

BARBICAN RESIDENTIAL COMMITTEE

Monday, 19 September 2016

Minutes of the meeting of the Barbican Residential Committee held at Guildhall
on Monday, 19 September 2016 at 11.00 am

Present

Members:

Ann Holmes (Chairman)	Michael Hudson
Randall Anderson	Vivienne Littlechild
Alex Bain-Stewart	Professor John Lumley
Deputy John Barker	Jeremy Mayhew
Chris Boden	Deputy Joyce Nash
David Bradshaw	Graham Packham
Deputy Billy Dove	Chris Punter
Deputy Stanley Ginsburg	Stephen Quilter

In Attendance

Officers:

Julie Mayer	-	Town Clerk's Department
Mark Jarvis	-	Chamberlain's Department
Helen Davinson	-	Community and Children's Services
Anne Mason	-	Community and Children's Services
Alan Bennetts	-	Comptroller and City Solicitor's Department
Paul Murtagh	-	Community & Children's Services Department

1. APOLOGIES

Apologies were received from Gareth Moore, Angela Starling and Dhruv Patel.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

There were no declarations.

3. MINUTES OF THE PREVIOUS MEETING

The public minutes and non-public summary of the meeting held on 13th June 2016 were approved.

4. DRAFT MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE

Members received the draft minutes of the RCC held on 5th September 2016.

5. UPDATE REPORT

The Committee received a report of the Director of Community and Children's Services, which updated Members on issues raised by the Barbican Estate Residents' Consultation Committee (RCC) and Barbican Residential Committee (BRC) at their meetings in March 2016. It also provided updates on other issues on the estate.

During the discussion, the following points were raised/noted:

Short term holiday lets

Members noted that the RCC had asked for regular figures on short term holiday lets. Officers advised that guidance would be posted on the City of London Website advising residents how to take action if planning regulations were breached.

Barbican resident Members remained particularly concerned about 1-2 day lets, which often involved very early or late arrivals. However, it was accepted that residents' guests might also arrive early or late and therefore short term renters could be difficult to identify. Whilst noting that there were currently no live complaints, Members were assured that officers continued to monitor the activity of websites. Members also noted that concierges had been instructed not to hand out keys and there was no expectation on officers to work later hours.

In summarising the Chairman suggested that, given this was a complex area, it might be easier to enforce planning regulations than breaches of the conditions on leases and asked Members, residents and officers to remain vigilant.

Lift at Wood Street/London Wall

Members remained very concerned about the frequent failures of this lift, given that the only alternative route was via the escalator and by-passing considerable road works and bicycle bays, which made crossing the road both hazardous and inconvenient. Whilst noting that this was outside the remit of the Barbican Residential Committee, Members asked for their concerns to be presented to the Planning and Transportation Committee by way of a resolution. Officers assured Members that they took their concerns very seriously and would continue to work with the relevant departments in seeking a resolution and keep the Chairman briefed.

RESOLVED, That:

1. The Planning and Transportation be asked to note the serious concerns of the Barbican Residential Committee in respect of the frequent failure of the Wood Street lift and the resultant inconvenience and disruption to residents, particularly in light of the lack of a suitable alternative through fare.
2. The update report be noted.

6. 'YOU SAID: WE DID' - OUTSTANDING ACTIONS LIST

Members received the 'You Said; We Did' actions update in respect of the Barbican Residential Committee.

RESOLVED, That – the report be noted.

7. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

The Committee received a report of the Director of Community and Children's Services, which provided Members with an update on the review of the estate wide implementation of Service Level Agreements (SLA's) and Key Performance Measures (KPI's) for the quarter April to June 2016.

Members were particularly concerned about the garchey bay which, in its current condition due to fly tipping, could be a fire hazard.

RESOLVED, That - the SLA quarterly review be noted.

8. **2015/16 REVENUE OUTTURN - EXCLUDING THE RESIDENTIAL SERVICE CHARGE ACCOUNT**

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services, which compared the revenue outturn for the services overseen by the Committee in 2015/16 with the final agreed budget for the year.

