has however been a delay to the procurement of the supply and installation of the charging points. We were under instruction to use the City of London's framework contract with Chargemaster; however the procurement policy team in the Chamberlain's Office have now determined that the use of this contract for the supply and installation of charging points on the Barbican Estate residential car parks will be non-compliant with the terms of this contract and we will need to tender the works out to the market. A request for quotation (RFQ) is due to be published by early September and it is anticipated that the successful contractor can be appointed by mid-September with installations expected to take place in October. This is about six weeks later than originally anticipated.

4. 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	27 Nov	11 Dec
SLA Review	Michael Bennett		
Repairs & Maintenance to roofs/balconies following water penetration (TBC)	Paul Murtagh		
Repairs & Maintenance Contract	Mike Saunders		
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		
Working Party Review – Minutes of Leaseholder Service Charge Working Party (RCC Only)	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report (deadline 13 November): - Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 - Property Services Update	Michael Bennett		

Background Papers:

Minutes of Residents' Consultation Committee 22 May 2017.

Minutes of the Barbican Residential Committee 5 June 2017.

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