



Barbican Estate Residents Consultation Committee

Date: MONDAY, 21 MAY 2018

Time: 6.30 pm

Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Christopher Makin – Chairman	Nancy Christopher Makin - Speed House (Chairman)
Jim Davies – Deputy Chairman	Nancy Chessum - Andrewes House
Graham Wallace – Deputy Chairman	Sandy Wilson - Shakespeare Tower
Gordon Griffiths - Bunyan Court	David Kirkby - Defoe House
Fiona Lean - Ben Jonson House	Jim Davies - Mountjoy House (Deputy Chairman)
Jane Smith - Barbican Association	Professor Michael Swash - Willoughby House
John Taysum - Bryer Court	David Lawrence - Lauderdale Tower
Janet Wells - John Trundle House	Mark Bostock
Averil Baldwin - Thomas More House	Heather Hawker - Speed House
John Tomlinson, Deputy	Vivian Fowle - Gilbert House
Graham Wallace - Andrewes House (Deputy Chairman)	James Wilson Undy - Gilbert House
Mary Bonar - Wallside	
Fred Rodgers - Breton House	
David Andrew Graves (Alderman)	
Seddon House	

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John Barradell
Town Clerk and Chief Executive

AGENDA

1. **APOLOGIES**

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

3. **MINUTES**

To agree the minutes of the Barbican Residents' Consultation Committee (RCC) held on 5 March 2018.

For Decision
(Pages 1 - 8)

4. **'YOU SAID; WE DID' - OUTSTANDING ACTIONS LIST**

For Information
(Pages 9 - 10)

5. **PROGRESS OF SALES AND LETTINGS**

Report of the Director of Community and Children's Services.

For Information
(Pages 11 - 14)

6. **SLA REVIEW**

Report of the Director of Community and Children's Services

For Information
(Pages 15 - 30)

7. **REPAIRS AND MAINTENANCE TO ROOFS AND BALCONIES**

Assistant Director, Barbican and Property Services to be heard.

For Information

8. **CAR PARK CHARGING POLICY**

Report of the Director of Community and Children's Services.

For Information
(Pages 31 - 68)

9. **FIRE SAFETY UPDATE**

Report of the Director of Community and Children's Services.

For Information
(Pages 69 - 116)

10. **UPDATE REPORT**

Report of the Director of Community and Children's Services

For Information
(Pages 117 - 126)

11. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

13. **DATE OF NEXT MEETING**

For Decision

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BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE **Monday, 5 March 2018**

Minutes of the meeting of the Barbican Estate Residents Consultation Committee
held at Guildhall at 6.30 pm

Present

Members:

Christopher Makin - Speed House (Chairman)
Jim Davies - Mountjoy House (Deputy Chairman)
Graham Wallace - Andrewes House (Deputy Chairman)
Gordon Griffiths - Bunyan Court
Fiona Lean - Ben Jonson House
Jane Smith - Barbican Association
Averil Baldwin - Thomas More House
John Tomlinson - Cromwell Tower
Joanne Rodgers - Breton House
David Graves – Seddon House
Natalie Roberson - Andrewes House
Sandy Wilson - Shakespeare Tower
David Kirkby - Defoe House
Professor Michael Swash - Willoughby House
David Lawrence - Lauderdale Tower
Mark Bostock – Frobisher Crescent
Francis Pugh - Gilbert House
Heather Hawker - Speed House
In attendance – Ted Reilly (to take questions on the Underfloor Heating Working Party at agenda item 11)

Officers:

Paul Murtagh	Assistant, Director, Barbican and Property
Helen Davinson	Service, Community and Children's Services
Michael Bennett	Community and Children's Services
Anne Mason	Community and Children's Services
Mike Saunders	Community and Children's Services
Julie Mayer	Town Clerk's

In attendance:

Randall Anderson	Ward Member, Aldersgate and BRC Member
Mary Durcan	Ward Member, Cripplegate and BRC Member

1. APOLOGIES

Apologies were received from Fred Rodgers, represented by Joanna Rodgers and Lorne Whiteway, represented by Francis Pugh and John Taysum. Whilst not a Member of the RCC, the BRC Chairman, Ann Holmes generally attends

as an observer. This evening, Mrs Holmes was attending a Committee of which she was a full Member and therefore had submitted apologies.

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

There were no declarations.

3. **MINUTES**

The minutes of the RCC meeting held on 27 November 2017 were approved as a correct record, subject to Gordon Griffiths' apologies being recorded at this meeting.

The minutes of the RCC's AGM held on 29 January 2018 were approved as a correct record, subject to an amendment stating that a Member had asked for a map or plan of the Barbican Estate to accompany its Terms of Reference.

Matters arising:

Members noted that the information requested in respect of the potential City of London School for Girls project in Thomas Moore car park had been passed to the Chairman of the Barbican Association, who was present at this meeting and agreed to circulate to RCC Members. Members noted that the car park and stores charging report was due at the RCC/BRC, once the stores planning application had been heard, and this would include the impact on the financial position of the accounts. Members of the RCC were keen to be more engaged in this which was currently the remit of the Car Park Charging Working Party.

The Town Clerk agreed to canvass Members for preferred dates, in June this year, for an Extraordinary General Meeting of the RCC. Members favoured holding this on a Monday evening.

4. **'YOU SAID; WE DID' - ACTIONS LIST FEBRUARY 2018**

Members received the 'You Said: We Did' Outstanding Actions List. A question in respect of VFM had been answered in 'questions in advance', which had been circulated before the meeting and tabled for Members.

5. **SERVICE LEVEL AGREEMENTS (SLA) QUARTERLY REVIEW OCTOBER - DECEMBER 2017**

Members received a report of the Director of Community and Children's Services in respect of service level agreements and key performance indicators (KPIs). In response to a question about the lighting at the edge of the podium, Members noted that this was the responsibility of the Department of the Built Environment and in the process of being upgraded

RESOLVED, that the report be noted.

6. **PROGRESS OF SALES AND LETTINGS**

Members received a report of the Director of Community and Children's Services in respect of sales and lettings approved by officers since the last meeting of the RCC. Members noted that this was reported to the BRC as

approval was granted under delegated authority, in accordance with standing orders.

RESOLVED, that the report be noted.

7. FIRE SAFETY UPDATE

Members received a report of the Director of Community and Children's Services which provided Members with an update on progress made in relation to fire safety matters since the last reports submitted in September and November 2017. Members noted that this report was also being scrutinised by the City Corporation's Audit and Risk Management Committee the following day.

Members noted that the City Corporation had conducted more detailed risk assessments at Level 3, rather than 1, although there was no legal requirement to do so. There had been concern expressed at a deficiency notice issued in respect of Willoughby House, but officers reassured Members that they had challenged this as it was incorrect, and the deficiency was no longer valid. Officers agreed to share this reason with the House Group representative, on order for him to share it with Willoughby House Group Members.

RESOLVED, that the report be noted.

8. REPAIRS AND MAINTENANCE TO ROOFS/BALCONIES FOLLOWING WATER PENETRATION

Members received a report of the Director of Community and Children's Services in respect of progress made by the Working Party in relation to the City Corporation's approach to dealing with repairs and maintenance to roofs and balconies to the residential units on the Barbican Estate.

In respect of Mountjoy House's re-roofing project, officers advised that this had been delayed due to last week's adverse weather but works would start this week. Furthermore, leaseholders would not be charged, as the whole roof has failed, and be kept updated on progress.

The barrel roofs at Andrewes House would be cleaned to ascertain their condition and had been graded as 'Condition D', pending the outcome of the cleaning.

Members suggested that the chart at pages 50-52 be assessed by the Service Charges Working Group.

The representative for Frobisher Crescent was concerned about the amount of litter on the roof. Officers advised that, whilst this has not been reported by the Inspector, maintenance workers would resolve this.

Members accepted that there had not been a high degree of expenditure on roof repairs, when compared to the cost of maintaining warranties, but better comparisons were now available.

The Assistant Director agreed to provide Members with a description of the various roof types set out on page 50.

RESOLVED, that the report be noted.

9. **LEASE ENFORCEMENT**

Members received a report of the Director of Community and Children's Services in respect of a protocol to deal with breaches of leases.

Members made the following comments, for consideration by Members of the BRC:

- Noise transfer in the Barbican Estate is not always straightforward so complaint about noise transfer should be interpreted sensibly.
- The Protocol should specify 'non-carpeted' floors, not 'wooden' floors. Members noted that there was no mention of underlay in the Lease.
- There should be no restrictions on the relationship of the complainant to any pet owner(s), as the nuisance could be wider than the immediate neighbours.

RESOLVED, that the report be noted.

10. **CONCRETE REPAIRS TO THE BARBICAN ESTATE**

Members received a report of the Director of Community and Children's Services in respect of concrete repairs to the Barbican Estate which would be presented to various City Corporation Committees over the next month, including the Barbican Residential Committee.

The report was before the various Committees as there had been a programme delay to the requirement to retender works and the tenders had been more than the approved estimates. Members noted that there was some reluctance from contractors to tender for works on the Barbican estate, very possibly on account of its unique design and Listed Building status.

Officers confirmed that there would be proportionate additional costs for those who had purchased car parking bays and, following budget approval, there would be a full consultation on charges.

RESOLVED, that the report be noted.

11. **UPDATE REPORT**

Members received the regular update report of the Director of Community and Children's Services.

Members noted a technical delay to the electronic vehicle charging points pilot and the launch date had slipped from March to May. The Working Party had been updated and was due to meet on 12 April to review the reasoning for the

delays. Some Members expressed disappointment about this delay. Officers agreed to provide information in respect of kw usage for each of the blocks.

Officers were very pleased at the joint working evidenced by the working party reports on this agenda and thanked Members for their co-operation.

Members welcomed the new Chairman of the Underfloor Heating Working Party; Mrs Mary Durcan, who was a Member of the BRC and a Ward Member for Cripplegate. Members noted that many of the quick wins were not reliant on cost and proposed enhancements would give greater control to the engineers and the estate office. A Member suggested that the last email broadcast about underfloor heating was unduly negative. Finally, Members welcomed the introduction of KPI's, once the work of the Underfloor Heating Working Party had delivered.

Officers advised that a survey on possible works to Speed garden was currently being reviewed by the Gardens Advisory Group. Members noted that there had been a wide range of responses which were being analysed.

RESOLVED, that the report be noted.

12. POTENTIAL CONFLICTS OF INTEREST - BARBICAN RESIDENTIAL COMMITTEE

Members received a report of the Comptroller and City Solicitor, in respect of potential conflicts of interest on the Barbican Residential Committee (BRC). Members had been emailed the draft minutes from this meeting, which had been inquorate and minuted as such. The Town Clerk confirmed that this procedure was in order in circumstances where a quorum was almost achieved, and Members had agreed to hold an inquorate meeting. The draft minutes had been shared with RCC Members, in keeping with transparency and to inform this discussion. The report was presented by Alderman David Graves, who is a Member of the RCC and the Standards Committee and Alderman for the Ward of Cripplegate.

During the debate, the following points were noted:

Whilst the current procedures were legal, the report stated that Members (of the Standards Committee) might wish to consider whether current arrangements might give rise to a negative public perception that conflicts of interest could occur. Members of the Standards Committee particularly noted that, at the two most recent quorate meetings of the BRC, the resident Members were in the majority. However, Members of the RCC were reminded that the Barbican Residential Committee had been carrying 5 vacancies for non-resident Members and that (without a dispensation from the Standards Committee) no Members may speak to or vote upon a matter in which they have a pecuniary interest.

Prior to the submission of the Standards Committee report, the City of London Corporation's Policy and Resources Committee had requested a strategic

review of housing governance in the City of London Corporation affecting both the Corporation's Housing Revenue Account Estates in Central London and the Barbican. Members noted that the City Corporation had an ambition to more than double the size of its HRA stock by 2025. This ambition, combined with the concerns expressed by the Standards Committee, meant (in the Alderman's opinion) that Members should proceed on the assumption that a change in current arrangements was likely over the next 2-3 years.

Members discussed the context for the creation of the RCC in 2003, which was decided by ballot, concerning the future management of the Barbican Estate with options which included management of the Estate by the residents themselves; no change; and the establishment of the RCC. Members asked if they could see any supporting documentation. A Member recalled that residents had also petitioned the House of Commons to enable resident Members to sit on a Committee overseeing the affairs of the Barbican Estate. Members asked for clarity as to whether the Localism Act of 2011 and the Standards Regime had overridden this? It was suggested that London Boroughs, in which many of the elected Members are residents of the Borough, are presumably able to address any perceptions of conflict of interest when making decisions. The Assistant Director agreed to check the position at the London Borough of Islington and whether there were any comparisons.

RCC Members felt very strongly that they would be disenfranchised if elected Members on the BRC could not vote and urged them to seek dispensation to speak and/or vote wherever possible.

There was a perception that recent issues; i.e. car park charges and, more recently, the proposed expansion of the City of London School for Girls were damaging residents' relationship with the City Corporation.

The Ward Member for Aldersgate, who is also the Chairman of the City Corporation's Housing Management and Almshouses Sub Committee, advised that elected Members, who are also residents/leaseholders of the City's housing estates, served on this sub committee without compromising governance.

RCC Members were concerned at the uncertainty which now surrounded well established and valued governance arrangements. The RCC asked to be kept informed and consulted on any proposed changes and they would like the opportunity to respond formally to the City Corporation, as and when any proposals were being considered.

RESOLVED, that the report be noted.

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

There were no questions.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

Officers tabled a revised staged process for the Home Improvements Pack which had originally been approved by the Residents Consultation Committee in 2016. Members noted that a 6-month trial would commence in April; with a focus on safety and the integrity of the buildings. Further communications would follow in the coming weeks and would include long leaseholders not living on the Estate.

The representative from Andrewes House complained about the excessive works from the former contractor's house and asked for it to be investigated.

Members asked if a representative from Blake Tower could attend as an observer, pending the block formally joining the Barbican Estate.

A Member had observed that the roof of the Guildhall School was very untidy.

A skip outside Blake Tower had been overflowing but Members noted that the delay in removing it was due to the adverse weather the previous week.

The Chairman suggested that the Barbican Estate should hold an open meeting at Guildhall, like the Barbican Association's AGM, and suggested that this could be an agenda item at the Extraordinary General Meeting in June, as referred to in 'matters arising' at item 3.

The meeting ended at 8.20pm

Chairman

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“You Said; We Did” - Action List – May 2018

Actions from March 2018 Residents Consultation Committee (RCC) & other outstanding issues (*updates appear in italics*)

Issue	Source	Officer	Action Escalation
Fire Safety – Original “deficiency” notice from London Fire Brigade regarding Willoughby House	RCC March 2018	Michael Bennett	Completed
<i>Original notice and response from BEO to be sent to Willoughby House Group representative.</i>			
<p>Contact: Michael Bennett, Head of Barbican Estates – 020 7029 3923 – barbican.estate@cityoflondon.gov.uk</p>			

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Agenda Item 5

Committee(s) Residents Consultation Committee Barbican Residential Committee	Date(s): 21 May 2018 4 June 2018
Subject: Progress of Sales & Lettings	For information
Report of: Director of Community and Children's Services Report author: Ann Mason, Revenues Manager	Public

Summary

This report, which is for information, is to advise members of the sales and lettings that have been approved by officers since your last meeting. Approval is under delegated authority and in accordance with Standing Orders. The report also provides information on surrenders of tenancies received and the number of flat sales to date.

Recommendation: That the report be noted.

Main Report

BACKGROUND

1. The acceptance of surrenders of tenancies and the sale and letting of flats are dealt with under delegated authority and in accordance with Standing Orders 77a and 77b.

SURRENDERS

2. No new surrenders received for this period.

RIGHT TO BUY SALES

- 3.

	23 April 2018	30 January 2018
Sales Completed	1079	1079
Total Market Value	£94,546,908.01	£94,546,908.01
Total Discount	£29,539,064.26	£29,539,064.26
NET PRICE	£65,007,843.75	£65,007,843.75

OPEN MARKET SALES

4.

	23 April 2018	30 January 2018
Sales Completed	853	852
Market Value	£152,564,271.97	£151,873,771.97

5. Fifteen exchanges of sold flats have taken place with the sum of £720,254 being paid to the City of London.
6. The freeholds of 14 flats in Wallside have been sold with the sum of £35,000 being paid to the City of London.
7. A 999 year lease has been completed with the sum of £43,200 being paid to the City of London.

APPROVED SALES

8.

CASE	Block	Floor	Type	Price	Remarks as at 23/4/2018
1	Bunyan	5th	F3C (2 bed)	£690,500	Completed
2	Defoe	2nd	20 (1 bed)	£925,000	Proceeding

COMPLETED SALES

9. Since the last report one sale has completed. The sale of 503 Bunyan Court completed on 6 April 2018.

SALES PER BLOCK

10.

BLOCK	TOTAL NO. OF FLATS	TOTAL NO. SOLD	NET PRICE £	% NO. OF FLATS SOLD
ANDREWES HOUSE	192	184	16,648,760.00	95.83
BEN JONSON HOUSE	204	196	14,877,454.83	96.08
BRANDON MEWS	26	24	1,057,460.00	92.31
BRETON HOUSE	111	107	7,626,712.50	96.40
BRYER COURT	56	55	2,307,338.50	98.21
BUNYAN COURT	69	67	5,384,280.00	97.10
DEFOE HOUSE	178	172	16,489,782.50	96.63
GILBERT HOUSE	88	87	11,046,452.50	98.86
JOHN TRUNDLE COURT	133	131	4,467,527.50	98.50
LAMBERT JONES MEWS	8	8	1,400,000.00	100.00
MOUNTJOY HOUSE	64	63	5,925,723.50	98.44
THE POSTERN/WALLSIDE	12	8	2,499,630.00	66.67
SEDDON HOUSE	76	75	8,445,677.50	98.68
SPEED HOUSE	114	107	11,568,148.50	93.86
THOMAS MORE HOUSE	166	162	13,668,455.00	97.59
WILLOUGHBY HOUSE	148	146	14,337,670.50	98.65
TERRACE BLOCK TOTAL	1645 (1645)	1592 (1591)	137,751,073.33 (137,060,573.33)	96.78 (96.72)
CROMWELL TOWER	112	102	25,305,801.00	91.07
LAUDERDALE TOWER	117	114	24,553,779.63	97.44
SHAKESPEARE TOWER	116	110	27,300,415.76	94.83
TOWER BLOCK TOTAL	345 (345)	326 (326)	77,159,996.39 (77,159,996.39)	94.49 (94.49)
ESTATE TOTAL	1990 (1990)	1918 (1917)	214,911,069.72 (214,220,569.72)	96.38 (96.33)

The freeholds of 14 flats in Wallside have been sold. The net price achieved for the purchase of the original leasehold and subsequent freehold interest is £3,459,500.

Anne Mason

Revenues Manager

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Committee(s)	Dated:
Residents' Consultation Committee Barbican Residential Committee	21 May 2018 04 June 2018
Subject: Service Level Agreements Quarterly Review January – March 2018	Public
Report of: Director of Community and Children's Services Report author: Michael Bennett - Head of Barbican Estates	For Information

Summary

This report, which is for noting, updates Members on the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter January – March 2018. This report details comments from the House Officers and the Resident Working Party and an ongoing action plan for each of the SLAs.

Recommendation

Members are asked to:

- Note the report.

Main Report

Background

1. This report covers the review of the quarter for January – March 2018 following the estate-wide implementation of the SLAs and KPIs with comments from the House Officers and the resident Working Party as well as an ongoing action plan for each of the service areas.

Current Position

2. All of the agreed six weekly block inspections have been completed in the quarter January – March.
3. House Officers, Resident Services Manager and the Head of Barbican Estates attended the recent SLA Working Party review meeting in April to review the SLAs and KPIs.
4. New comments from the residents Working Party (Randall Anderson, Jane Smith, David Graves, Robert Barker, Graham Wallace, Fiona Talbot, Fred Rogers, John Tomlinson, Christopher Makin), House Officers, surveys, House

Group meetings, RCC and resident general comments/complaints are incorporated into the January – March comments.

5. Actions identified following each quarterly review have been implemented where appropriate and comments are included in the action plans in Appendices 1 to 5.
6. The KPIs are included in Appendix 6. The action plans monitor and show the progress made from each of the quarterly reviews together with all of the comments and responses/actions from the House Officers and resident working party.
7. All of the unresolved issues from the previous quarterly reviews to December have been carried forward to this current quarterly review. The House Officers as residents' champions determine whether the issue has been dealt with and completed.
8. All of the resolved issues to September have been filed as completed by the House Officers in conjunction with the resident working party. Once comments are completed, they will be removed and filed.

Proposals

9. The Barbican Estate Office will continue to action and review the comments from the House Officers and Resident Working Parties related to the Customer Care, Supervision and Management, Estate Management, Property Maintenance, Major Works and Open Spaces SLAs.
10. The review of the SLAs and KPIs for the quarter April to June will take place in July and details of this review will be presented at the September committees.

Conclusion

11. The reviews will continue on a quarterly basis with the Resident SLA working party and actions will be identified and implemented where appropriate, to improve services.

Appendices

- Appendices 1- 5 - SLA Action plans
- Appendix 6 – Key Performance Indicators

Background Papers

Quarterly reports to committee from 2005

Michael Bennett
Head of Barbican Estates

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APPENDIX 1

SERVICE LEVEL AGREEMENT REVIEW- CUSTOMER CARE, SUPERVISION AND MANAGEMENT 2017-18

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
232	Jan -Mar 18	BEO	New lease enforcement protocol as approved by BRC in March distributed to residents via bulletin, leaseholder letter & website. Updates on number of cases being progressed to be included in KPIs starting quarter April to June 2018.	For comment only	✓
231	Jan -Mar 18	BEO	Website being updated by new communications officer.		
230	Jan -Mar 18	BEO	Landlord's Approval process has been amended to ensure the integrity of the building is maintained, during and after leaseholders carry out alterations. Updated residents via bulletin, leaseholder letter & website.	For comment only	✓
229	Jan-Mar 18	BEO	New House Officer - there will be a communications plan for introducing the new member of the team.	For comment only	✓
Page 1 228	Jan-Mar 18	BEO	New Communications Officer has started, to improve standards of communications and to manage the information being given to the BEO for distribution. Data protection issues also have to be addressed. Comms Officer will work solely for BEO - mainly SC but some Landlord projects.	Good feedback already received, and has taken a considerable amount of work off the HO's shoulders which gives them more time for service issues.	✓
227	Oct-Dec 17	SLA	Email Broadcasts - can the style be looked at? Would sections work better?	This is being worked on by the new Communications Officer. Feedback from SLA WP is that its greatly improved - better content, style and design.	✓
226	Oct-Dec 17	SLA	Group to consider using Basecamp for this Working Party.	To be considered. Mixed feedback from group. To review post RIP and SLA.	
224	Oct-Dec 17	RCC	Current Working Party structure is being reviewed by RCC.	At RCC AGM in January it was agreed that all Working Parties (WP) remain. The Underfloor Heating WP to review new Member Chair, Terms of Reference & liaise with PS officers regarding projects & meetings.	✓
222	July-Sept 17	HO	Comments received from residents about the explanations sent out with the service charges not being sufficient.	Currently being reviewed by Leasehold Service Charge Working Party and Service Charge & Revenues Team.	
221	Apr-June 17	BEO	Review of Residents Information Pack & SLA booklet on hold due to other priorities & resourcing issues.	Draft SLA booklet being finalised by BEO & to be presented by our communications officer via basecamp (web based discussion forum) to the SLA WP in May.	

APPENDIX 1

SERVICE LEVEL AGREEMENT REVIEW- CUSTOMER CARE, SUPERVISION AND MANAGEMENT 2017-18

220	Apr-June 17	BEO	2017 Residents Survey on hold due to other priorities & resourcing issues.	Anticipated to be distributed in May 2018.	✓
215	Jan-Mar 17	BEO	BEO to compile a list of routine articles for the bulletins.	Communications Officer has begun to compile this list for schedule of regular articles.	✓
			Completed Actions - House Officers as residents' champions determine whether the issue has been dealt with and completed satisfactorily		
			GAG Gardens Advisory Group	PS Property Services	
			CPA Car Park Attendant	LL/SC Landlord/Service Charge cost	
			LP Lobby Porter	DCCS Department of Children & Community Services	
			BAC Barbican Centre	BOG Barbican Operational Group	
			Source of comments		
			HO House Officers	COM Complaint	
			RCC Residents Consultation Committee	SURV Survey	
			RCC ? RCC Pre Committee Question	HGM House Group Meeting	
				AGM House Group Annual General Meeting	

APPENDIX 2

SERVICE LEVEL AGREEMENT REVIEW - ESTATE MANAGEMENT 2017-18

	Quarter	Source	COMMENT/QUERY	RESPONSE/ACTION	COMPLETED
220	Jan - Mar 18	Hos	Cleaning Standards of both podium and the blocks have been a concern this quarter. Partially, this has been due to the bad weather we have experienced.	House Officers working with Cleaning Manager to see an improvement in the next quarter.	
219	Jan- Mar 18	COM	Following the recent Barbican Centre tunnel event, the BEO should review staffing levels across the estate (particularly the Towers) to ensure they provide adequate protection in terms of Security, for future events.	Only one complaint received from a resident. No issues in either tower. BA to feedback to BC in Lessons Learnt exercise.	
218	Jan - Mar 18	RCC Qs	Garchey Bay area is being used by a commercial tenant for their food waste. There have been some issues with collection and some bags have burst.	The BEO has spoken with the tenant concerned, who is struggling with their private waste collection service at the moment and have asked they be more proactive in ensuring it's collected in a timely fashion. The BEO is monitoring.	
215	Jan - Mar 18	BEO	Review of balcony/fire escape routes inspection process.	Officers have reviewed the method by which the inspections are carried out ensuring office cover and staff availability.	✓
216	Jan - Mar 18	AGM	Bins in private gardens - comments received about possibility of locating them closer to the exit points. Also if the bins could have lids to prevent spillage and that they are emptied as part of the weekend cleaning duties.	For discussion. Cleaning Manager is pursuing. Comment came about due to problems with foxes pulling food waste from bins.	
214	Jan - Mar 18	BEO	Window Cleaning Monitoring.	Block Inspection Reports not being received by Window Cleaning Manager - All House Officers to ensure reports are received so they can pick up on any issues not raised directly	
212	Oct - Dec 17	SLA	Comments received that the temporary signage around the lake peapods and St Giles' Terrace are very tatty. Are they necessary? Can they be removed?	BEO currently reviewing location, volume & quality of signage. Signage to be put in place to be discreet, permanent and professional. Not a deluge though!	
211	Oct-Dec 17	BEO	Increase in graffiti on the Estate has been noted.	BEO have liaised with both Barbican Centre and CoL Community Safety Officers. BEO cleaning off any graffiti as soon as possible.	✓

APPENDIX 2

SERVICE LEVEL AGREEMENT REVIEW - ESTATE MANAGEMENT 2017-18

209	Oct-Dec 17	BEO	Follow up balcony inspections were carried out on Gilbert House, Seddon House and John Trundle Court.	These blocks were visited again to see if items had been put back out and to see if any other balconies were blocked. Overall the result was good with very few items needing to be removed on this round of inspections.	✓
208	July-Sept 17	WP	Reminder on fire routes was suggested.	Bulletin to remind residents to check their fire routes.	✓
207	July-Sept 17	WP	Ambulance points for emergency services.	Following meetings with the London Ambulance Service (LAS) clear guidance produced for all stakeholders including residents, Estate Concierge and the LAS distributed via bulletin & leaseholder letter. Paper copy also went to all properties and all external addresses.	✓
206	July-Sept 17	SLA	Cleanliness of Gilbert Bridge and other hotspots at the weekend.	Information passed on to the Cleaning Supervisors for follow up and these areas are being monitored whilst on duty at the weekend. (Residents are reminded to contact their Concierge or Porter if they need to report a particular issue at the weekend). On-going and still being monitored.	
189	Jan - Mar 16	SLA	New powers of Fixed Penalty Notices (FPN) for fly tipping. Will BEO be liaising with Cleansing about various problem areas around the Estate?	Signage is now in-situ. BEO will monitor to see if this effective.	✓

APPENDIX 3

SERVICE LEVEL AGREEMENT REVIEW - PROPERTY MAINTENANCE 2017-18

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
200	Jan - Mar 18	SLA	Customer Service issues with VFM and Community Vision. Slow to recognise when it's a block or estate issue.	Been progressed via Property Services in order to obtain a clear protocol & response times for residents which will be presented via our bulletin.	
201	Jan - Mar 18	RCC Qs	VFM installation to 7th floor of Bryer Court.	Installation of cabling now completed. VFM contacting original interested parties on 7th floor to ascertain if they would like to access their services.	
202	Jan - Mar 18	HO/PS	Repairs & Maintenance (R&M) contract (anticipated contract start date December 2018). First stage consultation letters sent to residents in March. Officer working group now set up led by new Property Services Manager who will be seeking 2 resident volunteers from the Asset Maintenance Working Party.	Brief, timeliness to be provided to Asset Maintenance Working Party in order to seek 2 resident volunteers for the working group.	
203	Jan -Mar 18	HG/BEO	Some House Groups have requested more specific data about their lifts (i.e. outages).	This can be organised by the House Officers upon request.	✓
204	Jan -Mar 18	HO/PS	Changing of light bulb KPI still an issue	New member of staff is now in post. House Officers hope to see an improvement this next quarter.	
198	Oct-Dec 17	HO/PS	Monthly meetings with PS and HO to be re-introduced.	HOs to be kept up to date regarding unresolved issues, e.g. water penetration, work involving scaffolding which has been up for some time etc.	✓

APPENDIX 3
SERVICE LEVEL AGREEMENT REVIEW - PROPERTY MAINTENANCE 2017-18

APPENDIX 4

SLA AGREEMENT REVIEW - MAJOR WORKS 2017-18

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
158	Jan- Mar 2018	BEO	Thomas More House redecorations are going well and very good feedback received at the AGM. Comments include " very happy with the preparation of surfaces and the contractors behaviour".	For comment only.	✓
159	Jan- Mar 2018	BEO	Landlord's work to the roof at Mountjoy House has commenced & is expected to be completed in May.	For comment only. Project has been extended. Mountjoy residents have been informed.	✓
157	Oct - Dec 17	SLA	Please ensure the Gardens are included within the Asset Maintenance schedule (regarding hard landscaping).	This has been passed on to the lead officer of this Working Party	✓
156	Oct - Dec 17	HO	PS to provide a programme of works for annual asbestos checking (and possible encapsulation/removal) programme in communal areas. This to include accurate information regarding areas being worked on and why it is being worked on.	House Officers have met with contractors and PS to discuss communications protocol, notice etc. This programme is expected to begin in May. House Officers are satisfied that the new protocols should alleviate the problems experienced just after Christmas 2017.	✓
153	Jul-Sept	HO	External redecoration work - feedback from residents about fire doors from flats being painted shut following external redecoration programmes.	Policy on external redecoration on fire doors from Tower flats (and Bunyan and Ben Jonson north side) - being reviewed by PS.	
152	Jul-Sept	PS	Internal redecoration works for 17/18 put on hold due to the possibility of front door replacement programme.	Communicated to the House Group Chairs only.	
149	Oct-Dec 16	HO	Is there an update as to when the repairs to the balcony soffits, following the concrete testing, will be completed.	Following re-tender of the repairs concrete works second stage consultation was carried out in January 2018. We expect to commence works in late Spring 2018. New timeline of events is: April 2018 - contractor appointed, June 2018 - works commence, May 2019 - works completed.	

APPENDIX 5

SERVICE LEVEL AGREEMENT REVIEW - OPEN SPACES 2017-18

	<u>Quarter</u>	<u>Source</u>	<u>COMMENT/QUERY</u>	<u>RESPONSE/ACTION</u>	<u>COMPLETED</u>
173	Jan- Mar 18	AGM	Sculpture Court planters were critised recently as they are in need of repair and planting issues need to be addressed - residents comments from AGM.	Comments have been passed to the GAG. (planters were installed by United House and now the responsibility of BEO).	
172	Jan-Mar 18	BEO	Photograph of the Barbican Gardening Team to be included in the bulletin.	Completed April.	✓
171	Oct - Dec 17	BEO	New Barbican Supervisor has started on site.	For comment only. Many positive comments received about the impact he has made on the gardens and the team.	✓

Appendix 6. Barbican KPIs 2017-18

Title of Indicator	TARGET 2015/16	TARGET 2016/17	TARGET 2017/18	ACTUAL 2016/17		APR - JUN 2017	JULY - SEPT 2017	OCT - DEC 2017	JAN - MAR 2018	PROGRES S AGAINST TARGET	SUMMARY	Actual 2017/18
Customer Care												
Answer all letters satisfactorily with a full reply within 10 working days	100%	100%	100%	100%		100%	100%	100%	100%	😊	34/34	
Answer all emails to public email addresses within 1 day and a full reply to requests for information within 10 days	100%	100%	100%	100%		100%	100%	100%	100%	😊	120/120	
To resolve written complaints satisfactorily within 14 days	100%	100%	100%	100%		%	100%	100%	100%	😊	0 complaints.	
Repairs & Maintenance												
% 'Urgent' repairs (complete within 24 hours)	95%	95%	95%	99.8%		100%	99%	99%	99%	😊		
% 'Intermediate' repairs (complete within 3 working days)	95%	95%	95%	99.3%		98%	99%	99%	98%	😊		
% 'Non-urgent' repairs (complete within 5 working days)	95%	95%	95%	99.0%		98%	99%	96%	99%	😊		

Title of Indicator	TARGET 2015/16	TARGET 2016/17	TARGET 2017/18	ACTUAL 2016/17		APR- JUN 2017	JULY- SEPT 2017	OCT - DEC 2017	JAN - MAR 2018	PROGRES S AGAINST TARGET	SUMMARY	Actual 2017/18
% 'Low priority' repairs (complete within 20 working days)	95%	95%	95%	98.2%		99%	98%	99%	99%	☺		
Availability % of Barbican lifts	99%	99%	Tower lifts 99%	Tower lifts 99%		Tower lifts 98.43%	Tower Lifts 92.77%	Tower Lifts 99.57%	Tower lifts 99.88%	☺		
			Terrace lifts 99%	Terrace lifts 98.9%		Terrace lifts 99.74%	Terrace Lifts 99.24%	Terrace Lifts 98.86%	Terrace lifts 99.10%	☺		
Percentage of communal light bulbs - percentage meeting 5 working days target	90%	90%	90%	96%		91%	82%	77%	73%	☹	Still some resourcing issues in the Resident Engineer team. (241 out of 329 lights met 5 working day target)	
Background heating - percentage serviced within target. Total loss 24hrs/ Partial loss 3 working days	Total 90% Partial 90%	Total 90% Partial 90%	Total 90% Partial 90%	Total 100% Partial 98.5%		N/A	N/A	Total 100% Partial %100	Total 100% Partial 96.84%	☺		
Communal locks & closures - percentage of repeat orders raised within 5 working days of original order	0%	0%	0%	0%		0%	0%	0%		☺		

Title of Indicator	TARGET 2015/16	TARGET 2016/17	TARGET 2017/18	ACTUAL 2016/17		APR- JUN 2017	JULY- SEPT 2017	OCT - DEC 2017	JAN - MAR 2018	PROGRES S AGAINST TARGET	SUMMARY	Actual 2017/18
Replacement of lift car light bulbs - percentage meeting 5 working days target	90%	90%	90%	100%		100%	100%	96%	97%	☺	33 out of 34 lights met 5 working day target	
Estate Management												
House Officer 6-weekly joint inspections with House Group representatives monitoring block cleaning - good and very good standard (& outstanding)	90%	90%	90%	94%		97%	86%	89%	83%	☹	30/36 inspection - issues in certain blocks have led to Improvement Plans being initiated with certain cleaners	
House Officer 6-weekly joint inspections with House Group representatives monitoring communal window cleaning - good and very good standard	80%	80%	80%	92%		92%	90%	81%	81%	☺		

[illegible]

Title of Indicator	TARGET 2015/16	TARGET 2016/17	TARGET 2017/18	ACTUAL 2016/17		APR- JUN 2017	JULY- SEPT 2017	OCT - DEC 2017	JAN - MAR 2018	PROGRES S AGAINST TARGET	SUMMARY	Actual 2017/18
% Overall Resident satisfaction of completed Major Works Projects (£50k+)	90%	90%	90%	95%		92%	n/a	Willoughby 100% Brandon Mews 75%	N/A		Willoughby 9/148 Brandon Mews 8/26 response rate	
Short Term Holiday Lets												
Possible STHL reported to BEO because of noise or nuisance	NA	NA	NA	NA		2	0	0	0			
STHL reported to BEO after being found on a website and being investigated	NA	NA	NA	NA		0	1	1	1			
STHL at Stage 1	NA	NA	NA	NA		2	1	0	1			
STHL at Stage 2	NA	NA	NA	NA		0	0	0				

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Committee(s)	Dated:
Residents' Consultation Committee - For Information Barbican Residential Committee – For decision	21/05/2018 04/06/2018
Subject: Charging Policy for Car Parking and Stores	Public
Report of: Director of Community and Children's Services	For Decision by Barbican Residential Committee
Report authors: Paul Murtagh Assistant Director Barbican & Property Services Michael Bennett Head of Barbican Estates	

Summary

The context for the review of the Charging Policy for Car Parking and Stores on the Barbican Estate includes the following:

- Expenditure on car parking on the Barbican Estate has for some years significantly exceeded income;
- The Barbican car parks are underused with a large number of vacant car parking spaces that could be put to much better use (including the provision of storage units for residents);
- There is currently a waiting list for additional storage of over 270 Barbican residents;
- The current 3-year Charging Policy for Stores expired in March 2018 and is due for review;
- The City Corporation has implemented an 'Efficiency Plan', which seeks to maximise income from its property assets;
- The City Corporation is carrying out a general review of all its car parks within the City.

At its meeting on 5 June 2017, the Barbican Residential Committee received a report on the Charging Policy for Car Parking on the Barbican Estate. The Committee agreed that a Member/Officer Working Party be established to carry out further work on the Charging Policy including, commissioning and considering advice from alternative independent consultants in relation to market rental levels for car parking and storage spaces and a study of car park usage and cost allocation, before bringing a report back to the Committee. The Working Party has now completed its task and, this report comprises an overview of the work done and its findings and recommendations.

Recommendations

The Residents Consultation Committee is asked to note and comment on the Charging Policy for Car Parking and Stores.

The Barbican Residential Committee is asked to endorse the work and recommendations of the Member/Officer Working Group and specifically, to:

1. Agree the lettings policy that storage spaces in the car parks can be let to non-Barbican residents within 'walking distance' (defined as other City residents living within a half mile of the entrance to the car park where the stores are located) should there be insufficient demand from Barbican Estate residents.
2. Agree that this lettings policy comes into effect six months after the completion of the new stores project.
3. Agree that this lettings policy is subject to review 12 months after implementation by the Barbican Residential Committee.
4. Agree the charge of £40 per square foot, per annum, for 'Barbican Resident only' stores in the residential blocks and existing and new stores in the car parks with, the increase for existing users being phased in incrementally over a period of three years.
5. Agree the charge of £44 per square foot, per annum, for 'non-resident' stores in the car parks.
6. Agree the charge of £1,750 per car parking space, per annum, for new car park users.
7. Agree the charge of £1,750 per car parking space, per annum, for existing car park users, to be phased in incrementally over a period of three years.
8. Agree the policy that the above charges are reviewed annually with increases applied in line with the Consumer Price Index (CPI).
9. Further agree the policy that the above charges are reviewed and assessed every three years in line with opinions of value and market rent.
10. Agree that if any further car parking spaces become available as a result of a further reduction in car park occupancy, that officers review the possibility of utilising these spaces for potential further storage.
11. Agree that the Working Party further reviews the work of the Concierge Service (including the allocation of its costs) and the current provision of five 'free' hours temporary car parking for visitors, contractors etc.

Main Report

Background

1. Expenditure on car parking on the Barbican Estate has for some years significantly exceeded income. In 2016, the Barbican Residential Committee instructed officers to review the underused Barbican car parking spaces and subsequently agreed that they could and should be put to other uses including the provision of additional storage space (refer to Appendix 1 – New Stores Project Process) in order to generate additional income to meet the Service Based Review targets of £154k and annual efficiency savings from 2017/18 for the Barbican Estate.
2. Following consideration of a report on the charging policy for car parking and stores on the Barbican Estate at its meeting in December 2016, the Barbican Residential Committee instructed officers to obtain advice from an independent consultant on opinions of value of car parking and storage spaces and bring back to Committee the recommended charges.
3. A Charging Policy for Car Parking was subsequently presented to the Barbican Residential Committee at its meeting on 5 June 2017 however, members decided, as an interim measure, to increase the charges for 2017/18 in line with the Consumer Price Index.
4. Members also agreed that a Member/Officer Working Party be established to carry out further work on the Charging Policy including, commissioning and considering advice from alternative independent consultants in relation to market rental levels for car parking and storage spaces and, a study of car park usage and cost allocation, before bringing a report back to the Barbican Residential Committee.
5. The members of the Working Party are:
 - Ann Holmes (Chair) – Chairman of the BRC
 - Sue Pearson – Deputy Chairman of the BRC
 - Randall Anderson – Member of the BRC
 - John Tomlinson – Member of the BRC
 - Paul Murtagh – Assistant Director Barbican & Property Services
 - Michael Bennett – Head of Barbican Estates
6. A Charging Policy for Stores was not presented to the Barbican Residential Committee on 5 June 2017 as there were unforeseen delays in the delivery of the new stores project and the current policy for existing stores did not in any event expire until March 2018.

Current Position

7. The Member/Officer Working Party, which was set up at the instruction of the Barbican Residential Committee in June 2017, has now completed its work and its findings and recommendations are included at Appendix 2 to this report.

8. The Planning and Transportation Committee at its meeting in April 2018 approved the planning application for new stores in the car parks for residents and non-residents (see Appendix 1 paragraph 7). This report has been prepared on the basis of this decision. However, nothing in this report is detrimental to the granting of this planning consent and the subsequent conditions contained therein.

Options

9. The Working Party considered worked examples of the charges and potential forecasted income for car parking and stores based on the independent opinions received and reviewed a number of options as outlined in Appendix 5 and 6.