Members noted that the RCC had received a separate report in respect of the Relationship of the Barbican Residential Committee Outturn Report to Service Charge Schedules and the Town Clerk agreed to circulate this to Members of the Barbican Residential Committee.

RESOLVED, that – the report be noted.

9. **2015/16 REVENUE OUTTURN FOR THE RESIDENTIAL SERVICE CHARGE ACCOUNT - INCLUDING RECONCILIATION BETWEEN THE CLOSED ACCOUNTS AND THE AMOUNT TO BE CHARGED TO LONG LEASEHOLDERS**

The Committee received a report of the Chamberlain in respect of the closed accounts and the final service charge.

RESOLVED, that – the report be noted.

10. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings approved, under delegated authority, since the last meeting of the Barbican Residential Committee.

RESOLVED, That – the report be noted.

11. **2016 RESIDENTS' SURVEY**

The Committee received a report of the Director of Community and Children's Services in respect of the 2016 Residents' Survey. Members noted that, whilst

the response rate was down a little on last year; comments had been very favourable, particularly to the Concierge Team. Furthermore, the higher response rates in previous years had co-incided with a time of high resident dissatisfaction in respect of Beech Gardens.

Members noted that, at their meeting on 5th September, Members of the RCC had agreed to keep to an annual, rather than bi-annual survey and the BRC Members concurred with this. Officers confirmed that electronic surveys were much cheaper to administer and therefore this would not cause resource implications.

RESOLVED, that – the Report be noted.

12. FUNDING FOR A LOW EMISSIONS NEIGHBOURHOOD

The Committee received a report of the Director of Markets and Consumer Protection in respect of the City of London Corporation's award of a grant of £990,000, over three years, to implement a Low Emission Neighbourhood (LEN). During questions the following points were raised/noted:

- The consultation exercise would include both Barbican and Golden Lane residents and businesses.
- In respect of idling taxi engines, drivers could only be fined if they refused to switch them off. Members noted that other local authorities were taking action under anti-social behaviour legislation and the Director agreed to investigate other powers available.
- Members noted that the match funding had been identified before the bid had been submitted.
- Earlier this year, the City of London Corporation's Procurement Policy was amended to incentivise low emission vehicles, with a stipulation that diesel should only be used if no alternatives were available. For example; the Addison Lee transport contract was being monitored to ensure compliance.
- Members noted that the full bid document, which had been circulated with the agenda pack, contained the full action plan.

In concluding, Members welcomed the report and the Director offered to keep Members informed as the project developed.

RESOLVED, that – the report be noted.

13. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

In response to a question about heating at Frobisher Crescent, Members noted that the drainage works were almost complete, aside from some minor redecorations. Officers advised that the heating report had been amended and a meeting arranged for next week, with the City Surveyors, in order to discuss the outcome and identify improvements. Both the RCC and Ward Members

would receive feedback on the analysis and BRC Members asked if the matter could be concluded before the winter. Members were further assured that the Barbican Estate Office would continue to make regular safety checks in addition to the annual checks.

14. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

- A further tour of the Barbican Estate, arranged for 14th September had not been as well attended as expected. The Chairman suggested and Members agreed that the responsibility be placed on non-resident Members to contact the Estate Office and arrange individual tours, if they felt it necessary.
- Members noted that the Committee Handbook had been updated during the recess and would be circulated shortly.
- Members agreed to revert to 11.30am for the next meeting, subject to further review.
- It was generally agreed that a meeting in early 2017 should keep to the regular schedule of March and not February, if possible.
- Members noted the Committee Dinner date of 19 January 2017 at Stationers Hall.

15. EXCLUSION OF THE PUBLIC

RESOLVED, that: Under Section 100(a) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Local Government Act.

Item no
16 - 20

Para no
1,2 & 3

16. NON-PUBLIC MINUTES

The non-public minutes of the meeting held on 13th June were approved.

17. BRANDON MEWS LEASE VARIATION

The Committee considered and approved report of the Director of Community and Children's Services.

18. BARBICAL ARREARS UPDATE REPORT

The Committee received a report of the Director of Community and Children's Services.

19. NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

**20. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT
AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED
WHILST THE PUBLIC ARE EXCLUDED**

There were no items.

Chairman

**Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk**