

BARBICAN RESIDENTIAL COMMITTEE

Thursday, 31 January 2019

Minutes of the meeting held at Guildhall at 3.45 pm

Present

Members:

Michael Hudson (Chairman)*
Randall Anderson
Rehana Ameer*
Mark Bostock
Christopher Boden*
Mary Durcan
Jeremy Mayhew*
William Pimlott
Deputy John Tomlinson
James Tumbridge*
Mark Wheatley*

**non-resident Members*

Officers:

Alan Bennetts	- Comptroller and City Solicitor's
Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Julie Mayer	- Town Clerk's Department
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Beth Humphrey	- Markets and Consumer Protection

The Chairman welcomed James Tumbridge and Mark Wheatley to their first meeting of the Committee.

1. APOLOGIES

Apologies were received from Deputy David Bradshaw, Barbara Newman, Graham Packham, Susan Pearson and Stephen Quilter.

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

The following resident Members had been granted dispensations to speak but not vote on agenda items 5, 6 and 13 in respect of Electric Vehicle Charging; Charging Policy for Car Parking and Stores and a lease enforcement matter on the non-public agenda.

- Mary Durcan
- Mark Bostock
- Deputy John Tomlinson

Randall Anderson had a dispensation until 2021, to speak but not vote, in respect of Car Park Charges and Stores.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that - the public minutes and non-public summary of the meetings held on 4th June 2018 and 21st June 2018 (Special Meeting) be approved.

Matters arising

Deputy David Bradshaw had submitted the following comments in respect of the minutes of the meeting held on the 4th June 2018:

1. Car parking facilities on the Golden Lane Estate (GLE) were not comparable to those in the Barbican; residents of GLE park their cars in self-contained lockable garages as opposed to Barbican residents, who merely occupy a space in a communal car park area.
2. It was not correct to state that, before the Working Party was established, there had been no charging policy; the policy before was that proposed price increases would be based on CPI levels, with effect from September of the year in question.

4. **MINUTES OF INQUORATE MEETINGS**

RESOLVED, that - the minutes of the inquorate meetings held on 17th September 2018 and 10th December 2018 be approved.

5. **ELECTRIC VEHICLE CHARGING**

Members considered a report of the Director of Community and Children's Services in respect of an electric vehicle charging infrastructure for the Barbican Estate. Members noted the comments of the Barbican Residents Consultation Committee's AGM on 28th January 2018, which had been emailed and the draft minute laid around the table. Officers noted that there had been a general consensus in support of Option 1 in the report; i.e. that residents pay for what they use, rather than Option 2; i.e. that bay users have an additional quarterly surcharge on their car parking bay permits.

During the discussion on this item, the following points were noted:

- a. Any decision taken that day would be subject to review in a year or sooner, if Members requested, and the Working Party would continue to monitor the project.
- b. Members were reminded that the current LEN funding grant would expire at the end of March 2019. During the trial, there had been no charges to residents.
- c. There were some comments in respect of the clarity of the recommendations in the report and some ambiguity within the consultants' report at Appendix 1. Officers confirmed that this was no longer a draft report.

- d. Members noted that, whilst the consultants were very experienced, the Barbican was unique due to the large number of properties and number of charging points required.
- e. The average use during the trial was 1.3kw per day, per participant; and the estimated cost was £25 per quarter. It was noted that green energy was not free and Members were reluctant to encourage driving in the City.
- f. There was currently no system for generating the invoices and billing for metered electricity per user.
- g. Members asked if there were any contingencies, should every bay be assigned.
- h. Currently, officers could only determine what was being charged for a particular bay and there was no system for using passcodes for serving the charging points, which would ensure residents only paid for the electricity they use.
- i. There was a consensus in that there were still too many variables and it was therefore suggested that Option 2; i.e. fixed charging, be implemented for up to 2 quarters, whilst the method of billing was determined, but to move to Option 1 as soon as possible. Members emphasised the need for adequate communications to ensure that residents fully understood the rationale behind this decision.

On being put to the vote, of 6 non-resident Members present, 4 Members voted For, 1 Against, with 1 Abstention.

RESOLVED, that:

- 1. From 1st April, Option 2 be continued through an implementation period of up to 2 quarters, with a further report to Members at the meeting of the BRC in March 2018.
- 2. Option 1 be implemented as soon as possible following (1) above.
- 3. The Working Party continue to monitor the project and there be a post implementation review after 1 year.

6. **CHARGING POLICY FOR CAR PARKING AND STORES**

Members considered a report of the Director of Community and Children's Services in respect of a charging policy for car parking and stores on the Barbican Estate. The RCC had considered this report at its November 2018 meeting and the minute from this meeting, setting out their comments, were appended at Appendix 6 to the report.

