

Questions for RCC Meeting, 4 September 2017

Questions arising from Leasehold Service Charge Working Party

1. Agenda Item 8. The variances shown always tend to be Actual to Forecast/Budget. As a service charge payer an Actual to Actual (previous years) would be helpful. Could an extra table showing past 4 or 5 years for the headline items be added in please?

**Please see attached table – I have also included annex 6b of the outturn report for five years**

2. Agenda Item 8  
Regarding para 6, what *drove* the higher than expected Technical Services Recharge?

**The recharge is based on time recording.**

3. Agenda Item 8  
Regarding para 6, please explain the “provision of bad debt” variance in more detail please.

**This is an accounting treatment and does not apply to the charges made to leaseholders. Note a contribution is made to the service charge account from Landlord’s rents to reflect the services received by tenants.**

4. Agenda Item 8  
Regarding para 6, please explain why the insurance charges were higher than expected given we pay a set fee each year.

**The buildings insurance charge was retendered in 2016 and the new premiums charged December 2016. Unlike previous years the administration charge has been charged as part of the supervision and management charge instead of with the premium.**

5. Agenda Item 9  
Regarding Annex 2, where does the recharge from the Comptrollers and Chamberlain sit? Why is not shown individually (as per the IS recharge?)

**The Comptroller and City Solicitor and the Chamberlain costs are recharged to the Supervision and Management Account. The Supervision and Management Account are recharged to the other divisions of service (Service Charge, Landlords, Car Parking et.) based on time recording.**

**The IS recharge shown on the outturn relates to directly charged staff – the computers used by the concierge staff, cleaning staff, and garchey staff. The**

**IS recharge for office based staff is included in the supervision and management recharge. The resident engineers' salaries and on-costs form part of the recharge from Technical Services.**

\*\*\*

6. Further to the paper regarding roof/balcony warranties (or the lack thereof) will City be absorbing future roof repair costs?

**Officers are reviewing the position.**

7. Re Appendix 5 page 6 of the RCC pack, can officers clarify what is being done to stop non-residents gaining access to Speed House gardens. Any answer should be incorporated into this appendix for further reference as the current wording is less than clear.

**Anti-climb paint has already been re-applied to all the surrounding gates of Speed Lawn (including across the lake by the Wood St Bar). At the request of residents the bed from GSMD to Speed Lawn has recently been replanted to discourage people climbing over. As previous, the Barbican Estate urges residents who see people climbing in to contact the local Car Park Concierge or the Police at the time.**

8. VFM services to the 7th floor of Bryer Court were offered and scheduled for installation from November 2015 onwards. At least three flats signed up, but have had no installation and pre-payments have been refunded. Twenty-one months on, there is no indication that the impasse between BEO/property services and VFM has been cleared. Why are the proper conduits used by the existing utility services not available to VFM? If they are not available to VFM how can they be accessed by the other utility services in case of faults or maintenance? Considering our right granted under Clause 1 of The First Schedule of the lease, is this really how things should be? If BEO has prepared a new routeway for utilities such as VFM, who paid for it? When was this discussed with the seventh-floor residents who would be affected by new entry points to their flat interiors? Exactly how will switching entry points for subsequent utility developments affect the interiors of our flats? Would residents want VFM services if this means cables clipped to walls instead of the invisible integration of services all the Barbican flats were designed with? Is this the obstacle for VFM and why they want access to the existing conduits as used elsewhere in Bryer Court? As the broadband service through BT landlines pre-dates VFM, and many residents are still customers of BT, would BEO/Property Services please let us know the scheduled dates of BT installations of fibre to the basements of our particular buildings? Also, which buildings, if any, have already had BT fibre installed? Are any buildings to be excluded, for example, by not having suitable routes available, as in the VFM case above?

**Currently discussing with VFM regarding alternative routes to supply Bryer Court. Fibre to the basement is scheduled to be carried out before the end of the calendar year.**

9. ROOFS - As there appears to be no radiation or other impediment to inspecting the roofs of the three tower blocks, when are the inspections likely to take place?

**Inspections carried out, awaiting results**

10. BEECH GARDENS - WORKS - Lessons learnt: When is the report incorporating the lessons learnt going to be published? If one is not to be published, one means will officers use together the appropriate details?

**Gateway 7 Report due in October**

11. Barbican Listed Building Management Guidelines – Volume 4 – Landscape (January 2015) p. 68, states that new grit bins require a Listed Building Consent Application. These are discussed on pp. 84-85, including:

"2.2.18 Commentary by type

- Type D is preferable in colour and form, adapted if necessary to incorporate a recycling section
- Bins should be located against a wall rather than be free standing
- Salt/ grit bins should be located where their use will be convenient without obstructing or causing damage to property or to street trees and other vegetation by salt leakage. They should be weatherproof, fireproof, robust, durable and vandal resistant. Type H sits neatly below the parapet and is relatively inconspicuous. All other types should be replaced, especially Type G which is gratuitously egregious."

The types are illustrated in Appendix A2 - Street Furniture Schedule, p12.

QUESTIONS - Why have we seen a rash of "Type G" appear on the estate in 2017? Who is responsible for these? When will they be replaced?

**Extract from Listed Building Management Gardens as below. Please be aware that type D refers to a refuse bin used by the Barbican Centre. Whilst not ideal, Type H can be moved, closed and locked. Thusfar we have been unable to locate a Type G grit bin. The bin in this picture has been removed from site as it was broken. We will continue to search for Type G, but in the meantime Type H are a cheap, working temporary option. If we don't manage to find a good alternative then perhaps we can remove them from the podium next spring.**

Grit bin - Type G

Location:  
Podiums

Materials:  
Plastic



Grit bin - Type H

Location:  
Podium, Brandon Mews

Materials:  
Plastic