Proposals

10. A charge of £1,750 per car parking space per annum for new car park users (see Appendix 5).
11. A charge of £1,750 per car parking space, per annum, for existing car park users, to be phased in incrementally over a period of three years (see Appendix 5).
12. A charge of £40 per square foot, per annum, for existing and new stores in the residential blocks and car parks, phased in incrementally over a period of three years for existing users (see Appendix 6).
13. Although the valuation allows for 10-20% more if non-residents use them, this would not be invoked but a 10% surcharge would apply to cover the additional concierge charges for non-Barbican residents.
14. Charges for car parking spaces and stores to be reviewed annually based on the Consumer Price Index with an additional three-year review of charges based on opinions of value and market rent.
15. At the Barbican Residential Committee at its meeting in December 2016, it was agreed to utilise market rates as a basis for a charging policy and these proposals take account of the independent consultants' opinion of value.
16. These proposals also take account of a previous report to the Barbican Residential Committee, which stated that if, the proposed charges are significantly higher than current ones, recommendations will be made regarding the phasing in of these increased payments for existing users.
17. In implementing these proposals, the City Corporation would be making a much better use of its assets (the Barbican car parks) in relation to the independent opinions of value and market rent received. The additional income would not only help in achieving the City Corporation's Efficiencies Savings targets, but would also potentially, provide for significant additional funding for future projects across the City including the Barbican Estate.

18. It is proposed to utilise further car parking spaces for storage as unused spaces become available as a result of, for example, possible further reductions in car park occupancy.
19. It is proposed that the use of the new stores in the car parks would be based on the letting policy as set out in Appendix 1 paragraph 8.
20. It is proposed to review the work of the Concierge Service (including the allocation of its costs) and the current provision of five 'free' hours temporary car parking for visitors, contractors etc.

Corporate & Strategic Implications

21. In terms of the relevant policies incorporated in the City Corporation's Corporate Asset Management Strategy, the proposals contained in this report will ensure that:
 - Operational assets remain in a good, safe and statutory compliant condition;
 - Operational assets are fit for purpose and meet service delivery needs;
 - Annual revenue expenditure is efficiently managed to ensure value for money and operational asset running costs are reduced wherever possible;
 - Opportunities to create added value and maximise income generation can be pursued.

Implications

22. As the principle of utilising market rental levels as a basis for charging has been accepted, the additional income would not only help in achieving the City Corporation's Efficiencies Savings targets, but would also potentially, provide for significant additional funding for future projects across the City including the Barbican Estate.
23. The financial implications are set out in the main body of this report and are also included in Appendices 5 and 6.
24. Delays in the new stores project and an agreed charging policy have had a financial impact on the budget position for 2017/18 and will continue to do so for 2018/19. If a charging policy is not agreed by Committee at its meeting today, it will not be possible to give the required notification to licence holders in order to effect the increase from the September quarter (notice has to be given by 24 June). Any later than this and the increases would not come into effect until 25 December 2018.
25. Furthermore, following planning approval for the new stores in the car parks, the latest estimations are that contractors would be on site in the Summer and we would be in a position to commence letting in the Autumn. If a charging policy is not agreed by Committee at its meeting today it will not be possible to market these new stores to residents.

26. Delays in not approving the charging policy recommendations in this report today would result in a potential estimated loss of income of £145k for the quarter September to December 2018/19 based on the worked examples in appendices 5 and 6 (£15k would relate to car parks and £130k relating to stores).
27. The income from the stores in the car parks would be credited to the Car Park Account. Assuming a 15% reduction in overall car park usage as set out in the Appendix 5, the increased car park charges of £1,750 per space would increase net income by £135k per annum by 2020/21. The charge of £40 per square foot of storage would increase net income by £755k per annum by 2020/21 as set out in Appendix 6.
28. Dependent on the Members decision on the policy for surplus storage being available to those within walking distance, further additional income could be obtained
29. The forecasted possible reduction in car park occupancy due to the increased charges of 15% would also present the option to utilise further car parking spaces for storage as unused spaces become available. Note the breakeven point for the higher charges would be a reduction in usage of 28%.
30. Additional resources will be required to manage and administer the potential considerable changes that are expected to result from implementing these recommendations.

Conclusions

31. The Member/Officer Working Party, set up at the instruction of the Barbican Residential Committee, has reviewed advice from independent consultants on opinions of value and market rent for car parking and storage spaces and their recommendations are laid out in paragraphs 1-11 of this report.
32. The Working Party further recommends that there is a review of the work of the Concierge Service (including the allocation of its costs) and the current provision of five 'free' hours temporary car parking for visitors, contractors etc.

Appendices

- Appendix 1 – New stores project process
- Appendix 2 – Car Park Charging Working party report
- Appendix 3 – Brief to independent consultants
- Appendix 4 – Independent consultants' reports
- Appendix 5 – Worked examples of car park charges and potential forecasted income and costs
- Appendix 6 – Worked examples of stores charges and potential forecasted income and costs

Background Papers

Car Park Strategy Stage One 2009
Car Park Strategy Update 2009
Barbican Estate Car Park Efficiency Strategy Working Party 2011
Baggage Stores Charging Policy 2011
Car Park Charging Policy February 2013
Car Park Charging Policy December 2013
Car Park and Baggage Stores Charging Policy January 2014
Revenue and Capital Budgets – Latest Approved Budget 2013/14 and Original Budget 2014/15
Service Based Review Proposals – Department of Community & Children's Services 2014
Car Park Charging Policy 2015
Car Park Charging Policy March 2016
Service Based Review March 2016
Review of Public Car Park Provision in the City November 2016
Charging Policy for Car Parking and Stores November 2016
Charging Policy for Car Parking June 2017

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Appendix 1 New Stores Project process

1. In 2016 the Barbican Residential Committee asked officers to review the underused Barbican car parking spaces in conjunction with the current and potential demand for additional storage spaces.
2. A residents' survey was carried out in relation to the demand for additional storage and this was reviewed in conjunction with the current waiting list. Since 2016, over 270 residents have been on our waiting list for additional storage.
3. A project to install 316 further residents' stores in the vacant bays in the car parks (currently over 500 vacant bays) was progressed via the City Corporation's Gateway process. This included the option of extending the letting of storage spaces in the car parks to non-Barbican residents should there be insufficient demand from Barbican Estate residents.
4. The Barbican Estate Office currently rents stores in the car parks to Barbican residents only and does not have a policy of renting to other residents in the City.
5. Following a pre-planning consultation exercise undertaken by the Barbican Estate Office in July 2017 a planning application for the new stores in the car parks for residents and non-residents was submitted in September.
6. As part of the formal planning application consultation, which took place in October 2017, a number of objections were lodged relating mainly to non-residents usage of the new stores (mainly security concerns). As a result, it was deemed necessary for the planning application for the new stores project to be presented to the Planning and Transportation Committee.
7. The Planning and Transportation Committee at its meeting in April 2018 approved the planning application for new stores in the car parks for residents and non-residents subject to the following conditions:
 - Revised plans with the omission of three of the original proposed storage units and the omission or adjustment of any other proposed storage units which may require removal or adjustment pursuant to a Safety Statement (to demonstrate that none of the storage units would have an adverse impact on fire escape/access and vehicle/pedestrian safety within the car parks).
 - The use shall not commence until a management plan has been submitted to and approved in writing by the local planning authority detailing:
 1. That the storage units would be offered to Barbican residents in the first instance;
 2. The proportion of storage units that would be let to Barbican residents at any one time;

3. The criteria for letting storage units to non-Barbican residents (stipulating the non-commercial nature of the storage and the extent of the letting catchment area);
 4. The fire safety arrangements, including such matters as restricting the storage of hazardous items and maintaining fire escape access;
 5. The security measures to prevent unauthorised access to private residential areas.
- The use shall not commence until details of CCTV provision within the car parks have been submitted to and approved in writing by the Local Planning Authority.
 - The development shall not be carried out other than in accordance with the approved drawings and particulars or as approved under conditions of this planning permission
8. It is proposed that the use of the new stores in the car parks would be based on the following letting policy to be approved by the Barbican Residential Committee:
- storage spaces in the car parks be let to non-Barbican residents within walking distance (defined as other City residents living within half a mile of the entrance to the car park storage) should there be insufficient demand from Barbican Estate residents
 - the policy to come into effect after six months following the completion of the new stores project
 - the policy be subject to a twelve-month review by the Barbican Residential Committee

Appendix 2 Car Park Charging Working Party Report

1. A Member/Officer Working Party was set up in June 2017 and has met four times. Terms of Reference were agreed including the review of car park usage and car park attendants/concierge time allocation. The members of the Working Party are:
 - Ann Holmes (Chair) – Chairman of the BRC
 - Sue Pearson – Deputy Chairman of the BRC
 - Randall Anderson – Member of the BRC
 - John Tomlinson – Member of the BRC
 - Paul Murtagh – Assistant Director Barbican & Property Services
 - Michael Bennett – Head of Barbican Estates
2. It was agreed to seek advice, from two independent consultants, on values and market rental levels for car parking and stores based on a brief agreed by the Working Party.
3. Independent advice was obtained from Gerald Eve and Farebrother, Chartered Surveyors, to advise on the current open market rental levels for car parking and stores. The brief issued to them is attached at Appendix 3 and, their respective reports and advice are attached at Appendix 4.
4. Their reports set out their opinion of rental value for both the Barbican residential car parking and storage spaces based on the evidence of open market charges with due allowance being made for the unique factors relevant to the Barbican car parks. The leaseholders with a long-term car bay agreement will continue to pay a service charge in the normal way and are not affected by the recommendations in this report. These service charges will be subject to current and on-going service charge reviews.
5. It was agreed to consider worked examples of the charges and potential forecasted income for car parking and stores based on the independent opinions received and a number of assumptions.
6. It was agreed that the options of the two opinions of value be presented to committee of £1,750 and £2,000 per car parking space per annum (see appendix 5).
7. It was agreed that stores should be rented for between £40 and £50 per square foot, per annum depending on size and location but in order to avoid confusion in communicating these charges to residents a single rent of £40 per square foot per annum be charged (see Appendix 6).

8. It was agreed that although the valuation allows for 10-20% more if non-residents use them, this would not be invoked but a 10% surcharge would apply to cover the additional concierge charges for non-Barbican residents.
9. It was agreed to phase in the charging for car parking and stores for existing users incrementally, over a period of three years (see Appendices 5 and 6).
10. It was agreed to review the charging for car parking and stores annually based on the Consumer Price Index (see Appendices 5 and 6).
11. It was agreed that the charging for car parking and stores should be reviewed and assessed every three years in line with opinions of value and market rent.
12. It was also suggested that it might be timely to review the work of the Concierge Service (including the allocation of its costs) and the current provision of five 'free' hours temporary car parking for visitors, contractors etc.
13. The Working Party reviewed a draft of the report to Committee and agreed its recommendations.

Appendix 3

Brief for independent consultants

Market valuation of a car parking space as a rental asset based on:

- Current car parking charges: £1,258 pa based on rental agreement.
- History of basis of car parking charges – appendix 1.
- History and current car parking occupancy – appendix 2.
- Car parking spaces which are owned (sold) and those which are rented (residential) – appendix 2.
- Potential use of Breton car park for the City's Culture Mile proposals (which could potentially utilise car parking spaces for retail outlets fronting Beech Street tunnel)
- Car park spaces are being converted into new resident stores (313) utilising car parking spaces (198) mainly in Breton & Bunyan car parks - see occupancy schedule. Subject to planning approval. New stores anticipated Summer 2018.
- Position with regards to commercial car parking - The City's Planning Officer has advised that marketing to potential external users & neighbouring developments for commercial parking would be contrary to Condition 7 of the Planning and Parking Policies within the Local Plan. City Transportation has also confirmed that commercial car parking would be contrary to policies to restrain commuting to the City by car and Policy DM16.6 in the Local Plan does not permit new public car parks or the temporary use of vacant spaces. Therefore the City's Planning Officer would oppose planning permission being granted for commercial car parking.
- In addition to the factors listed above the valuer is to take account of:
 - The condition and size of the car spaces and the manoeuvrability into the car spaces.
 - The positive aspect of the Barbican's 24-hour security within the car parks.
 - The Barbican car parks being located within the Congestion Charge zone.
- Comparable evidence for use in assessing the market rental value of the Barbican car spaces will ideally be of residential developments where the flats are valued at between £1,200 and £1,500 per sq ft and which have rented

onsite parking. The comparables to be as close to the City as possible, including developments east of the City i.e. Canary Wharf. If there is insufficient comparable evidence available that meets these criteria the valuer is to use his/her professional judgement to draw on further comparable evidence suitable for assessing the rental value of the car spaces.

Market valuation on the stores as an asset per square meter utilising the residential blocks and car parking spaces:

- Current stores charges based on rental agreement & dimensions:
 - Standard (stores located in residential blocks for resident use only) £313 - 1.2m(l)x1m(w)
 - Medium (transportable stores located in the car parks for residents use only) £373 - 2m(l)x1.5m(w)
 - Large ('breeze block' stores located in the car parks for residents use only) £440 - 2m(l)x1.9m(w)
- History of basis of stores charges – currently RPI.
- Stores which are owned (sold) and those which are rented (residential) – appendix 3.
- Confidence of take up of new stores based on current Residents Waiting list for stores of over 260 residents and that these new stores will be made available to those within walking distance of the Barbican Estate, should demand from residents be insufficient (subject to planning and committee approval).
- New resident storage (313) utilising car parking spaces (198) mainly in Breton & Bunyan car parks - see occupancy schedule. Subject to planning approval. New stores anticipated Summer 2018.
- 3 different sized residents' stores all located in the car parks. Dimensions:
 - Large sized unit shall be no more than 2m(l)x2m(w)x1.9m(h)
 - Extra-large sized unit shall be no more than 2m(l)x3m(w)x1.9m(h)
 - Extra extra large sized unit shall be no more than 2m(l)x4m(w)x1.9m(h)

Please note that for the basis of this report some of the data below has been updated.

Appendix 1 - History of car parking charges

History of car parking charges from 2001 to date										Price change implemented							
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Charging Base									RPI	RPI	RPI	RPI	RPI	RPI	RPI	RPI	CPI
% change									4.9%	0%	3%	5.2%	2.6%	2.4%	2.3%	1.2%	2.7%
Residential Car Parking Per Annum – Rental charge	£990	£990	£990	£990	£990	£990	£990	£990	£1,038	£1,038	£1,070	£1,126	£1,155	£1,183	£1,210	£1,225	£1,258

Appendix 2 History of Car Parking occupancy

Date	Residential Let Bays	Residential Let Bays +/-	Commercial Let Bays	Sold Bays	Total Usage	Total	Occupancy %
Jun-06	863	-1%	20	134	1,017	1,702	59.8
Dec-07	848	-2%	35	117	1,000	1,702	58.8
Oct-08	820	-3%	46	169	1,035	1,538	67.3
Oct-09	777	-5%	65	121	963	1,497	64.3
Oct-10	752	-3%	77	118	947	1,497	63.3
Oct-11	744	-1%	69	155	968	1,497	64.7
Oct-12	737	-1%	89	153	979	1,508	64.9
Nov-13	718	-3%	54	297	1,069	1,508	70.8
Nov-14	691	-4%	51	295	1,037	1,508	68.8
Nov-15	682	-1%	34	294	1,010	1,508	67.0
Sep-16	679	-1%	31	285	995	1,508	66.0
Nov-17	648	-5%	47	283	1,014	1,508	64.9

Current Car Parking occupancy - March 2018

CAR PARK	ANDREWES	BRETON	BUNYAN	CROMWELL	DEFOE	SPEED	LAUDERDALE	THOMAS MORE	01 WILLOUGHBY	03 WILLOUGHBY	TOTALS
SOLD	12	0	1	9	36	113	17	11	5	79	283
RESIDENTIAL	87	69	86	56	90	33	70	90	63	3	647
COMMERCIAL	0	0	4	0	0	2	0	0	33	0	39
VACANT	36	170	118	27	34	7	18	49	48	32	539
TOTALS	135	239	209	92	160	155	105	150	149	114	1,508
	73%	29%	44%	71%	79%	96%	83%	67%	68%	72%	64%

Proposed new stores and estimated car parking occupancy – April 2018

Store Allocation	0	158	125	0	0	0	0	0	17	13	313
Loss of Car Bays to stores	0	94	79	0	0	0	0	0	13	12	198
Estimated occupancy %	73%	68%	81%	71%	79%	96%	83%	67%	77%	83%	77%

Proposed new Stores

Large (4sq m)	0	104	85	0	0	0	0	0	10	9	208
X Large (6sq m)	0	27	22	0	0	0	0	0	4	2	55
XX Large (8sq m)	0	27	18	0	0	0	0	0	3	2	50
Total	0	158	125	0	0	0	0	0	17	13	313

Appendix 3 Stores March 2018

Let	Sold	Total
1,165	78	1,243

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Farebrother

CAR PARKING AND STORES AT THE BARBICAN ESTATE, LONDON, EC2

Prepared for:
CITY OF LONDON

SEPTEMBER 2017

CORFAC
International

MICHAEL BRADLEY
BARBICAN ESTATE OFFICE
3 LAUDERDALE PLACE
LONDON
EC2Y 8EN



Thursday, 30 November 2017

Dear Michael,

CAR PARKING AND STORAGE, THE BARBICAN ESTATE, EC2

Thank you for instructing Forebrother to provide advice in relation to the rental level of your car parking spaces and storage units at the Barbican Estate. The following report will include; a background of the Barbican Estate; a schedule of comparable evidence and our advised price recommendation for both car parking and stores.

The purpose of this report is to provide the City of London with a professional opinion of what level of rent we would recommend be imposed on the subject car parking spaces and storage units. We do not believe that it is appropriate to provide a Red Book valuation at this stage.

1.0 BACKGROUND, THE BARBICAN ESTATE, EC2

The Barbican Estate is a residential estate, constructed during the 1960s and 1970s. The estate officially opened in 1969, located within the City of London in an area once devastated by World War II bombings. Now, the estate comprises three of London's tallest residential towers at 42 storeys, thirteen terrace blocks, two mews and The Postern, Wallside and Milton Court.

Within and surrounding the estate exists the Barbican Arts Centre, the Guildhall School of Music and Drama, the Barbican public library, the Museum of London, the City of London School for Girls and a former YMCA, forming the Barbican Complex. In addition, Barbican tube station is a stone's throw away from the site. Overall, the 40-acre estate currently consists of over 2,000 flats, accommodating around 4,000 residents. We understand the value of a bedsit in the estate is currently in the region of £1,000,000.00.

2.0 CAR PARKING, THE BARBICAN ESTATE, EC2

2.1 BACKGROUND, CAR PARKING

Within the 10 car parks available to the residents of the Barbican Estate, there are 1,508 car parking spaces, 34% of which are currently vacant. Consequently, it has been anticipated that 201 of these car parking spaces will be converted and alternatively used as storage space, which is currently in high demand.

We understand that the current cost of a car parking space stands at £1,285.00 per annum, inclusive of the service charge (£926.00 per annum). You have advised us that for a number of years the cost of renting a car parking space was not increased but since 2009 the charges have been increased based on the Retail Price Index.

2.2 SCHEDULE OF COMPARABLE EVIDENCE

Below is a list of comparable car parking spaces in the direct area and the wider London market. It is worth noting that we have included both Central, Eastern and Western locations and residential schemes throughout London in this search.

NAME	ADDRESS	PRICE PER WEEK	PRICE PER MONTH	PRICE PER ANNUM	COMMENT
Lexicon	261a City Road, Islington, London EC1V 1AH	£50.00 per space	£216.67 per space	£2,600.00 per space	45 spaces to rent, available to residents at the Chronicle Tower only. Car park is manned 24/7. Residents do not pay any business rates or council tax on spaces. Outside of congestion zone. Developer has not confirmed value of apartments.
Royal Albert Wharf	Lock Side Way, Royal Albert Wharf, London E16 2QJ	£17.31 per space	£75.00 per space	£900.00 per space	54 spaces to rent, available to residents only. Advised that this was the average rental value for a car parking space in East London. Price based on a per week or per annum basis. Outside of congestion zone. Secure car park but not manned. Value of apartments: £360,000 – £750,000 (£304.00 - £645.65 psf)
Battersea Reach	3 Kingfisher House, Juniper Drive, York Road, Wandsworth, SW18 1TX	£38.46 per space	£1,600.00 per space for 6 months	£2,000 per space	2,300 spaces. Price based on a per week or per annum basis. Only residents can rent the space however if there is space available, non-residents can park here too and pay for a ticket. Residents do not pay business rates or council tax on these spaces. Car park attendants Monday-Sunday from 7.00am – 11.00pm. Outside of congestion zone. Value of apartments: £565,000 – £1,375,000 (£1,172.19 - £1,210.39 psf)
Dockhead	41 Dockhead, SE1 2BS	£48.08 per space	£208.33 per space	£2,500.00 per space	These parking spaces are available for both residential and commercial use. 29 commercial spaces and 10 residential.

					<p>Not a managed car park but is gated. The price is inclusive of business rates. Price based on a per annum basis. Outside of congestion zone. Not a residential development.</p>
Imperial Wharf	15 Imperial Road, Fulham, London SW6 2UB	£42.31 per space	£183.33 per space	£2,200.00 per space	<p>1,060 spaces. Only offer permits to residents. Car park is manned 24/7. There are 1,060 spaces. Price based on a per annum basis. Outside of congestion zone. Value of apartments: from £1,000,000.00 - £3,400,000.00 (£1,024.59 - £2,059.36)</p>
St George Wharf	21 St George Wharf, London, SW8 2FH	£47.79 per space	£207.08 per space	<p>£2,485.00 per space (residents) £2,982.00 per space (non-residents)</p>	<p>569 spaces, car park is manned 24/7. Price based on a per annum basis. Both residents and non-residents can buy a permit. No tax is paid. Outside of congestion zone. Value of apartments: £495,000 - £8,000,000 (£1,363.63 - £1,444.83 psf)</p>
Chelsea Bridge Wharf	372 Queenstown Road, London, SW8 4PP	£80.80 per space	£168.33 per space	£2,020.00 per space	<p>Price based on a per annum basis. 800 spaces. Non-residents from the hotel can also pay to use the space. Car park is manned 24/7. No tax is paid. Outside of congestion zone. Value of apartments: £385,000 - £3,800,000 (£1,180.98 - £1,644.31 psf)</p>
Dolphin Square	Chichester Street, London, SW1V 3LX			<p>£1,740.00 - £2,100.00 per space</p>	<p>Just over 300 spaces, available to residents and those visiting the spa. Price depends on the size and location. Price based on a per annum basis. Car park manned 24/7. Outside of congestion zone. Apartments not for sale – let from £300-£600 pcm.</p>

2.3 SUMMARY

Taking into consideration the comparable evidence above, we recommend a value in the region of £1,750.00 - £2,000.00 per space per annum, inclusive of the service charge.

Whilst gathering the above comparable evidence, it came to our attention that most housing developments sell their parking spaces opposed to letting them to their residents. Consequently, there is very little direct comparable evidence. We believe that Imperial Wharf is a good direct comparable, given that they also provide over 1,000 parking spaces which are available to residents only, and is manned 24/7. However, Imperial Wharf is located outside of the congestion zone, therefore a reduction from £2,200.00 per space per annum has been made to reflect this. We are also aware that there are a large number of vacant spaces, meaning that supply of parking spaces is in excess of demand, further leading to a slight deterioration in their value.

3.0 STORES, THE BARBICAN ESTATE, EC2

3.1 BACKGROUND, STORES

Currently, there are 1,311 stores available to residents at the Barbican Estate. Demand for stores at the Barbican Estate is relatively high, reflected by the current Residents Waiting list for stores which consists of 260 people. In response to this high demand, it is anticipated that 316 new resident stores will be constructed by Summer 2018 mainly in Breton and Bunyan car parks. These stores will replace 201 current car parking spaces and will range between the following sizes:

TYPE OF UNIT	SIZE (SQ FT)	TOTAL SUPPLIED
Small	43.06	209
Medium	64.6	55
Large	86.1	52

We understand that the prices of the existing stores are as follows:

TYPE OF UNIT	SIZE (SQ FT)	RENT	TOTAL SUPPLIED	LOCATION
Standard (1.2m (l) x 1m (w))	12.92	£313.00 (per annum) £24.23 (per sq ft)	1,167	Residential blocks
Medium (2m (l) x 1.5m (w))	32.29	£373.00 (per annum) £11.55 (per sq ft)	100	Car parks
Large (2m (l) x 1.9m (w))	40.90	£440.00 (per annum) £10.76 (per sq ft)	44	Car parks

3.2 SCHEDULE OF COMPARABLE EVIDENCE

Below is a list of comparable evidence for storage units in London. It should be noted that these are large companies, often with multiple sites, purely set up for storage. They often offer initial deals as seen below on an initial discount and then rolling to a standard price thereafter. The majority of the occupiers of these units are short term, hence the upfront incentive. This should also be noted in the analysis as they will on the whole work out more expensive on an annual basis.

NAME	ADDRESS	PRICE PER WEEK	PRICE PER MONTH	PRICE PER ANNUM	PRICE PER SQ FT	COMMENT
Urban Locker Self Storage	Urban Locker Self Storage, Peterson Court, Peerless Street, London, EC1V 9EX	10 sq ft - £18.45	10 sqft locker - £79.96	10 sq ft locker - £959.52	10 sq ft - £95.95	Advised that pricing for Barbican would be cheaper and that although these are their general prices they often discount the price. Prices are based on a per month or per annum basis, and are inclusive of VAT, not insurance. Withheld any further information.
		12 sq ft - £27.58	12 sqft locker - £119.52	12 sq ft locker - £1,434.24	12 sq ft - £119.52	
		50 sq ft - £65.02	50 sqft locker - £281.76	50 sq ft - £3,381.12	50 sq ft - £67.62	
			100 sqft - £480.96	100 sq ft - £5,771.52	100 sq ft - £57.72	
Big Yellow Self Storage - Kennington	289 Kennington Lane, London SE11 5QY	25 sq ft - £46.20	25 sq ft - £200.20	25 sq ft - £2,402.40	25 sq ft - £96.10	Currently offering 50% off first 4-8 weeks depending on size. Prices on a per week or per annum basis, and are inclusive of VAT but not insurance. If you sign up for a year you get 5% off of your rent and insurance.
		40 sq ft - £51.00	40 sq ft - £221.00	40 sq ft - £2,652.00	40 sq ft - £66.30	

						Will not give information regarding vacancy rate. Gave estimation that 40% spend less than 6 months here.
Attic self-storage	500 Wick Lane, London E3 2TB	25 sq ft - £36.00 60 sq ft - £60.00 85 sq ft - £63.25	25 sq ft - £156.00 60 sq ft - £300.00 85 sq ft - £448.00	25 sq ft - £1,872.00 60 sq ft - £3,600.00 85 sq ft - £5,376.25	25 sq ft - £74.88 60 sq ft - £60.00 85 sq ft - £63.25	First 4 weeks free. Prices on a per annum basis, and are inclusive of VAT but not insurance. If you sign up for 1 year you get 4 weeks free and 10% off each month. Vacancy rate confidential. 60% of those who rent storage space spend 3-6 months here.
Access Self Storage	48/48A Eagle Wharf Road, Islington, N1 7ED	10 sq ft - £15.77 35 sq ft - £32.81 50 sq ft - £42.18	10 sq ft - £68.32 35 sq ft - £142.20 50 sq ft - £182.76	10sq ft - £819.84 35 sq ft - £1,706.36 50 sq ft - £2,193.16	10 sq ft - £81.98 35 sq ft - £48.75 50 sq ft - £43.86	Based on 10 sqft @ £8.54 pw first 8 weeks, £17.08 per week thereafter 35 sq ft @ £17.77 pw first 8 weeks, £35.54 per week thereafter 50 sq ft @ £22.85 pw first 8 weeks, £45.69 thereafter Inclusive of VAT, not

					<p>Insurance. Prices on a per annum basis. If you prepay for 12 months you get a 20% rent reduction off each month. Current vacancy rate 5%. Gave estimation that 20% of people rent this storage on a long-term basis (for more than 6 months).</p>
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8.3 SUMMARY

Alongside close analysis of the comparable evidence above, we have taken into consideration that the Barbican Estate's storage units within the car parks are manned 24/7 by an on-site concierge, and that they are in very close proximity to the residents' apartments. Consequently, a significant uplift in the current rent for storage is needed. We have also considered that the comparable evidence listed consists of companies who run a business solely dedicated to providing storage space; in some cases, they even pack and provide transport at an inclusive rate to customers. As a result, the comparable storage units will be let at a higher price.

It is important to note that the current prices of existing storage units are historic figures and no justification can be provided as to why they were set at this level. Our price recommendation for the storage units at the Barbican Estate has been based on the comparable evidence found. When taking into account the nature of the storage units and the service that is provided with them, we believe that Access Self Storage is the most direct comparable and have therefore based our price recommendation on their annual rate.

Following consideration that generally incentives equate to £150.00 off of the total rent per annum, alongside the costs incurred through running the business (including service, VAT, land tax), we have deducted a total of £500.00 from the value we arrived at through the use of comparable evidence.

The prices we recommend are laid out in the following table:

TYPE OF STORAGE UNIT	SIZE (SQ FT)	CURRENT PRICE	RECOMMENDED PRICE (RESIDENTIAL BLOCKS)	RECOMMENDED PRICE (CAR PARKS)	TOTAL SUPPLIED	LOCATION
Current Standard (1.2m (l) x 1m (w))	12.92	£313.00 (per annum) £24.23 (per sq ft)	£647.55 (per annum) £50.12 (per sq ft)	£712.305 (per annum) £55.13 (per sq ft)	1,167	Residential blocks
Current Medium (2m (l) x 1.5m (w))	32.29	£373.00 (per annum) £11.55 (per sq ft)	£1,204.91 (per annum) £37.32 (per sq ft)	£1,325.40 (per annum) £41.05 (per sq ft)	100	Car parks
Current Large (2m (l) x 1.9m (w))	40.90	£440.00 (per annum) £10.76 (per sq ft)	£1,659.52 (per annum) £40.58 (per sq ft)	£1,825.47 (per annum) £44.63 (per sq ft)	44	Car parks
Proposed Standard (2m(l) x 2m(w))	43.06	N/A	£1,773.57 (per annum) £41.20 (per sq ft)	£1,950.93 (per annum) £45.31 (per sq ft)	209	TBC
Proposed Medium (2m(l) x 3(w))	64.6	N/A	£2,569.79 (per annum) £39.78 (per sq ft)	£2,826.77 (per annum) £43.76 (per sq ft)	55	TBC
Proposed Large (2m(l) x 4m(w))	86.1	N/A	£3,591.47 (per annum) £41.71 (per sq ft)	£3,950.62 (per annum) £45.88 (per sq ft)	52	TBC

Furthermore, we recommend that the storage units based within the car parks are let at a higher rent than those within the residential blocks, due to the car parks being more secure as they are manned 24/7. We believe that a 10% uplift in value is suitable to reflect the incentive of having 24-hour service and the staffing costs.

If planning permission is granted for the storage units within the car parks to be occupied by non-residents living within a 0.5-mile radius of the Barbican Estate, then this potential increase in demand may reflect a price increase in the region of 10 - 20%.



4.0 WHY FAREBROTHER

Thank you for choosing Farebrother. We feel we can add real value advising you on the value of your car parking spaces and stores for the following reasons:

- Farebrother is an established Practice of Real Estate advisers and Chartered Surveyors who have operated in Midtown since 1799 and have been the niche local leasing specialists for over 50 years.
- Working across Central London and the UK, Farebrother specialise in London Midtown. Our services include providing Leasing, Sales & Development; Investment; Lease Advisory; Occupier Services and Property Asset Management advice across a range of commercial, retail and residential assets or portfolios.
- Farebrother have worked on a number of instructions from the City of London in the area previously, including the lettings of offices at Temple Chambers, EC4, 63 Shoe Lane, EC4, and 36-38 Whitefriars Street, EC4. We are also currently marketing 25 Holborn Viaduct, EC1.

Thank you again for giving us the opportunity to report on this project and we hope that the above includes all the information you require. We look forward to discussing this with you once you have had a chance to review.

Kind regards,

A handwritten signature in blue ink, appearing to read 'J. Willems'.

FAREBROTHER



GERALDEVE

Michael Bradley
Principal Surveyor
City Surveyor's Department
City of London
PO Box 270
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London
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18 September 2017

Our ref: CWA/A13935

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Dear Michael

Barbican Estate – Car Parking & Storage Opinion of Rental Value

Further to our previous correspondence and our site inspection on Wednesday 23 August, we have undertaken our initial research into rental levels for residential parking and domestic self-storage, and are now pleased to report our findings.

Residential Parking

We understand that the Barbican estate was originally built with residents' parking provision. Whilst the apartments were sold on long leases the parking has always been offered to residents of the estate on annual licence and in addition residents can 'buy' spaces at a premium. For the avoidance of doubt our advice is limited to the former, spaces subject to an annual licence, and not the 'owned' spaces.

We understand that the spaces can only be let by the City of London (as landlord) to residents of the Barbican estates due to planning restrictions. You have further confirmed that it is unlikely that the planners would ease this restriction. In comparison to many recently completed developments the amount of parking provision across the Barbican Estate appears very high for a central London development with few recent developments providing the same amount of parking. This, along with a decline in car ownership, has led to a significant vacancy rate within the car parks.

In reviewing relevant evidence we have therefore had regard to residential developments where there are at least 20 spaces that were constructed as part of the development, are secure and under cover. In recent years most residential developments that have residents' parking have had the parking 'sold' as part of the long-leaseholds of individual flats by means of a right to park.

The parking spaces are currently let on annual tenancies inclusive of service charge. We have been provided with a copy of your standard lease we assume the terms of this would not be varied (except as to the level of rent). We believe that the following comparable illustrate the cost of an annual licence within residential developments in a Central London location, along with an indicative capital value of the dwellings within the development, by way of a rate per square foot for a two bedroom flat – where available.

Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470) and is regulated by RICS. The term partner is used to refer to a member of Gerald Eve LLP or an employee or consultant with equivalent standing and qualifications. A list of members and non-members who are designated as partners is open to inspection at our registered office; 72 Welbeck Street, London W1G 0AY and on our website.



One Tower Bridge SE1 up to £4,420 per space per annum (capital value £1,925 psf)

This is probably some of the most expensive parking within a residential development. The 'Conran Designed' parking is within the recently completed One Tower Bridge development. The parking is restricted to the development's residents only and falls within the congestion charging zone. The parking has achieved rates of between £46 and £85 per space per week.

Elm Park Gardens SW10 £4,680 per space per annum (capital value £1,770 psf)

Located between the Fulham and King's roads Elm Park Gardens was constructed with secure underground parking for its residents. The parking is not restricted to current residents and not within the congestion charge zone. The rate equates to £90 per space per week

Neo Bankside SE1 £3,276 per space per annum (capital value £1,685 psf)

This development is immediately adjacent to Tate modern and located within the congestion charge zone. The parking is modern purpose built secure underground parking. The rate equates to £63 per space per week.

St George's Wharf SW8 £2,485 per space per annum (capital value £1,230 psf)

Located in Vauxhall southwest London and part of the same development as "The Tower" (the tallest residential building in the country), spaces are not restricted to residents but non-residents pay a +18% premium on of the basic charge. The resident's rate equates to £48 per space per week.

Imperial Wharf SW6 £2,200 per space per annum (capital value £1,030 psf)

Imperial Wharf is a modern development located in the fashionable area of Chelsea Harbour. Car parking in this west London development are restricted to residents only. The rate equates to £42 per space per week.

Chelsea Bridge Wharf SW8 £2,020 per space per annum (capital value £1,190 psf)

Located next to Battersea Park and close to the Nine Elms development area centres on Battersea Power Station, these spaces are not restricted to residents but non-residents pay a premium on of the basic charge. The resident's rate equates to £39 per space per week.

Hoffman Square, Chert Street N1 £1,820 per space per annum

Located near Old Street this secure car park is restricted to residents of the residential units. The car park falls outside the congestion charge zone. The rate equates to £35 per space per week.

101 Pentonville Road N1 £1,820 per space per annum (capital value £975 psf)

This development is just within the congestion charge and close to Angel tube station. The parking is secure within this gated development. The rate equates to £35 per space per week.

Angels Apartments, Graham Street N1 £1,560 per space per annum (capital value £950 psf)

Located just north of the congestion charging zone this development is located on the City Road Basin and provides secure underground parking. The rate equates to £30 per space per week.

Riverside West, Smugglers Way SW18 £1,320 per space (capital value £780 psf)

Located adjacent to Wandsworth Bridge the development comprises over 500 apartments. The car parking is secure and manned 24 hours, non-residents can park at a premium.

Seraph Court, Morland Street EC1 £1,300 per space per annum

Also located within the congestion charging zone, spaces within this secure covered car park are available to the general public and achieve rates of between £25 and £28 per space per week. This is the closest comparable to the Barbican estate.

406 Seven Sisters Road N4 £1,040 per space per annum (capital value £720 psf)

This parking is restricted to residents and outside the congestion charging zone. The rate equates to £20 per space per week.

In addition we are aware that City of London residents can purchase a 12 month discounted season ticket for the corporation's car parks for a one-off annual charge of £800. Although Barbican residents who choose this option may not have the benefit of 24 hour security and direct access to their flats.

Domestic Storage

For the purposes of our research we have had regard to facilities providing self-storage to the general public that are manned and are accessible either 24 hours a day or on a restricted basis. These facilities provide individual lockable units, rather than any form of communal storage or facility that is not directly accessible by the customers. We feel that this reflects the way the existing storage and proposed additional units operate.

The domestic self-storage market is clearly segmented. The market leaders, such as Access Storage and Big Yellow Storage, have developed and operate purpose built storage facilities, that provide full staffing, have the longest opening hours (many being 24 hours per day), and additional services such as shops providing packing materials. Being purpose built the facilities they operate from have goods lift and level access to all floors, individual unit alarms and provide goods trolley and cages for customers to move their belongings around the facility.

The other end of the market is typified by smaller operators who may have only a single or few facilities. These tend to have been retrofitted within older warehousing or converted from other uses such as railway arches. The facilities tend to be more limited particularly in respect of access within the building as they may lack modern goods lifts.

We have observed that all storage facilities provide units of comparatively standard sizes with 'locker' type units of between 9sq ft and 15sq ft, and larger 'unit' of 25, 50, 60 (or 65) and 75 square feet. Considering the sizes of your existing storage and proposed units we have had particular regard to prices of 10sq ft 'lockers' and units of between 50sq ft and 75 sq ft. The following are a selection of self-storage facilities in the vicinity with the standard costs of a 12 month contract including VAT and mandatory insurance.

Urban Locker - Paterson Court, Peckham Street, London EC1V

This is the closest self-storage facility to the Barbican. It is located under a residential building (Paterson Court) and is a conversion of existing basement storage areas within the building.

Size	75 sq ft	60 sq ft	10 sq ft
Rate	£62.03 psf pa	£65.37 psf pa	£107.66 psf pa

City Storage - Malden Crescent, Chalk Farm Road, London NW1

This facility is most similar to the Barbican being in the former car park (not functioning) of the Denton Estate, on a single level with no lift.

Size	100 sq ft	50 sq ft	12 sq ft	8 sq ft
Rate	£33.72 psf pa	£59.52 psf pa	£107.00 psf pa	£126.00 psf pa

Safe Store - 79-89 Pentonville Road, London N1

An older warehouse building retrofitted to provide self-storage facilities and shop.

Size	75 sq ft	60 sq ft	10 sq ft
Rate	£82.92 psf pa	£88.70 psf pa	£211.33 psf pa

Access Storage - Belgrove House, Belgrove St, London WC1H

Another older warehouse building retrofitted to provide self-storage facilities and shop.

Size	75 sq ft	60 sq ft	10 sq ft
Rate	£62.08 psf pa	£67.60 psf pa	£150.00 psf pa

ABC Self Storage - 145-147 York Way, London N7

Again this is an older warehouse building that has been retrofitted as a self-storage facility.

Size	65 sq ft	10 sq ft
Rate	£60.00 psf pa	£163.80 psf pa

Big Yellow – 400 Wick Lane Bow, London E3

An example of the highest quality self-storage facility, this is a modern Purpose built multi-storey facility with ample parking and on-site shop.

Size	50 sq ft	15 sq ft	10 sq ft
Rate	£66.98 psf pa	£95.41 psf pa	£113.36 psf pa

1st for Storage – Carlisle Lane, Waterloo, London SE1

The poorest style of self-storage, located in railway arches close to Westminster and Waterloo station, there is no dedicated on-site parking.

Size	50 sq ft	10 sq ft
Rate	£38.04 psf pa	£93.60 psf pa

Opinion of Rental Values

Considering the evidence provided above, our opinions of the rental value for the Barbican parking and storage are:

Barbican Parking

The evidence we have discovered suggests whilst the primary factor for determining market levels is location, in addition good quality parking provided within a well-managed development – with dedicated 24 hour parking attendants – generally achieves a premium on the charges in the immediate vicinity. The

Barbican estate is located within the congestion charging zone and comparables we have identified within the zone suggest a charge of between £25 and £35 per week, for basic secure parking. To this we consider that a premium would be appropriate to reflect the Barbican's better facilities – specifically in respect of them being manned 24 hours – and that their market rent could be in the region of £2,000 per annum, based on the capital value of the dwellings within the estate.

Without undertaking a thorough survey of all the spaces within the car parks it is difficult to give any firm advice in respect of discounts for non-standard spaces. However, if a space is capable of accommodating a normal sized private car without difficulty it would appear that there would be little rationale for this. In addition, we do not consider that the condition of the Barbican's parking would warrant a discount from observable market levels.

Barbican Storage (existing lockers)

The evidence suggests that 'locker' units – of between 8sq ft and 15sq ft should let between at £110 and £210 per square foot per annum. We consider that given the age of the units the relatively restricted access within the blocks and lack of goods lift to these areas of the buildings the lockers in the Barbican estate should be let at the bottom of this range (ie £110 per square foot per annum).

Barbican Storage (car park units)

You are proposing to create units of 43, 65 and 86 square feet within the car parks across the Barbican estate. The evidence suggests that self-storage facilities in this size range would let in the market at between £34 and £88 per sq foot per annum, for standard quality accommodation, depending on size. However, we consider the fact that none of the car parks is proposed to be wholly converted into a self-storage facility, and that the units will be within still functioning car parks impacts on their value. We therefore consider that an appropriate range of rates (depending on size) would be £33.60 and £60.00 per sq foot per annum, or annual charges for the proposed units of:

43 sq ft	£60.00 psf	£2,580 per annum
65 sq ft	£42.80 psf	£2,780 per annum
86 sq ft	£33.60 psf	£2,890 per annum

Although a clear discounting of rent, based on their size, is observable in the market, we understand that you anticipate that the greatest demand will be for the largest units. Accordingly, when you bring the storage units to the market you may want to price them as you observe demand to be. The charges we have quoted for the comparable self-storage facilities are the quoted retail prices, nevertheless individual facilities are generally able to offer discounted rates if they have over-supply of a specific size as they aim to maximise occupancy and are therefore happy to reduce prices to an extent to achieve this.

In none of our estimates have we made any 'resident' discount, either on the basis that the use of these facilities is limited by planning (which we understand only applies to the parking) or to reflect the Corporation's relationship with its residents. Our estimates are therefore at market levels. Given the number of potential residents within the Barbican estate who could use the parking, we do not believe that the market is artificially restricted to the extent that the corporation as landlord would need to discount from market levels. In addition you have the option to convert spaces to alternative uses, as you are proposing to do with the storage units. Notwithstanding this, you may nonetheless choose to provide a residents' discount to

reflect the wider landlord and tenant or resident relationships, multiple parking spaces being taken by individual residents, level of current vacancy or other factors you consider appropriate.

We realise that the estimates provided would represent increases to the charges currently made to residents. You may therefore want to consider an appropriate phasing of any increases to charges adopted, and instigate a periodic review of market rents to ensure that charges follow the market in the future.

I trust that this provides some assistance in assessing rents within the Barbican estate, do not hesitate to contact me if you require anything further.

Yours sincerely

Charles Wachter
Partner

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Appendix 5 Worked examples of car park charges & forecasted income & costs

	current rent*	2018/19	2019/20	2020/21		current rent	2018/19	2019/20	2020/21
	£	£	£	£		£	£	£	£
As at Sept 2017 rates*	1258	1422	1586	1750		1258	1505	1752	2000
No of standard bays (assumes 5% reduction pa)	647	615	584	555		647	615	584	555

	current	2018/19	2019/20	2020/21		current	2018/19	2019/20	2020/21
	£,000	£,000	£,000	£,000		£,000	£,000	£,000	£,000
INCOME									
Residential rent *	814	844	900	949		814	870	974	1067
Commercial rent	109	109	109	109		109	109	109	109
Service charge (sold bays) **	285	285	285	285		285	285	285	285
Fees***	69	69	69	69		69	69	69	69
Total	1277	1307	1363	1412		1277	1333	1437	1530
Total Expenditure	(1,659)	(1,659)	(1,659)	(1,659)		(1,659)	(1,659)	(1,659)	(1,659)
NET INCOME	(382)	(352)	(296)	(247)		(382)	(326)	(222)	(129)

*based on number of let residential bays & rent increases in Sept

** number of sold bays assumes no change

*** temporary parking and admin fees assumes no change

Car Parking assumptions	current rent	2018/19	2019/20	2020/21
Rent per bay increases phased and effective Sept each year	£	£	£	£
Lower region rate (Farebrother)	1258	1422	1586	1750
Upper region rate (Gerald Eve)	1258	1505	1752	2000
Average No of standard bays - assumed decrease 5% per year during phased increases	647	615	584	555
No of sold bays	283	283	283	283
Commercial bays	39	39	39	39

EXPENDITURE as at 2018/19 budget	
Staff	(1,008)
Repairs and Maintenance	(145)
Rates & Water	(69)
Cleaning	(16)
Energy	(27)
Supplies and Services	(11)
Computers Recharge	(22)
Insurance	(34)
Supervision and Management	(167)
Technical Services	(10)
Sub- Total	(1,509)
Capital Charges#	
Operational Buildings	
Notional Interest	(150)
Total	(150)
Total Expenditure	(1,659)

Appendix 6 Worked examples of stores charges & potential income & costs

New Rates Stores

New Rates Stores				Phased increase over 3 years			
Current Stores				current rent*	2018/19	2019/20	2020/21
	sq ft	£/ sq ft	£/ store	£	£	£	£
Standard	13	40	520	313	382	451	520
Medium	32	40	1280	373	675	977	1280
Large	41	40	1640	440	840	1240	1640
*as at September 2017 rates							
INCOME	no of stores			£,000	£,000	£,000	£,000
Standard	1029			322	304	364	425
Medium	98			37	44	69	94
Large	38			17	21	34	47
Misc (ser chge, lockers admin)				8	8	8	8
Sub-total				383	376	475	573
Note							
Income 2018/19 onwards reduced by 15% to reflect probable transfers							
Rent are increased in September each year							
78 stores have been sold and the income is included in 'misc'							
New stores				current	2018/19	2019/20	2020/21
	sq ft	£/ sq ft	£/ store	£	£	£	£
Large	43	40	1720	0	1720	1720	1720
X large	61	40	2440	0	2440	2440	2440
XX large	86	40	3440	0	3440	3440	3440
INCOME#	no of stores			£,000	£,000	£,000	£,000
Large	208			0	143	304	304
X large	55			0	54	114	114
XX large	50			0	69	146	146
Sub-total				0	266	564	564
#assumes 40% occupancy 2018/19, 85% occupancy 2019/20 & 2020/21							
TOTAL INCOME				383	642	1039	1138
EXPENDITURE				(269)	(269)	(269)	(269)
NET INCOME				114	373	770	869

Additional Information

EXPENDITURE	2018/19
	£
Repairs and Maintenance	(17)
Cleaning	(6)
Supervision and Management	(30)
Technical Services	(2)
Total	(55)
Capital Charges	
Operational Buildings Notional Interest	(167)
Equipment Notional Interest	(19)
Equipment Depreciation	(28)
Total	(214)
Total Expenditure	(269)

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Committees:	Dates:
Barbican Residents Consultation Committee Barbican Residential Committee	21 May 2018 4 June 2018
Subject: Fire Safety Review	Non-Public
Report of: Andrew Carter Director of Community & Children's Services Report author: Paul Murtagh Assistant Director Barbican and Property Services	For Decision by Barbican Residential Committee

Summary

The purpose of this report is to inform Members of the work that has been done on potential improvement works to enhance the safety of the City of London Corporation's (CoLC's) Barbican Residential Estate and its residents in the event of fire. The report also seeks the views of, and guidance from Members on the strategic direction the CoLC should take in its future approach to fire safety.

Recommendations

The Committee is asked to:

1. Note, consider and discuss the work that has been done on potential improvement works to enhance the safety of the Barbican Residential Estate and its residents in the event of fire.
2. Note the completion of the 2018 Fire Risk Assessments for the Barbican Residential Estate and the major areas of improvement identified.
3. Provide advice and guidance to officers on the strategic direction the CoLC should take in its approach to fire safety on the Barbican Residential Estate.
4. Agree the recommendation of the Director of Community and Children's Services to consider the retro-fitting of sprinklers to the three high-rise tower blocks on the Barbican Estate subject to funding and planning approval.

Main Report

Background

1. An initial paper was presented to the Barbican Residential Committee (BRC) at its meeting on 11 September 2017, which outlined the actions we had taken in the immediate aftermath of the Grenfell Tower fire and set out our plans for further

action. Further update reports were brought back to this Committee in November 2017 and in March 2018.

2. The initial paper presented to the BRC in September 2017, and all subsequent update reports, informed Members of the CoLC's position, and the progress made, with matters such as:

- fire risk assessments,
- communication with residents,
- estate management,
- fire safety maintenance and improvement works,
- inspections by the London Fire Brigade (LFB),
- potential future improvement works.

3. Questions were raised about the potential use of sprinkler systems and the installation of fire alarms in high-rise blocks of flats. The CoLC's high-rise flats on the Barbican Estate do not currently have such systems. As part of the review of current processes and procedures relating to fire safety in its homes, research has been done into these, and other areas of improvements. The results are outlined in this report.

4. At its meeting on 11 May 2018, the Community and Children's Services Committee approved, in principle, to install sprinklers in its five social housing high-rise tower blocks at:

- Great Arthur House, Golden Lane Estate,
- Petticoat Tower, Middlesex Street,
- West Point, Avondale Square Estate,
- Central Point, Avondale Square Estate,
- East Point, Avondale Square Estate.

Considerations

5. This report has been prepared following a review of the CoLC's processes and procedures relating to fire safety in its homes to ensure that they remain robust and fit for purpose and its residents remain safe.

6. The report has been prepared and produced in conjunction with the CoLC's Fire Safety Adviser and with input and guidance from other colleagues across various departments.

Automatic Water Fire Suppression Systems (Sprinklers)

7. Regulations in England mean that only buildings constructed since 2007 and which are taller than 30 metres, are required to have sprinklers fitted. This requirement was not applied retroactively. None of the CoLC's eight residential tower blocks (three on the Barbican Estate and five social housing blocks) are fitted with sprinklers.

8. It is generally well documented and accepted that a sprinkler system is one of the most effective tools available to prevent the spread of fire in high-rise blocks of flats. The installation of sprinklers in high-rise blocks of flats has significant benefits including:
- enhancing the safety of occupants and firefighters in the event of fire in the property;
 - reducing the costs of a fire on local authorities and other property owners affected;
 - reducing the financial consequences and other burdens associated with fires;
 - reducing the demands on fire and rescue, police and ambulance/health services responding to events and the aftermath of major fires in high-rise accommodation;
 - helping address shortcomings in other fire protection measures such as compartmentation.
9. There have, historically, however been real issues and concerns with the retro-fitting of sprinkler systems, which is why they have not been installed in any great numbers in the past. These issues include:
- the cost of retro fitting sprinkler systems is considered to be extremely expensive and intrusive,
 - the process is intrusive for residents and may require them to leave their home due to the nature of the works,
 - the retro fitting of sprinklers into existing buildings is very difficult to achieve in terms of structural problems, water storage, etc,
 - retro fitting sprinkler systems is very difficult to achieve in historic buildings or buildings with planning restrictions.
10. As part of the review of its processes and procedures, and to give Members a realistic appraisal of the potential retro-fitting of sprinkler systems, the CoLC commissioned an independent feasibility study into the fitting of sprinkler systems into its eight tower blocks. The study was carried out by Butler & Young Associates, a specialist independent firm of mechanical and electrical consulting engineers. The firm's findings are attached as Appendix 1 to this report.
11. For the purpose of this report, the focus is on the three tower blocks that form part of the Barbican Residential Estate namely:
- Lauderdale Tower;
 - Cromwell Tower;
 - Shakespeare Tower.
12. The feasibility study concludes that from a practical point of view, the retro-fitting of a sprinkler system can be achieved without undue complications and without the need to decant residents. The one potential exception to this is the need to comply with planning restrictions, which is particularly pertinent to the Barbican Estate. At this stage, this potential complication has not been explored in any great detail.

13. The feasibility study also gives indications of the total cost for both tenant and leaseholder flats, which do not include fees, VAT and on-going maintenance costs. These are summarised in the table below:

Block	Units	Cost
Lauderdale Tower	117	£613,818
Shakespeare Tower	116	£608,764
Cromwell Tower	111	£581,694
Total:	344	£1,804,276

14. It is worth noting that the cost of installing sprinklers has already increased as a result of the response to demand from the sector. There is already a concern that even with the current demand for sprinklers, there will soon be a skills shortage in this area. This, and the increase in costs, will likely become even more significant if the anticipated changes to the current regulatory system and to the Building Regulations include the retro-fitting of sprinklers.
15. As outlined previously, there is no legal obligation on the CoLC to consider the retro-fitting of sprinklers in its tower blocks on the Barbican Estate. The recently completed fire risk assessments do not support the installation of sprinklers in the Barbican tower blocks either as a suitable fire precaution or, as part of a fire evacuation strategy.
16. The CoLC's Fire Safety Adviser has provided his views and advice on the issue of installing sprinklers and his views are attached as Appendix 2 to this report.

Fire Doors

17. As Members will be aware from previous reports on fire safety presented to this Committee, the vast majority of front entrance doors to individual flats in our residential blocks of flats are as originally installed. As such, it is expected that these doors will provide a notional 15 to 20 minutes fire resistance. While this does not comply with the current Building Regulations for new-build properties, this in itself does not mean that the doors must be changed. However, if a fire risk assessment carried out under the provisions of the Regulatory Reform (Fire Safety) Order 2005, determines that the doors require upgrading to maintain the required level of compartmentation, then the doors must be replaced.
18. As part of the work we have been doing in relation to fire safety, we identified a small number of front entrance doors from properties on the Barbican Estate to be sent away for destructive fire resistance testing. There are very few testing facilities in the country that offer this service and those that do, including the Building Research Establishment (BRE), have had serious capacity issues.
19. We had originally been advised that the doors could be submitted for testing at the beginning of March. Unfortunately, due to the capacity issues referred to above, this date was put back several times. At the time this report was written, the testing is due to take place on Saturday 2 June, which means that the results are not

available for incorporation into this report. However, if the testing goes ahead as scheduled, a verbal update will be given at this meeting.

20. It is only when we have the results of the destructive testing on the doors and screens that we can finalise decisions on the future fire safety strategy for the Barbican Estate.

Fire Alarms

21. As has been reported on several occasions previously, the LFB continues to advise against the installation of fire alarms in communal areas. However, as part of the work we have been doing on fire safety, we have considered the potential installation of fire alarms in the common parts of our tower blocks and other blocks of flats set against the specific legislation and the guidance available at the time.
22. Early warning of a fire is an essential part of ensuring that residents can evacuate safely from their flats. The success of smoke alarms in reducing the number of casualties from fires in dwellings is well documented. The provision of appropriate smoke (and sometimes heat) alarms is now considered a basic component of fire safety in flats. Through a programme of electrical testing across all of its social housing estates, the CoLC is installing hard-wired carbon monoxide, smoke and heat detectors in all its tenanted flats.
23. Although purpose-built blocks of flats are not normally provided with communal fire detection and alarm systems, there are exceptions. The most common example is a sheltered housing scheme. However, this is a 'special case' and even then, a 'stay-put' policy is normal.
24. In blocks of flats that are designed to support a 'stay-put' policy (as is the case with all our blocks), it is accepted that a fire alarm system is unnecessary and undesirable. Such a system will inevitably lead to a proliferation of false alarms, imposing a burden on fire and rescue services and, ultimately, lead to residents ignoring warnings of what could be genuine fires. In addition, the ability to effectively manage a fire alarm system is rarely possible in a block of flats, unless it is staffed at all times.
25. The very clear advice is that fire alarms should only be fitted in existing blocks of flats where there is clear justification, and only as a last resort for example, when it is impossible to upgrade other measures to enable a 'stay-put' policy.
26. Notwithstanding the above, for the purpose of completeness in terms of the Barbican tower blocks, we have received information on the cost of installing fire alarms in the communal areas as summarised below:

Block	Units	Cost
Lauderdale Tower	117	£270,000
Shakespeare Tower	116	£265,000
Cromwell Tower	111	£260,000
Total:	344	£795,000

27. It should also be noted, that if a sprinkler system was to be fitted in the tower blocks, there is even less reason or need for a full fire alarm system to be installed.

Fire Risk Assessments (FRAs)

28. As Members will be aware, Frankham Risk Management Services Limited was commissioned to carry out new FRAs for all residential blocks on the Barbican Estate. These new FRAs are very detailed and cover not only those areas previously inspected, but also any further areas of concern raised since the Grenfell Tower fire.

29. Previous FRAs carried out on the CoLC's residential blocks have been a Type 1 as required by legislation. The new FRAs are Type 3, which go beyond the requirements of the Regulatory Reform (Fire Safety) Order 2005. Type 3 FRA's cover everything required for a Type 1 FRA but also provide for an assessment of the arrangements for means of escape and fire detection (smoke alarms, heat detectors, etc.) within a sample of the flats (typically around 10%). A Type 3 FRA is non-destructive but the fire resistance of doors to rooms and compartmentation within the flat is considered.

30. Frankhams has very recently submitted the new FRAs for the Barbican Residential Estate. Officers are now working on developing detailed action plans for each of the residential blocks to ensure that the works required are completed in a timely manner in line with the FRA's recommendations. It is hoped that at the time of this meeting, we will produce for Members consideration a 'Specific Hazard Identification and Action Plan Template for Fire Risk Assessments', which lists the recommendations from all the FRA's on our Barbican residential blocks. This is intended as an overview of all the recommendations on all the residential blocks.

31. In general terms, the new FRA's have not identified any major areas of concern at this stage with the main areas of improvement or further work identified summarised as:

- further work to identify the integrity of front entrance doors and screens in terms of fire resistance;
- implementation of an appropriate programme of periodic electrical testing of fixed wiring installation;
- further work to establish levels of compartmentation/fire stopping within false ceilings between individual dwellings and communal areas;
- improved signage;
- overhaul of doors to communal areas and lobby doors to ensure they close properly to maintain compartmentation;
- periodic testing of mechanical extraction in kitchen areas;
- further work to identify integrity of vertical ducting particularly in relation to potential alterations carried out by residents that may have compromised levels of compartmentation.

32. It should be noted however, that the final action plans for each block will, possibly to a significant extent, be affected by decisions taken by this Committee as a result of this report. It is intended, subject to the approval of this Committee, that the

FRA's and resulting action plans should be available for publishing by the first week in July.

Leaseholder Recharges for Fire Safety Improvement Works

33. The issue of recharging leaseholders for fire safety improvement works is a key consideration for the CoLC particularly on the Barbican Estate. We have approximately 2030 long leaseholders in our residential blocks on the Barbican Estate. Whether or not they can be recharged for potential improvement works such as the installation of sprinklers, replacement of fire doors and so on will have a significant bearing on the affordability of such measures and the financial burden for the CoLC and the leaseholders themselves.
34. Given the importance of this matter, Counsel's opinion has been sought on the ability of the CoLC to recharge leaseholders for fire safety works. A report will be presented to this Committee in due course.

Collaborative Working

35. Since the Grenfell Tower tragedy, several opportunities have arisen for representatives of the London Councils to get together to discuss the various approaches they are taking to ensure processes and procedures relating to fire safety in their homes remain robust and fit for purpose.
36. One such opportunity is the London Housing Directors' Fire Safety Sub-Group, which the CoLC is a member of. Through its membership, the CoLC has, for example, had the opportunity to contribute to a response to the Interim report on the Grenfell Tower tragedy issued by Dame Judith Hackitt. We have also been able to discuss with other London Councils topics such as ACM cladding (the type installed at Grenfell Tower), fire safety improvement measures such as fire doors and sprinklers and leaseholder recharges.
37. In general terms, most of the other London Councils face the same issues as the CoLC and are embarking on similar courses of action. Many of the other London Councils do have problems with ACM cladding on their residential blocks and are at various stages of removing and replacing it.
38. For comparison purposes, the work other London Councils are doing in relation to fire safety improvements includes:
- Hammersmith and Fulham - installing sprinklers in all its high-rise blocks with no charge to leaseholders,
 - Wandsworth - installing sprinklers in 99 high-rise blocks with the intention of recharging leaseholders,
 - Croydon - fitting sprinklers in 25 high-rise blocks,
 - Westminster - fitting sprinklers in high-rise blocks,
 - Waltham Forest - fitting sprinklers in high-rise blocks,
 - Enfield - fitting sprinklers in high-rise blocks,
 - Haringey – not fitting sprinklers,
 - Lewisham – not fitting sprinklers.

Financial Implications

39. As outlined earlier in this report under the heading "Leaseholder Recharges for Fire Safety Improvement Works", the issue of recharging leaseholders for fire safety improvement works is a key consideration for the CoLC. With approximately 2030 long leaseholders in our residential blocks on the Barbican, whether they can be recharged for potential improvement works such as the installation of sprinklers, replacement of fire doors and so on will have a significant bearing on the affordability of such measures and the financial burden for the CoLC.

Legislation

40. All the CoLC's residential blocks on the Barbican Estate complied fully with the requirements of the Building Regulations at the time of their construction. Given that the Building Regulations are not retrospective, they remain compliant.

41. Issues do arise however where, as a result of a FRA carried out under the provisions of the Regulatory Reform (Fire Safety) Order 2005, deficiencies are highlighted in the structure of the building undermining the required level of compartmentation in relation to fire safety. In such cases, these deficiencies must be addressed and remedied, and it is no defence to argue that the building complied with the Building Regulations at the time it was built.

42. In the aftermath of the Grenfell Tower tragedy, further concerns were again raised with the adequacy of the building regulations with particular regard to fire safety. In response, Dame Judith Hackitt was asked by the Secretary of State for the Department for Communities and Local Government (DCLG) and the Home Secretary to conduct an Independent Review of Building Regulations and Fire Safety with a particular focus on their application to high-rise residential buildings.

43. Although her final report is not due until the Spring this year, in December last year, Dame Judith produced an Interim Report and presented to parliament. In the foreword to her report, she states that:

"As the review has progressed, it has become clear that the whole system of regulation, covering what is written down and the way in which it is enacted in practice, is not fit for purpose, leaving room for those who want to take shortcuts to do so".

44. It does appear that there will be significant changes to the current regulatory system and to the Building Regulations regarding fire safety and in particular to high-rise residential buildings. Some of these changes are likely to be retrospective. The retro-fitting of sprinklers, for example, which has been debated for many years, particularly more so since the Lakanal House fire on 3 July 2009, is believed to be one such area of improvement under consideration.

45. With this in mind, Members may take the view that the CoLC, like several others are doing, should wait until the final report is published before deciding on its future strategic approach to fire safety in relation to the Barbican Estate.

Conclusions

46. Members will be aware from the several Fire Safety Update Reports presented to this, and other Committees that the CoLC has responded very positively and efficiently to the demands placed on it by the Grenfell Tower tragedy. We have done considerable work in the following areas:

- **fire risk assessments,**
- **communication with residents,**
- **estate management,**
- **fire safety maintenance and improvement work,**
- **inspections by the London Fire Brigade,**
- **potential future improvement works.**

47. This report informs Members of the work done in relation to potential improvement works to enhance the safety of the residential blocks on the Barbican Estate and its residents in the event of fire. The report also seeks Members views and guidance on the strategic direction the CoLC should take in its approach to fire safety with particular regards to our genuine high-rise residential blocks in relation to:

- **retro-fitting sprinklers,**
- **installation of fire alarms,**
- **upgrading front entrance doors.**

48. As outlined previously, the retro-fitting of sprinklers in CoLC tower blocks is not currently required by law and is not supported by the recently completed FRA's. However, there are clearly reasons why Members may want to positively consider retro-fitting sprinklers in the three high-rise residential tower blocks on the Barbican Estate. This includes the obvious benefits that sprinklers provide (as outlined within this report), the potential cost implications if retro-fitting does become a legal requirement, the avoidance of a divergence within the CoLC's high-rise flats and, in light of the decision to install sprinklers in the CoLC's five social housing high-rise tower blocks, the benefits and savings from 'economies of scale' in packaging the works.

49. Members will recognise the potential comparisons that may be drawn from the 'in principle' decision taken by the Community and Children's Services Committee at its meeting on 11 May 2018 to install sprinklers in its five social housing high-rise tower blocks. The Director of Community and Children's Services is therefore recommending that Members positively consider the retro-fitting of Automatic Water Suppression Systems (sprinklers) in the three high-rise residential tower blocks on the Barbican Estate. Clearly, any decision by the Committee will be subject to the appropriate funding arrangements and compliance with the relevant planning requirements.

Appendices

Appendix 1: Feasibility study into the retro-fitting of sprinklers in our high-rise residential blocks.

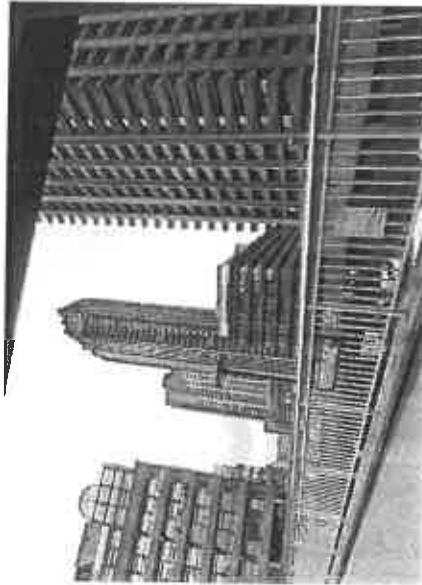
Appendix 2: CoLC's Fire Safety Adviser's Report

Paul Murtagh, Assistant Director, Barbican and Property Services
T: 020 7332 3015
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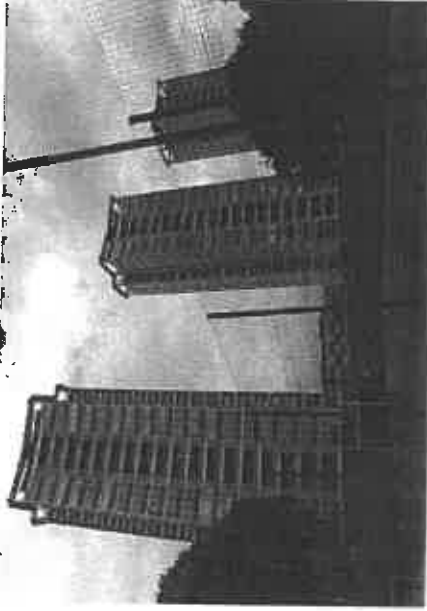
City of London Retrofit Sprinkler Schemes

Feasibility Study into Retrofit Sprinkler Systems at Eight Tower Blocks

Barbican – 3 Tower Blocks



Avondale – 3 Tower Blocks

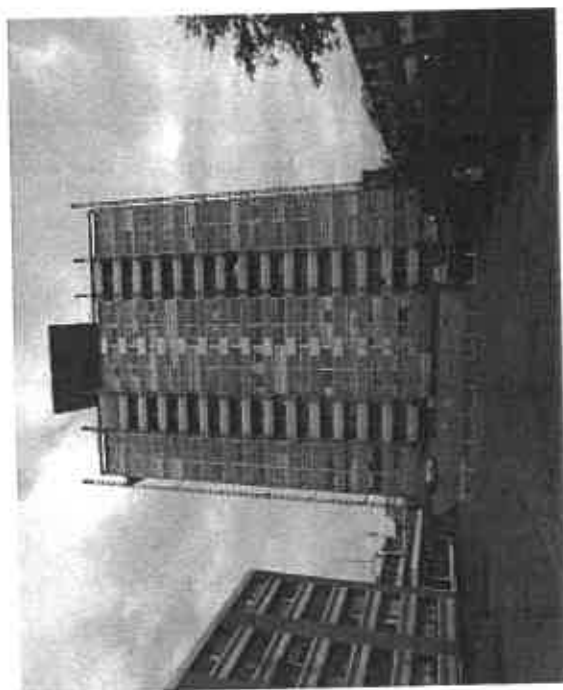


**City of London
Retrofit Sprinkler Schemes**

Middlesex Estate – 1 Tower Block



Golden Lane Estate- 1 Tower Block



City of London Retrofit Sprinkler Schemes

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City of London

Retrofit Sprinkler Schemes

Executive Summary

City of London (CoL) have commissioned Butler & Young Associates (BYA) to prepare a feasibility study into the potential retro-fitting of water suppression systems (sprinklers) into the CoL's 8 high rise blocks, the report is to contain at least the following for each block.

- Practicalities of installing such a system (can it be done?);
- Benefits of installing such a system (compared to other potential fire safety measures such as alarms etc);
- Risks associated with installation;
- Potential costs;
- Structural problems (water storage/supply and the like);
- Limitations and restrictions etc.

CoL objective is to reduce risk of the consequences of a fire.

The blocks all comprise multi person accommodation.

The study has reviewed the following aspects: water supplies, pipework distribution, sprinkler head positions, fire escape routes and smoke/fire detection systems, it has not looked into fire compartmentation.

We have consulted with London Fire Brigade (LFB) in the preparation of this report for the Barbican Estate towers. At the time of issue we await input from the CoL Fire Officer.

This report includes adequate information to take these proposals to the next stage i.e. it provides sufficient design intent to reduce price risk of allowing an approved contractor to undertake their design/interpretations independently without guidance.

Costs within this report include for concealing both the sprinkler heads and pipework as much as possible.

Costs within this report also cover the thermal insulation of the pipework, where necessary, to minimise the risk of freezing.

The costs do not include for the required asbestos R&D surveys, removal of asbestos or any controlled works within areas of asbestos.

The costs do not include for all or any part of a smoke/fire alarm system.

The costs do not include for any fire compartmentation other than making good following the installation of the new sprinkler system.

City of London Retrofit Sprinkler Schemes

Col. Fire Officer

We have asked for confirmation of certain elements from the Col. Fire Officer and replies that will impact on this report.

Questions asked:-

All blocks

- Sprinkler systems for all blocks to comply with BS 9251- 2014, please confirm.

Barbican - 3 Tower blocks

- Can the supply to the new sprinkler pumps be taken from the Wet riser tank marrying pipes?
- Please confirm if just one operational alarm is required, i.e. adjacent to the sprinkler pump or would an alarm be required in each apartment?
- There is a fire alarm to each so therefore may not require the sprinkler alarm to each.
- External escape routes which pass other apartment windows: As each room will be protected we have assumed that the windows will not require drenching. Please could you confirm?
- Is protection required to any of the escape routes from the lift lobbies. We have allowed for lift lobbies to be protected

Avondale - 3 Tower blocks

- There are no fire alarms to this block, will separate fire alarm indication be required from each flat connected to 24/7 man security?
- We did not see a standby generator, please could you clarify whether Firemans lift has a dual supply and whether emergency lights are battery packed?

Middlesex Estate Petticoat Tower

- There are no fire alarms to this block, will separate fire alarm indication be required from each flat connected to 24/7 man security?
- We did not see a standby generator, please could you clarify whether Firemans lift has a dual supply and whether emergency lights are battery packed?
- Middlesex Street has only one means of escape stairway.

Golden Lane Estate – Great Arthur House

- There are no fire alarms to this block, will separate fire alarm indication be required from each flat connected to 24/7 man security?
- We did not see a standby generator, please could you clarify whether Firemans lift has a dual supply and whether emergency lights are battery packed?

City of London Retrofit Sprinkler Schemes

Options/Proposed Systems

There are 2 options i.e. a fixed automatic sprinkler system or a water mist system

A fixed domestic automatic sprinkler system will comply with BS 9251-2014, which will also include for the communal areas that impose a risk to the residents for means of escape.

A water mist system will require a pump set in each dwelling which will be a high maintenance issue and would not extend into the communal areas. We therefore consider that this type of system would not be suitable for these blocks.

The BS does not require each flat to be alarmed to notify of sprinkler operation, only for the main pump. We have not allowed for the alarm to be connected to any 24/7 emergency care system but this can be easily undertaken to provide an alarm in the event of sprinkler operation to enable LFB to be called.

Separate flat alarms maybe a client desirable but have not been included.

There is inadequate pressure within the water main supplies to provide both the flow/pressure requirements to the highest sprinkler heads and therefore separate water storage or around 5,000 litres maximum will be required with a single pump unit sized to suit the required flow and pressures in compliance with BS 9251-2014. Alternatively, subject to confirmation with CoL Fire Officer it may be possible to use the wet riser tanks for the water source of the new sprinkler system within the Barbican Estate towers.

Due to the pressure provided at the lower levels from the booster pump and to ensure that there is adequate pressure to serve the highest heads it may be necessary to provide inline pressure reducing valves on the branch supplies. This will be confirmed during the design process and we have made an allowance for these in the cost.

We are aware that the residential sprinkler regulations allow for connections to be taken from the domestic boosted system but in our opinion this is not a preferred method as it creates excessive dead legs which will dramatically increase the risk of legionella bacteria growth with potential colonisation of the domestic water system.

City of London Retrofit Sprinkler Schemes

The following are our proposals for each of the blocks/sites

Barbican

This site consists of 3 tower blocks

There is communal basement car parking throughout. The car parks already have their own fully operational sprinkler system. These systems are currently being modified from a wet to an alternate system, and do not form part of this study.

There is a fire alarm system with a detector in each flat and alarm panel at reception. There are no detectors in the communal lift lobby areas.

There is a communal services tunnel that interconnects throughout the site. As this is a possible avenue for the fire to spread, sprinklers will be allowed from each of the residential blocks systems to the lobby accessing this tunnel to lower this risk.

We did not notice any Gerda boxes to provide the necessary information for the fire brigade but understand they make regular visits to the site and are familiar with all firefighting systems installed.

Lauderdale Tower

- Construction 1970
- 41 residential floors (17 flats) with 2 basement plant areas
- Basement – Wet riser plant area, Domestic water plant area, Garchey waste collection disposals area and residents' stores.
- Standby generator for emergency lighting and Firemans lift
- The block has been provided with a wet riser system having its own water storage tanks, electric & diesel pumps, wet riser outlet valve at each level (mainly in the lift lobbies) and fire brigade infill valve.
- The block has been provided with one Firemans lift for use by LFB during an emergency.
- There is asbestos throughout.
- Reception double height.
- Floors 1 to 37 – 3 flats on each
- Floors 38 & 39 – 2 flats on each
- Floors 40 & 41 - Penthouses

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Retrofit Sprinkler Schemes

Shakespeare Tower

- Construction 1970
- No service subway to this block
- 41 residential floors (116 flats) with 2 basement plant areas
- Basement – Wet riser plant area, Domestic water plant area, Garchey waste collection disposals area and residents' stores
- Standby generator for emergency lighting and Firemans lift
- The block has been provided with a wet riser system having its own water storage tanks, electric & diesel pumps, wet riser outlet valve at each level (mainly in the lift lobbies) and fire brigade infill valve
- The block has been provided with one Firemans lift for use by LFB during an emergency
- There is asbestos throughout
- Reception double height
- Floor 1 - 2 flats
- Floors 2 to 37 – 3 flats on each
- Floors 38 & 39 – 2 flats on each
- Floors 40 & 41 – Penthouses

Cromwell Tower

- Construction 1970
- 39 residential floors (111 flats) with 2 basement plant areas
- Basement – Wet riser plant area, Domestic water plant area, Garchey waste collection disposals area and residents' stores
- Standby generator for emergency lighting and Firemans lift
- The block has been provided with a wet riser system having its own water storage tanks, electric & diesel pumps, wet riser outlet valve at each level (mainly in the lift lobbies) and fire brigade infill valve
- The block has been provided with one Firemans lift for use by LFB during an emergency
- There is asbestos throughout
- Reception double height
- Floors 1 to 35 – 3 flats on each
- Floors 36 & 37 – 2 flats on each
- Floors 38 & 39 – Penthouses

City of London Retrofit Sprinkler Schemes

Typical proposals for each Barbican block

We propose three risers, one in each plumbing riser which are independently accessed on every floor and will provide access/entry into each flats without crossing the communal lift lobby areas.

The lift lobby communal areas can be protected by side wall sprinklers from each riser which will require drilling through and fitting to the lift lobby walls.

The means of escape area can also be protected by the same method off each riser.

All basement areas that contain fire protection plant, equipment or pipework will be protected, residential stores area will be protected together with lobby entrances to communal service tunnels.

We were able to access two flats, one in Shakespeare tower which is close to being refitted out by the leaseholder, plaster board ceilings have been added throughout and the other being flat 152 in Cromwell tower which has the original plastered/concrete ceilings.

Intent would be to run a new sprinkler main along the dwelling hallway with recessed side wall sprinklers into each / every room and recessed pendant heads along the hallway. This would require a slightly dropped plasterboard ceiling throughout the length of the hallway and all necessary modifications to ceiling lights, local tenant fitted alarms, etc.

Questions

- Practicalities of installing such a system (can it be done?)
The answer is yes as proposals verifies
- Benefits of installing such a system (compared to other potential fire safety measures such as alarms etc)
The fire is contained until LFB arrive
Towers have fire alarm system therefore this comparison is irrelevant
Sprinklers can be provided to the means of escape stairway which currently are unprotected
There is no alternate escape stairway route from the lift lobby areas and sprinklers would assist in protecting the current route
May reduce the requirement for preventing internal fire spread via the construction
- Risks associated with installation
Minimum risk other than normal building construction works which would be covered by method statements on how the works are to be installed.
Asbestos surveys and removals if in the area of the intended works.

City of London Retrofit Sprinkler Schemes

- Potential costs
As attached
- Structural problems (water storage/supply and the like)
There are none
- Limitations and restrictions etc.
Listed building approval

<u>Estimated Cost - Barbican</u>	
Exclusive of any Asbestos works, VAT and Fees	
Lauderdale Tower	£613,818.00
Shakespeare Tower	£608,764.00
Gromwell Tower	£581,594.00

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Retrofit Sprinkler Schemes

Avondale Estate

This site consists of 3 tower blocks, West, Central and East, all of which are typical throughout.

There is no fire alarm system to these blocks, the only facility is if each tenant or leaseholder have fitted their own local detectors/alarm but this does not provide warning to other occupiers or LFB during an emergency.

Gas meters/risers are within cupboards within each flat which appear not to be ventilated or fire compartmented.

Each block has a dry riser with an outlet at every other floor adjacent to the Firemans lift.

There are two lifts which service alternate floors and one of the lift is for use by the fire brigade.

We were unable to locate a standby generator for use of both the lift and lights during emergency and assume that the lift will have a dual electrical supply and emergency lights are of the battery pack type.

There are two central risers accessed from the lift lobby and internal access stairs, one being electrical in the lift lobby the other being the dry riser in the stairway, service risers are within the demise of the flats.

There is an internal access stair and partly covered external means of escape stairs with open side.

Each Tower

- Construction 1960s.
- 19 residential floors (74 flats) no basement areas.
- Ground floor – Dry riser inlet, Domestic water plant area, Electrical intake and Waste collection disposals area.
- Residents' stores are separate and externally located. No protection required.
- Provided with a dry riser system with outlet landing valves at alternate floors.
- Each block has been provided with one Firemans lift for use by LFB during an emergency with exit on the same level as the dry riser landing valves.
- It is believed there is asbestos throughout.
- There are two stairways from each lift lobby area
- Ground floor - 2 flats.
- Floors 1 to 18 – 4 flats on each.
- Mainly consists of studio and one bedroom flats.

City of London Retrofit Sprinkler Schemes

Typical proposals for each Avondale block

It would be difficult to install the new sprinkler riser into the same riser as the dry riser as access into this duct is restricted.

Access for sprinkler pipework into the service riser duct would mean accessing and drilling within the demise of each of the flat, the best location if this was to be considered within the flat demise would be alongside the gas riser but it would be extremely intrusive to install.

We therefore believe the best solution would be to locate the riser in the rear external, partly covered means of escape stair which would require the new main to be thermally insulated and boxed to prevent freezing, protection and concealment. We do not believe this would be a planning concern but it would need to be checked.

The new sprinkler main could branch from the riser to each flat, running at high level in each lift lobby area with insulation to prevent freezing and boxing to protect and conceal.

The lift lobby communal areas can be protected by sidewall or pendant sprinklers heads, (subject to final solution) from each main routing to the flats. The means of escape area can also be protected, if necessary, by a similar method.

All plant areas that will contain fire protection plant, equipment or pipework will be protected along with block entrance areas.

We were able to access one flat one in West Block which had just been decorated.

Intent would be to run a new sprinkler main down the dwelling hallway with recessed side wall sprinklers into each/every room and recessed pendant heads along the hallway, this would require slightly dropped plasterboard ceiling throughout the length of the hallway and all necessary modifications to ceiling lights, local tenant fitted alarms, etc.

Questions

- Practicalities of installing such a system (can it be done?)
The answer is yes as proposals verify
- Benefits of installing such a system (compared to other potential fire safety measures such as alarms etc)
The fire is contained until LFB arrive
Provides LFB by indication the location of the fire
May prevent the need to have a fire alarm system – would need Fire Officer comment
Sprinklers can be provided to the means of escape stairways which currently are unprotected

City of London Retrofit Sprinkler Schemes

May reduce the requirement for preventing internal fire spread via the construction

- **Risks associated with installation**
Minimum risk other than normal building construction works which would be covered by method statements on how the works are to be installed. Asbestos surveys and removals if in the area of the intended works.
- **Potential costs**
As attached
- **Structural problems (water storage/supply and the like)**
There are none
- **Limitations and restrictions etc.**
Possibly planning

Estimated cost - Avondale

Exclusive of any Asbestos works, smoke/fire alarm systems VAT and Fees

West Tower	£431,096.00
Central Tower	£431,096.00
East Tower	£431,096.00

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Retrofit Sprinkler Schemes

Middlesex Estate

This site consists of 1 tower block named Petticoat Tower.

There is no fire alarm system to this block, the only facility is if each tenant or leaseholder have fitted their own local detectors/alarm, but this does not provide warning to other occupiers.

There is communal underground car parking which is protected by a dedicated sprinkler system and has not been considered within this report.

The block has an exposed dry riser with outlets at every other floor that coincide with the Firemans lift.

There are two lifts which serve alternate floors, one is labelled as a fire-fighting lift.

We were unable to locate a standby generator for use of both the fire lift and lights during emergency, we assume that the lift will have a dual electrical supply and emergency lights will be of the battery pack type.

There is an electrical riser within the lift stair lobby. We assume that all other risers are within the flat demise.

There is only one escape stairs off the lift lobby core which exits at podium level (level 2).

The internal access stair is also the means of escape stairs which has an open side, there is no secondary means of escape.

The refuse chute runs vertically through the whole block within the access/escape stairs.

The whole block with the main walls are of concrete construction with beams.

Petticoat Tower

- Construction 1970s
- 24 floors
- Level 2 (podium) to level 23 each has 4 flats, (92 Flats)
- Level 1 – flats storage units
- Ground floor – flat storage units, plant & refuse areas with communal ground
- Ground & basement communal parking separated from the tower
- Lifts access alternate floors
- Ground floor – Dry riser inlet, Domestic water plant area, Electrical intake and waste collection disposals area

City of London

Retrofit Sprinkler Schemes

- Residents' stores are on levels ground and 1
- Provided with a dry riser system with outlet landing valves at alternative floors.
- Each block has been provided with one Firemans lift for use by LFB during an emergency, with exit on the same level as the dry riser landing valves
- It is believed there is asbestos
- Flats are an even mixture off one and two bedroom having two off each at each level (flats A& D being the two bedroom, B&C being the one bedroom)
- Concrete beams within flats that will require drilling
- Pipework to be extended from dwelling hallway to reach furthest corners within each flats.
- Only one stairway
- No secondary means of escape from each flat

Proposals for Petticoat Tower

The best location for a new sprinkler riser would be in the corner adjacent to refuse chute, as this could be installed without disturbing the tenants.

From the new risers, sprinkler pipework could be routed at high level across the access stairway lobby and into the lift lobby, drilled holes will be required. The sprinkler main could then follow the contours of the lift lobby at high level in the corners between walls/ceilings to enter each flat at high level in the dwelling hallways. The whole pipe would be boxed and the section in the stairway lobby and riser be thermally insulated to prevent freezing.

Drilling would be required through all concrete walls along the pipework route and through the floors for the riser.

Sprinkler heads would be provided within the access stairway lobby, refuse chute and the lift lobby to provide protection to these areas.

All plant areas that will contain fire protection plant, equipment or pipework will be protected along with block entrance areas.

We were able to access a one bedroom flat which had just been decorated, which revealed a down stand concrete beam that the new sprinkler pipe will have to penetrate.

Intent would be to run a new sprinkler main down the dwelling hallway with recessed side wall sprinklers into each/every room off the hallway with recessed pendant heads along the hallway, this would require a slightly dropped plasterboard ceiling throughout the length of the hallway and all necessary modifications to ceiling lights, local tenant fitted alarms, etc.

Due to the extremities of the flat in the lounge and kitchen a supply would need to be extended into these rooms located in the ceiling to the wall corner with suitable boxing to permit all areas of the flat to be covered.

City of London Retrofit Sprinkler Schemes

Questions

- Practicalities of installing such a system (can it be done?)
The answer is yes as proposals verify
- Benefits of installing such a system (compared to other potential fire safety measures such as alarms etc)
The fire is contained until LFB arrive
Provides LFB by indication the location of the fire
May prevent the need to have a fire alarm system
There are no secondary means of escape from each flat or an alternate escape route from the lift lobby areas
Provides additional protection to each flat which have no secondary means of escape
Provides protection to the one means of escape stairway
May reduce the requirement for preventing internal fire spread via the construction
- Risks associated with installation
Minimum risk other than normal building construction works which would be covered by method statements on how the works are to be installed.
Asbestos surveys and removals if in the area of the intended works.
- Potential costs
As attached
- Structural problems (water storage/supply and the like)
Downstand beam penetration to be checked
- Limitations and restrictions etc.
There are none

Estimated cost

Exclusive of any Asbestos works, smoke/fire alarm systems VAT and Fees

Petticoat Tower £537,768.00

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Retrofit Sprinkler Schemes

Golden Lane Estate

This site consists of 1 tower block named Great Arthur House.

There is no fire alarm system to this block, the only facility is if residents or leaseholders have their own local detectors/alarm but this does not provide warning to other occupiers.

The block has an exposed dry riser with an outlet at every other floor which coincides with the Firemans lift.

The dry riser rises adjacent the vertical refuse chute in one of the stairways.

There is a stairway each end of the block, both of which are partly open.

Each flat has a separate escape route from its demise into either the lift lobby or stairway subject to the location of the flat.

There are two lifts which serve alternate floors, which are located centrally on each floor, one is labelled as a fire-fighting lift.

Between the lift and end stairways there are 4 flats on each side.

We were unable to locate a standby generator for use of both the fire lift and lights during emergency, we assume that the lift will have a dual electrical supply and emergency lights are of the battery pack type.

We believe there are electrical risers outside the flats but were unable to confirm this as panels need to be unfixed to access; most other risers are within the flat demise.

The whole block with the main walls are of concrete construction with beams.

Great Arthur House

- Construction 1958 -1960
- 16 floors
- Level 1 to 15 have 8 flats each, (120 Flats)
- Ground floor – Reception, external boiler room, dry riser inlet
- Basement – Flat storage units, other plant areas & refuse collection area
- Two lifts that access alternate floors
- Provided with a dry riser system with outlet landing valves at alternative floors.

City of London

Retrofit Sprinkler Schemes

- Provided with one Firemans lift for use by LFB during an emergency, with exit on the same level as the dry riser landing valves
- There is asbestos, wall between bathroom and kitchen in each flat is asbestos
- Flats are one bedroom having 8 at each level
- Flats and lift lobbies have secondary means of escape

Typical proposals for Great Arthur House

The best location for a new sprinkler riser would be in the corner adjacent to refuse chute dry riser, as this could be installed without disturbing the tenants.

From the new risers, sprinkler pipework could be routed at high level across the full extent of each floor lobby, drilled holes will be required. The sprinkler main could then follow the contours of the lobby at high level in the corners between walls/ceilings to enter each flat at high level in the dwelling hallways. The whole pipe would be boxed in and the section in the stairway lobby and riser be thermally insulated to prevent freezing.

Drilling would be required through all concrete walls along the pipework route and through the floors for the riser.

Sprinkler heads would be provided within the stairways and lobbies to provide protection to these areas.

All plant areas that will contain fire protection plant, equipment or pipework will be protected along with block entrance areas.

We were able to access a one bedroom flat (101) which had just been decorated. There is a wall containing asbestos between the kitchen/bathroom. The extremities of two rooms will not be covered by sidewall sprinklers in the hallway due to distance.

Intent would be to run a new sprinkler main down the dwelling hallway with recessed side wall sprinklers into each/every room off the hallway with recessed pendant heads along the hallway, this would require slightly dropped plasterboard ceiling throughout the length of the hallway and all necessary modifications to ceiling lights, local tenant fitted alarms, etc.

Due to the extremities of the flat in the lounge and bedroom a supply would need to be extended into these rooms located in the ceiling to the wall corner with suitable boxing to permit all areas of the flat to be covered.

City of London Retrofit Sprinkler Schemes

Questions

- **Practicalities of installing such a system (can it be done?)**
The answer is yes as proposals verify
- **Benefits of installing such a system (compared to other potential fire safety measures such as alarms etc)**
The fire is contained until LFB arrive
Provides LFB by indication the location of the fire
May prevent the need to have a fire alarm system
Provides additional protection to each flat
Provides protection to the means of escape stairways
May reduce the requirement for preventing internal fire spread via the construction
- **Risks associated with installation**
Minimum risk other than normal building construction works which would be covered by method statements on how the works are to be installed.
Asbestos surveys and removals if in the area of the intended works.
- **Potential costs**
As attached
- **Structural problems (water storage/supply and the like)**
There are none
- **Limitations and restrictions etc.**
There are none

Estimated cost

Exclusive of any Asbestos works, smoke/fire alarm systems VAT and Fees

Great Arthur House £676,880.00

**City of London
Retrofit Sprinkler Schemes**

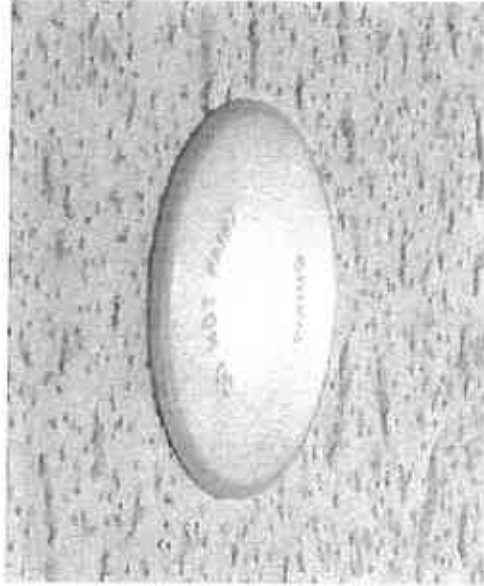
ALL SCHEMES GENERAL CONSIDERATIONS

City of London Retrofit Sprinkler Schemes

Typical Sprinkler heads within the flats



SIDE WALL SPRINKLER HEAD



CEILING SPRINKLER HEAD

City of London Retrofit Sprinkler Schemes

Retrofit Sprinkler Scheme – All Schemes

Connection from the water mains will be required to a sprinkler break tank located in the plant room areas (Barbican towers hopefully will be taken from the wet riser tanks) – subject to Fire Officer approval.

These will be a sprinkler pump unit feeding a new riser in each Tower serving all Tower levels, flats and stores.

Sprinkler pipework will be distributed at each floor level to the communal lobbies and extending into the apartments. (See drawings).

The sprinkler heads will be hidden and covered by a white 80mm flat plate.
In a fire scenario the plate will drop at around 50Deg C revealing the sprinkler head behind.

Statistically the risk of accidental discharge is approx. 16,000,000:1.

Disruption

There will be some noisy works whilst the risers are being installed as this will route through floors. The infill material between floors is currently unknown assumed as concrete.

There will also be noise from drilling and fixing of pipework.

There will be disruption in the lobby areas that the installer will have to control and monitor to ensure safety of the public.

We have been told by CoL that towers do contain asbestos therefore R&D surveys will be required and any asbestos located in the areas of the new sprinklers will need to be removed, which will be additional to the cost identified in this report.

City of London Retrofit Sprinkler Schemes

Detailed Design Consideration

Retro fit sprinkler system considerations for all Tower blocks

Design based on BS9251:2014.

Flow & Pressures

Boosting required due to the lack of available pressure from the waterman to reach the upper most levels.

Flow - 4 heads operating simultaneously @ 42 l/m each = 168 l/min.

Pressure – minimum of 0.5 bar (5m) at any sprinkler.

A dedicated power supply would be required to the pump set.

All sprinkler heads are subject to malicious damage and there is little that can be done to reduce this risk. Accidental discharge risk is negligible. The heads propose will have flat 65mm diameter white concealment covers that are soldered in position. During operation the solder covers fall off at a lower temperature exposing the sprinkler head bulb to the heat source.

We propose for the pipework to be plastic based and concealed in new ceilings and corner bulkheads. This material permits the installation to be kept a tight as possible to the existing fabric.

Our intent is to provide new false ceilings in each dwelling as the typical section included with the drawings in this report.

The precise number and location of sprinkler heads will be subject to the designer's engineer's calculations and spray patterns of heads selected.

City of London Retrofit Sprinkler Schemes

Tender Process

Following our design should the works proceed, it is proposed that we invite tenders from 5 No. residential sprinkler specialist installers. (depends on CoL tendering standard requirements)

NB The final design including the number of sprinklers and their positions will be determined by the contractor. (BS requirement).

City of London Retrofit Sprinkler Schemes

CoL sprinklers cost spread sheet

Flat cost based on the highest tender for Parkside
Chelmsford 2595

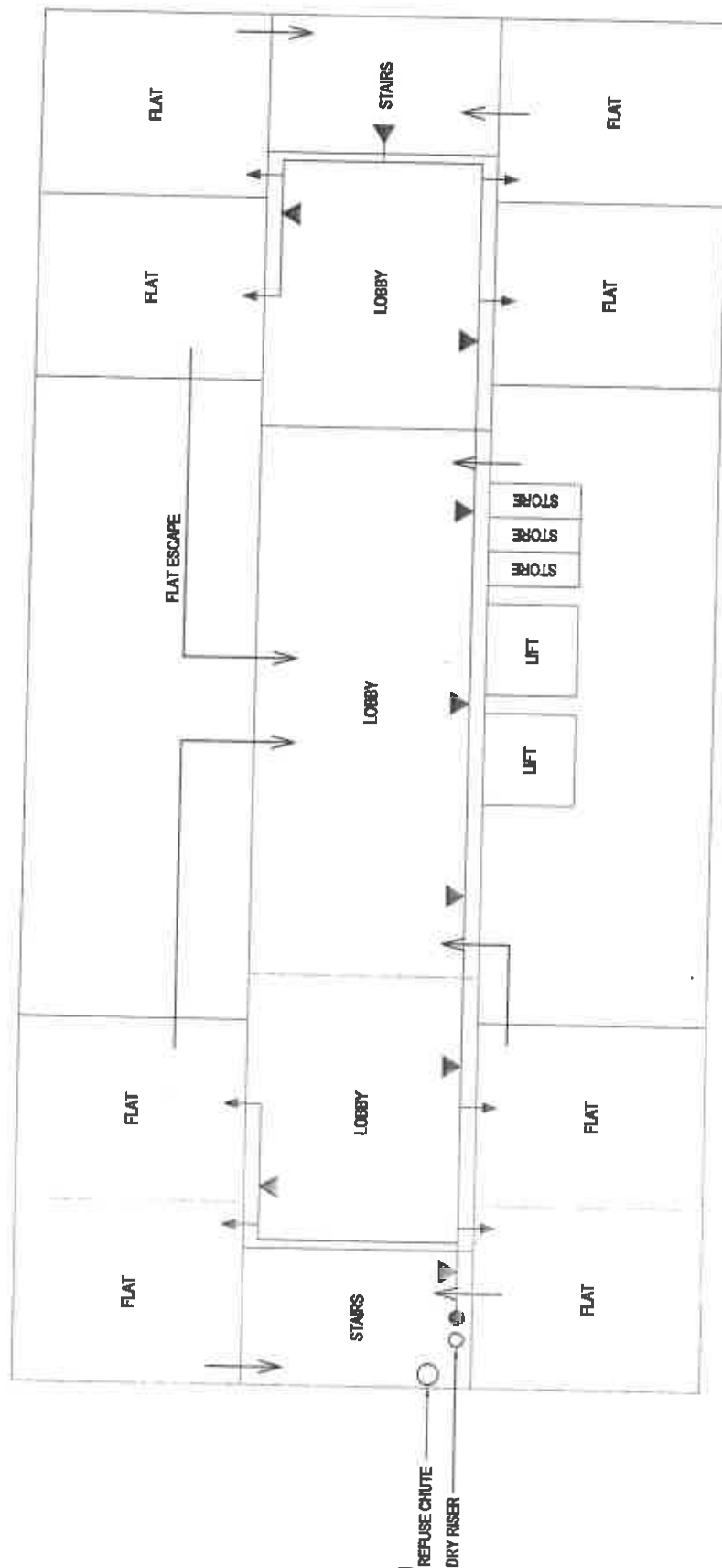
Tower block	No of flats	Cost each	Total	Fire Alarm	Standby Generator	PRV to each branch	Additional boxing	Sprinkler Alarm	TOTAL
		£5,054.00				above level 16	Thermal Insulation	each flat	
						£300 each	£100 /M	£400	
Barbican									
Lauderdale Tower	117	£5,054.00	£591,318.00	Yes flats	Yes	£22,500.00	£0.00	£0.00	£613,818.00
Skakespeare Tower	116	£5,054.00	£586,264.00	Yes flats	Yes	£22,500.00	£0.00	£0.00	£608,764.00
Cromwell Tower	111	£5,054.00	£560,994.00	Yes flats	Yes	£20,700.00	£0.00	£0.00	£581,694.00
Avondale Estate									
West Tower	74	£5,054.00	£373,996.00	No	No	£900.00	£26,600.00	£29,600.00	£431,096.00
Central Tower	74	£5,054.00	£373,996.00	No	No	£900.00	£26,600.00	£29,600.00	£431,096.00
East Tower	74	£5,054.00	£373,996.00	No	No	£900.00	£26,600.00	£29,600.00	£431,096.00
Middlesex Estate									
Petticoat Tower	92	£5,054.00	£464,968.00	No	No	£2,400.00	£33,600.00	£36,800.00	£537,768.00
Golden Lane Estate									
Great Arthur House	120	£5,054.00	£606,480.00	No	No	£0.00	£22,400.00	£48,000.00	£676,880.00

**City of London
Retrofit Sprinkler Schemes**

SKETCH DRAWINGS

LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPINKLER MAIN ENTRY
- TYPICAL SPINKLER RISER
- ESCAPE



GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
TYPICAL FLOOR PLAN/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

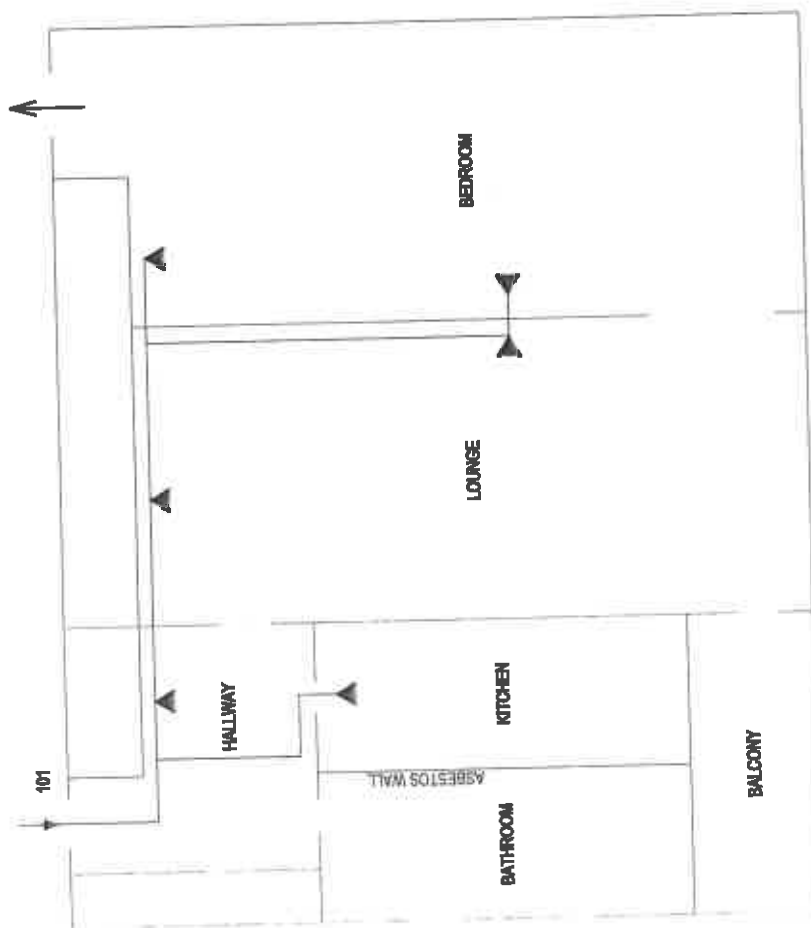
LEGEND

▼ TYPICAL SIDE WALL HEAD

↑ TYPICAL SPINKLER MAIN ENTRY

⊙ TYPICAL SPINKLER RISER

→ ESCAPE

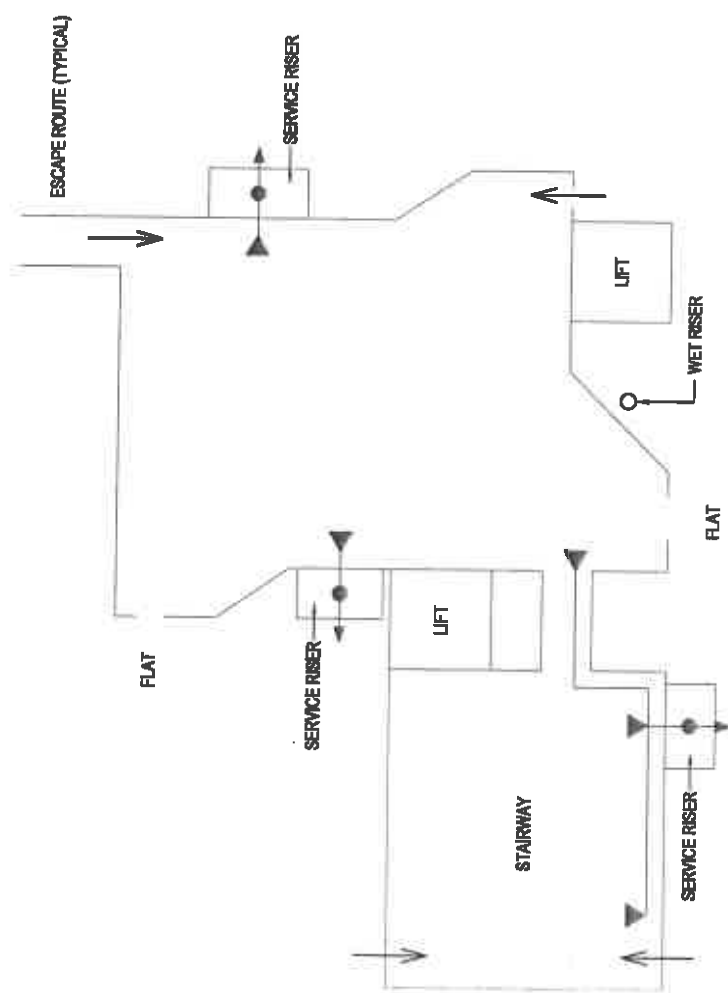


GOLDEN LANE ESTATE
GREAT ARTHUR HOUSE
TYPICAL FLAT LAYOUT/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPINKLER MAIN ENTRY
- TYPICAL SPINKLER RISER
- ESCAPE

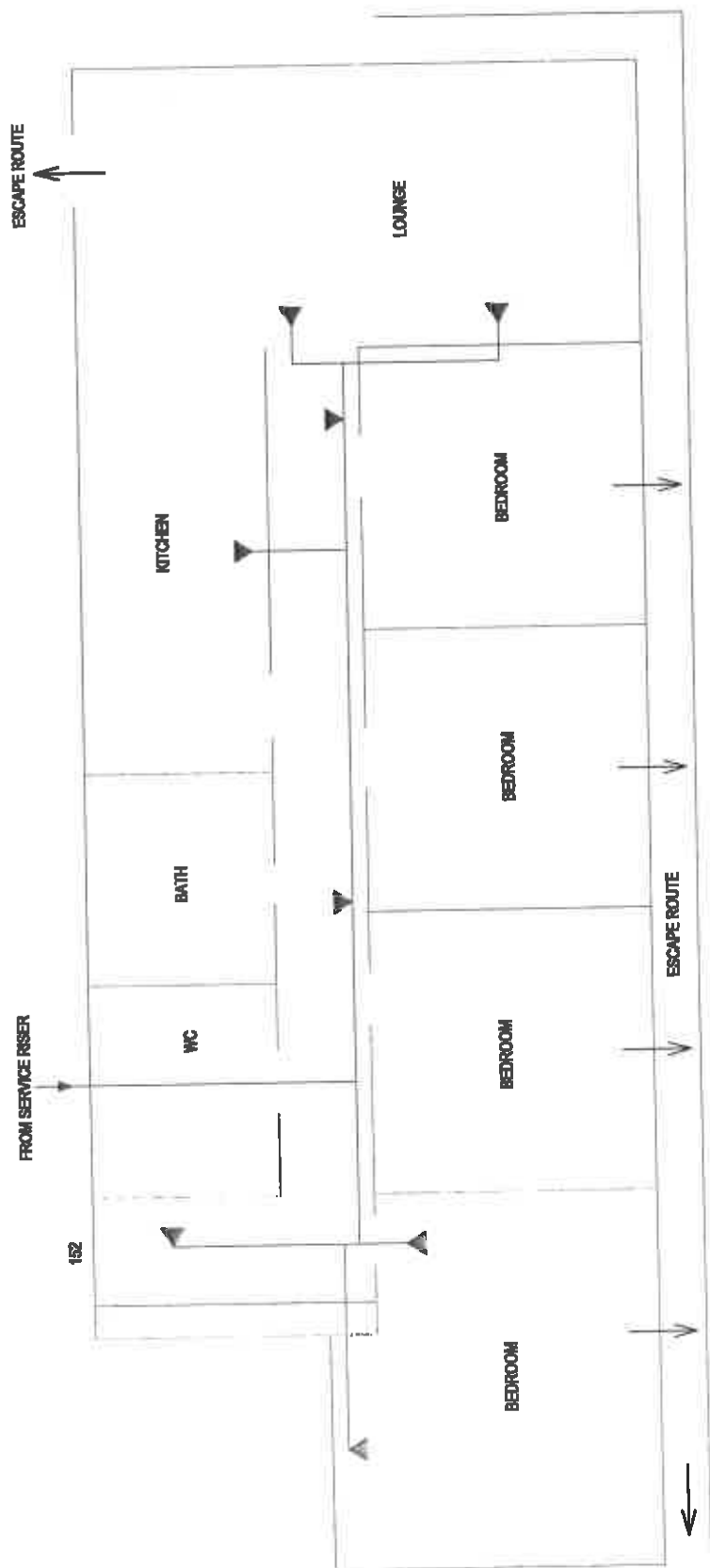


BARBICAN ESTATE
LAUDERDALE TOWER
TYPICAL FLOOR PLAN/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPINKLER MAIN ENTRY
- TYPICAL SPINKLER RISER
- ESCAPE

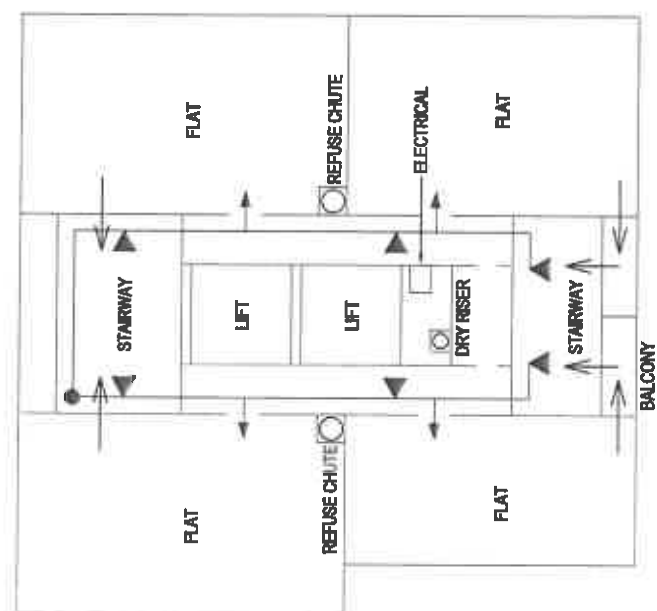


BARBICAN ESTATE
CROMMELL TOWER
TYPICAL FLAT LAYOUT/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPINKLER MAIN ENTRY
- TYPICAL SPINKLER RISER
- ESCAPE



AVONDALE ESTATE
WEST TOWER
TYPICAL FLOOR PLAN/PROPOSEAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

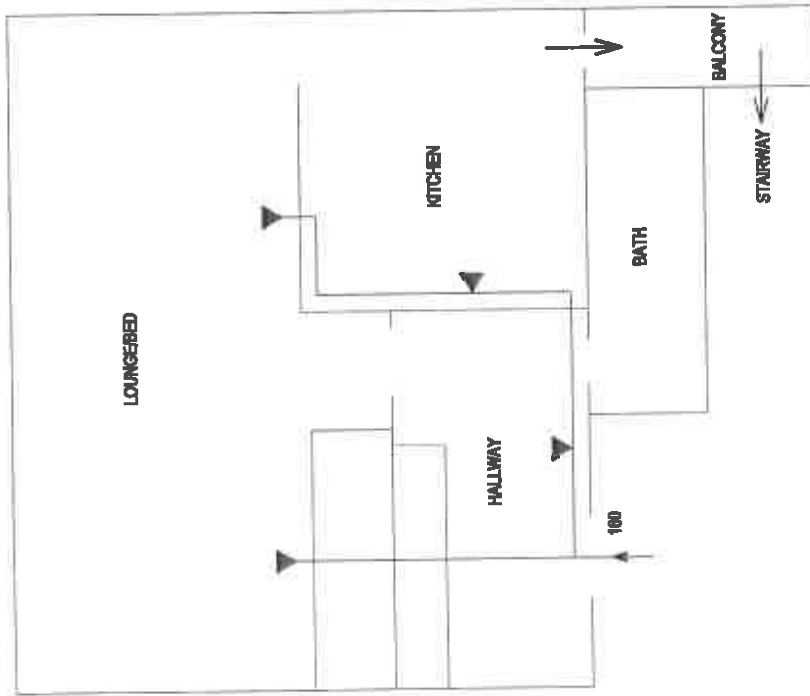
LEGEND

▼ TYPICAL SIDE WALL HEAD

↑ TYPICAL SPINKLER MAIN ENTRY

● TYPICAL SPINKLER RISER

→ ESCAPE

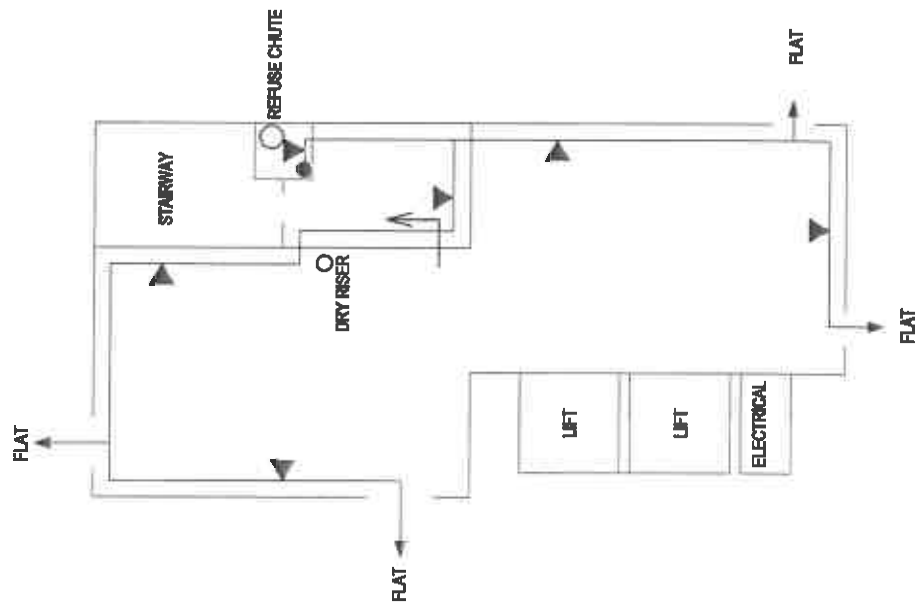


AVONDALE ESTATE
WEST TOWER
TYPICAL FLAT LAYOUT/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPRINKLER MAIN ENTRY
- ⊙ TYPICAL SPRINKLER RISER
- ESCAPE

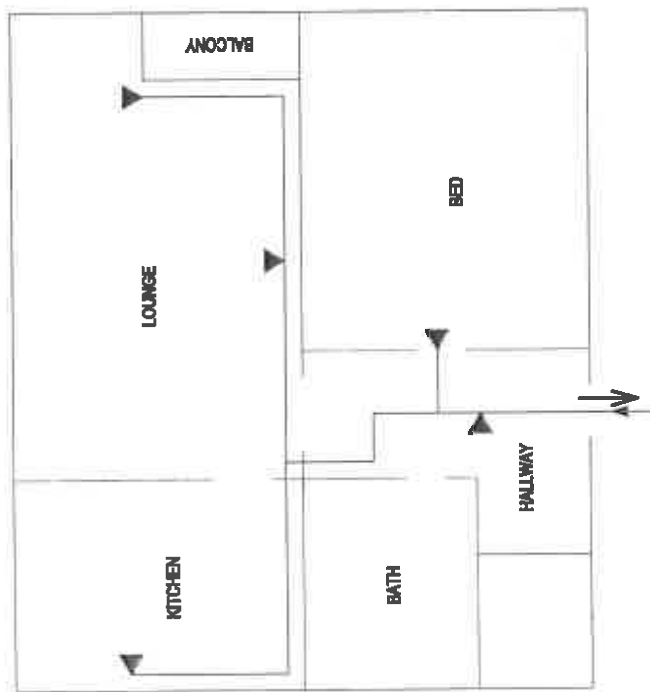


MIDDLESEX ESTATE
PETTICOAT TOWER
TYPICAL FLOOR PLAN/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

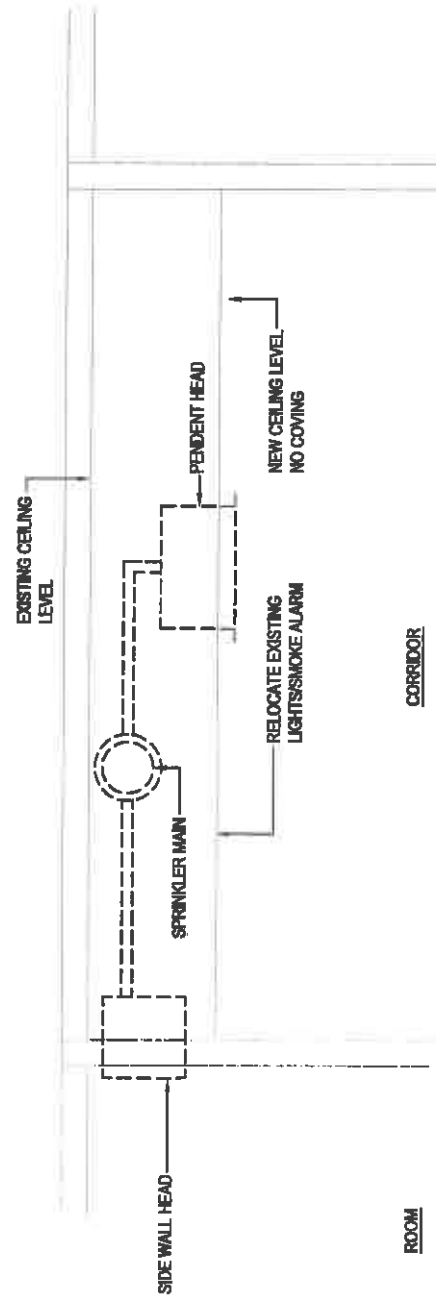
LEGEND

- ▼ TYPICAL SIDE WALL HEAD
- ↑ TYPICAL SPRINKLER MAIN ENTRY
- TYPICAL SPRINKLER RISER
- ESCAPE



MIDDLESEX ESTATE
PETTICOAT TOWER
TYPICAL FLAT LAYOUT/PROPOSAL
SCALE (N.T.S.)

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY



TYPICAL HIGH LEVEL SECTION
OF DWELLING CORRIDOR PROPOSAL

THIS SKETCH DOES NOT REPRESENT A
TRUE ACCURATE LAYOUT.
ITS FOR INFORMATION ONLY

Sprinkler Systems in Residential Flats

The Corporate Fire Safety Advisor has provided the following advice to Housing:

- **All relevant health and safety legislation and Building Regulations are to be complied with.** Current regulations in England mean that only buildings constructed since 2007 and which are taller than 30 metres are required to have sprinklers fitted. This requirement was not retrospective and therefore, under the law, existing high rises in England only need to have sprinkler systems fitted if a fundamental change is made to the structure or use of the building.
- **The retrofitting of sprinkler systems in blocks of flats should be undertaken when an assessment of the structural capacity to house such a system and a fire risk assessment that considers both the fire evacuation strategy and other fire precautions supports such action.** Post Grenfell Housing have commissioned fire engineering consultants to reassess the fire risks and existing fire protection measures at all blocks of flats and sheltered accommodation with communal areas. The assessments have also challenged the fire evacuation strategy at each site. It should be noted that lessee rights, heritage/planning considerations may similarly influence any retro fitting of sprinkler systems.
- **Evidence shows that while sprinklers are primarily intended to contain or control fires, they can also be instrumental in saving the lives of people in the room of origin of a fire. However, sprinkler systems have capacity limitations and once multiple sprinkler heads have activated a water storage tank would quickly empty making the system ineffective.** Some experts are of the view that if a retro sprinkler system had been fitted at Grenfell it would have had little effect because multiple sprinkler heads would have activated emptying tanks quickly and fact that the fire's initial route between floors and adjacent flats was via cladding on the outside of the building.
- **Good fire compartmentation together with clear communication to all relevant stakeholders on the evacuation strategy should be among the top priorities for Housing in flats and sheltered accommodation. Where, so far as reasonably practicable, Housing should also strive to exceed national standards and ensure that each flat has 60 minutes compartmentation.** Housing have arranged fire standard testing a range of flat front doors to see what levels of protection they afford flat occupants.
- **Housing should keep abreast of all recommendations that emerge from the post Grenfell enquires and be prepared to evaluate the implications and where necessary act.**
- **Standalone sprinkler systems should be fitted in individual flats where it is identified as a key Personal Emergency Evacuation Plan (PEEP) control measure.**

Committee:	Date(s):
Residents' Consultation Committee	21 May 2018
Barbican Residential Committee	04 June 2018
Subject: Update Report	For information
Report of: Director of Community and Children's Services Report author: Michael Bennett – Head of Barbican Estates	Public

Summary

Barbican Estate Office

1. Blake Tower (formally the YMCA) Service Charge related issues
2. Electric Vehicle Charging Points
3. Gardens Advisory Group Update – **see Appendix 1 (RCC only)**
4. Leaseholder Service Charge Working Party Update - **see Appendix 2 (RCC only)**
5. Agenda Plan

Property Services – see appendix 3

6. Redecorations
7. Public lift availability
8. Concrete Repairs
9. Background Underfloor Heating Working Party Update
10. Asset Maintenance Working Party Update

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 March 2018. 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

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 (from September 2019) .
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. Electric Vehicle (EV) Charging Points (update from the Low Emission Neighbourhood (LEN) Project Manager)

The LEN project is funding a pilot scheme to roll out EV charging points on the Barbican Estate, with a view to determining the best strategy for the wider roll-out of EV charging points in City of London Corporation managed car parks.

Charging points have been installed in 30 parking bays across 5 car parks on the Barbican Estate. A launch event took place in May and a 6-month trial will now take place, monitoring usage and engaging with residents. The results of this and recommendations for a future roll-out will be fed back to the Working Party and the Barbican Residential Committee.

3. **Gardens Advisory Group Update – see Appendix 1**
4. **Leaseholder Service Charge Working Party Update - see Appendix 2 (RCC only)**
5. **Agenda Plan - 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	3 Sept	17 Sept
SLA Review	Michael Bennett		
2017/18 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2017/18 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: <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/ Gardens Advisory Group (Appendix 1 – RCC only)/ Leaseholder Service Charge Working Party (Appendix 2 – RCC 	Michael Bennett		

only)/Agenda Plan 2018 <ul style="list-style-type: none"> Property Services Update (Appendix 3) 			
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	26 Nov	10 Dec
SLA Review	Michael Bennett		
Service Charge Expenditure & Income Account - Latest Approved Budget 2018/19 & Original Budget 2019/20	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2018/19 and Original 2019/20 - 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: <ul style="list-style-type: none"> Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/ Gardens Advisory Group (Appendix 1 – RCC only)/ Leaseholder Service Charge Working Party (Appendix 2 – RCC only)/Agenda Plan 2019 Property Services Update (Appendix 3) 	Michael Bennett		

Background Papers:

Minutes of Residents’ Consultation Committee 05 March 2018.
Reports to the Barbican Residential Committee 19 March 2018.

Contact: Michael Bennett, Head of Barbican Estates
Tel: 020 7029 3923
E:mail: barbican.estate@cityoflondon.gov.uk

GAG Meeting held 17 April 2018 – report for RCC

Keeping residents better informed about the GAG activities is vital – and playing an important role in this is the new BEO Communications Officer Nabeela Ahmad who says she's researching different ways to do this as not all residents are on line.

While the 150 notice boards in the different blocks are important for hard copy information, members noted that a lot of the notices are regularly out of date – block cleaners are to be briefed to ensure old notices are removed.

Discussing ways of informing residents more widely of GAG activities, House Groups are to be asked to circulate info within blocks and to ask HG reps at RCC how they would like GAG to communicate with them. Sessions are also to be organised to Meet the Gardeners in different areas around the estate. The first one to be TM area.

The new bird hide in the Wildlife Garden had a well attended launch and is being well used; 52 species of wildlife (not just birds) have been seen.

Barbican Horticultural Society membership is about 70 flats out of 2000 on the estate. The May meeting, with a presentation from the RHS' official orchid painter, will be publicised in the Bulletin and sent to House Groups.

An allotments inspection revealed that very few were looking good – with some completely unplanted while others were weed-ridden. A meeting of all plot holders is being arranged as all have signed a contract with BEO to maintain their plots. Members wanted contracts enforced, with plots re-allocated to people on the waiting list if holders do not comply.

Inspections: Three large planters in Brandon Mews badly affected by vine weevil. In the Sculpture Court repairs were needed to the wooden planters. It was noted the area lacked a central focal point – perhaps a circular seat or sculpture?

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Leaseholders Service Charge Working Party

Report to RCC May 2018

Members

Anne Mason - Chair (BEO), Michael Bennett (BEO), Helen Davinson (BEO), Jim Davies (Deputy Chair of RCC), Helen Wilkinson, Mary Gilchrist, Jane Northcote, Phillip Burgess, David Lawrence, David Graves

Meeting - 30 April 2018

Background

The LSCWP had at its previous meeting set three objectives regarding service charges.

Objective 1 - to build a database of service charge data

Objective 2 – to improve communications with leaseholders in order to provide a better understanding of service charge.

Objective 3 – to identify areas for improvements in value for money and formulate KPIs to improve value for money focussing on underfloor

The main discussions at this meeting were on the second and third objectives.

Improving Communications with Leaseholders

Four blocks (Lauderdale, Andrewes, Mountjoy and Speed) have been chosen to receive the trial service charge letter for the 2018/19 estimates.

The letter provides more information on the variances from the previous year's estimate and an additional schedule is included showing the comparison with the 2016/17 actuals.

Leaseholders in the trial blocks will be invited to comment on the new letter and a list of frequently asked questions will be compiled.

Underfloor Heating KPI

There was a discussion on the possible KPI but it was agreed that a discussion with the Underfloor Heating Working Party was needed before this could be finalised.

Further Work

The allocation of Supervision and Management charges across blocks was discussed. The current allocation is based on the cost of works to a block compared with the cost of services overall. This can mean that there are significant fluctuations from year to year. An alternative method may reduce this and be easier for leaseholders to understand.

The working party wanted to have a better understanding of the composition of the charge and there will be further discussions at the next meeting.

There was also a discussion on procurement processes and this will be looked at in more detail at future meetings.

6. Redecorations

Works continue to progress well on the 2018/19 programme

At the time of this report (25 April 2018)

- Thomas More House – Due to complete in May 2018
- Mountjoy House – Due to complete in May 2018
- The Postern - Due to commence in June 2018

Feedback from residents on the performance of the contractor and quality of work continues to remain positive.

7. Public Lift Availability

Availability of the public lifts under the control of Property Services is detailed below:

Lift	From April 2016 to March 2017	From April 2017 to March 2018
Turret (Thomas More)	99.95%	99.90%
Gilbert House	99.96%	99.99%

8. Concrete Repairs

Concrete repairs are due to start in June 2018. Residents will be informed of the programme as soon as it is available.

9. Background Underfloor Heating Working Party Update

The Underfloor Heating Working Party met on 5th April chaired by Mary Durcan. The Terms of Reference were agreed and a number of objectives were set. A sub Group of resident members was to be formed with a view to meet with the City's Energy Manager to discuss and progress the Demand Side Response opportunity.

The group will formally meet each quarter but it is understood that a number of adhoc meetings will take place, mainly led by the resident representatives.

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