During the discussion on this item, the following points were noted:

- a. The Planning Committee's recent decision to increase all City car park charges to an equitable level, which would resolve the current situation whereby Barbican residents were able to park more cheaply at London Wall Car Park.
- b. A three-year phased increase was proposed and the Car Park Charges Working Party would continue to meet and report back to the BRC on a regular basis, with the aim of eliminating the deficit on the Barbican Car Parks.
- c. The perception of the Barbican as an affluent area despite having its car parks subsidised by the City was not satisfactory. However, whilst residents accepted some increase was necessary, they had objected to this being too high and too fast. It was also accepted that it was not satisfactory to have a high number of empty Barbican car park spaces, whilst cheaper public car parks were being used by residents.
- d. As set out in the minutes from the inquorate meeting in December 2018, officers had not been able to complete the consultation process due to lack of resources.
- e. The Assistant Director advised that approvals were in place for a departmental restructure, with additional resources, with effect from April 2019. Meanwhile, it was understood that the Estate Office served residents to the best of its ability, within current resources.
- f. It was suggested that some residents might be willing to consider an increase in service charges, in order to cover additional services such as those discussed that day. It was noted that the Finance Committee actively encouraged this kind of income generation.

RESOLVED, that - the decision be deferred to the March 2019 meeting of the Barbican Residential Committee.

7. **REPORT OF ACTION TAKEN**

As a result of the inquorate meetings in September and December 2018, the following decision had been taken by the Town Clerk, in consultation with the Chairman and most senior Member of the Barbican Residential Committee (in the absence of a Deputy Chairman).

1. **Housing Governance**

The Policy and Resources Committee had been due to consider the outcome of its consultation with the relevant committees, in respect of housing governance, at its meeting on 15th November 2018. The Barbican Residential Committee (BRC) had not been due to meet again until 10th December 2018.

Action taken:

The views expressed, in respect of Housing Governance, during the inquorate meeting of the BRC (held on 17th September 2018) were

approved formally, by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee, in order for them to be presented to the Policy and Resources Committee.

2. Revenue and Capital Budgets – Latest Approved Budget 2018/19 and Original 2019/20 – Excluding Dwellings Service Charge Income and Expenditure

This report was presented to the Barbican Residential Committee (BRC) on 10th December 2018 but the meeting was inquorate. In order to meet the budget preparation timetable for 2019/20, a decision was required before the end of December 2018.

Action taken:

The Town Clerk, in consultation with the Chairman and Most Senior Non-resident Member of the Barbican Residential Committee (other than the Chairman of the Finance Committee) agreed to:

1. approve the Provisional 2019/20 Revenue Budget for submission to the Finance Committee;
2. approve the Draft Capital Budget;
3. authorise the Chamberlain, in consultation with the Chairmen of the Barbican Residential Committee/Finance Committee (as appropriate) to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

3. Service Charge Expenditure and Income Account - Latest Approved Budget 2018/19 and Original Budget 2019/20

This report was presented to the Barbican Residential Committee (BRC) on 10th December 2018 but the meeting was inquorate. In order to meet the budget preparation timetable for 2019/20, a decision was required before the end of December 2018.

Action taken:

The Town Clerk, in consultation with the Chairman and Most Senior Non-resident Member of the Barbican Residential Committee (other than the Chairman of the Finance Committee) agreed to:

1. approve the Provisional 2019/20 Revenue Budget to the Finance Committee;
2. authorise the Chamberlain, in consultation with the Chairmen of the Barbican Residential Committee/Finance Committee (as appropriate) to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

RESOLVED, that - the report be noted.

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

There were no questions.

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

There were no items.

10. **EXCLUSION OF THE PUBLIC**

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

Item no	Para No
12	3
13	1 & 2
14	1, 2 & 3

11. **NON-PUBLIC MINUTES**

RESOLVED, that - the non-public minutes of the meetings held on 4th June 2018 be approved.

12. **MINUTES OF THE CAR PARK CHARGES WORKING PARTY**

RESOLVED, that - the minutes of the Car Park Charges Working Party meetings on 11th June 2018 and 23rd October 2018 be received

13. **ENFORCEMENT ACTION**

Members considered and approved a report of the Director of Community and Children's Services and the Comptroller and City Solicitor.

14. **REPORT OF ACTION TAKEN**

Members received a report of the Town Clerk.

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

There were no questions.

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

There were no items.

The meeting ended at 5.45 pm

Chairman

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