

BARBICAN RESIDENTIAL COMMITTEE
Monday, 10 December 2012

Minutes of the meeting of the Barbican Residential Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 10 December 2012 at 11.30 am

Present

Members:

Deputy John Barker
Deputy Stanley Ginsburg
Michael Hudson
Deputy Joyce Nash
David Bradshaw
Barbara Newman
Peter Leck
Jeremy Mayhew
Gareth Moore (Deputy Chairman)
Chris Punter
Stephen Quilter
John Spanner (Chairman)
Angela Starling
John Tomlinson

Officers:

Eddie Stevens	- Housing Services Director, CCS
Karen Tarbox	-
Mike Saunders	-

1. APOLOGIES

Apologies were received from Nicholas Cressey, Deputy Billy Dove, Kevin Everett and Henrika Priest.

2. DECLARATIONS BY MEMBERS OF ANY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

There were no items. Members noted that, under the new Code and Standards Regime, it was no longer necessary to declare standing interests, ie as residents of the Barbican Estate, unless it was specific to a particular agenda item.

3. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the BRC on 25 September 2012 were approved as a correct record.

Matters arising

Mr Tomlinson and Mr Hudson felt that Barbican Sub Letting (item 9) should be reviewed, to determine whether there might be a public policy rationale to

support the Barbican Residential Committee's (BRC's) decision making powers on the level of charges in future. The City Solicitor advised that this jurisdiction fell within the Comptroller and City Solicitors delegated authority to determine recharges. The two members asked if the Assistant Town Clerk and Comptroller and City Solicitor could look at this again.

Further to the resolution on Beech Street Tunnel, members noted that the Planning Committee had received and endorsed this on 24 November.

The Minutes of the Residents' Consultation Committee (RCC) of 26 November had been approved by the Chairman (of the RCC) and circulated to members of the BRC towards the end of last week.

4. UPDATE REPORT

Members received an update on issues raised by the Residents' Consultation Committee and the Barbican Residents' Association at their meetings in September 2012. It also provided updates on other issues on the Estate.

The following matters were raised:

All undisputed invoices must be paid within 30 days. Members noted that performance was improving but there had been some issues with a new system, which had delayed code checking. However, members were reassured that hardship cases were given priority and the City enjoys good relationships with its contractors.

Voids on baggage stores seem rather long and members would receive an explanation in the next update report.

There had been some teething problems with intermediate repairs but they were being resolved.

A member questioned whether asbestos was present in rubbish cupboards, around the electrical cables. The Housing and Technical Services Director believed this had been removed during an earlier project but would check and reassure members.

In respect of the improved water pressure, a member commented that, whilst there had been some improvement, it was still intermittent in her flat.

The TV Network Working Party had met in November. The Chairman of the RCC was in attendance and was pleased to advise that the lawyers were working on Heads of Terms and installation was expected early in 2013.

The area at the base of Shakespeare Tower (by the Hairdressing Salon) was very poorly lit. There had been some incidents of drunken/anti-social behaviour; Community Police Officers were aware and the Security Committee had raised this on several occasions.

In respect of the Barbican Arts Centre Cinema Relocation, the machinery was in Ben Jonson House Car Park (not Breton).

Wooden Planters were reaching the end of life and looking untidy.

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5. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW - JULY TO SEPTEMBER 2012**

This report updated Members on the review of the estate wide implementation of Service Level Agreements for the quarter July to September 2012. The Chairman and Members commended officers for a thorough and helpful report.

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6. **PROGRESS OF SALES AND LETTINGS**

This report advised members of the sales and lettings which had been approved by officers since the last meeting. Approval had been granted under delegated authority and in accordance with Standing Orders.

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7. **REVENUE AND CAPITAL BUDGETS**

This report provided members with the annual submission of the revenue and capital budgets overseen by the Barbican Residential Committee. Members were very pleased with the clarity of the new format. Whilst any comments would be taken back to the Chairman, some members challenged the lack of scrutiny because previous reports had asked them to 'examine the budget critically'.

The following items were raised:

Customer/Client receipts, which were not rents and service charges, were very small and could be deleted.

The term 'Garchey' was misleading to anyone outside of the Barbican Estate and could it therefore, simply be referred to as the waste disposal system. Members noted that there were 3 full time members of staff engaged in the maintenance of the system but at one time it has been 14, so these individuals were very cost-effective.

Further explanation as to the Transport cost of £1,000 would be circulated to members.

Water proofing would not be a service charge matter.

RESOLVED, that:

1. The Budget be approved for submission to the Finance Committee, subject to members receiving clarity about the £1,000 Transport cost.
2. The draft Capital Budget be approved.
3. The Chamberlain be authorised to revise these budgets to allow for further implications arising from departmental reorganisations and other reviews, corporate projects, changes to the Additional Works Programme and implications arising from Carbon Trading Allowances.

8. REMEDIAL TOWER CONCRETE WORKS - THE DIRECTOR OF COMMUNITY AND CHILDREN'S SERVICES TO BE HEARD

Members noted that the Chairmen of the Barbican Association and Barbican Residents' Consultation Committees had raised some questions on this report, which had been deferred from the September Barbican Residential Committee Meeting. The Chairmen of the BA and RCC had written to the Chairman of the BRC and asked for a meeting about these issues and the Chairman had agreed. The Chairman and members agreed that this matter needed serious, detailed consideration, given its legal and technical complexities. In the interests of fairness, the BRC would not be prepared to receive a formal report and recommendation until the matter had been given the necessary level of exploration.

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

Members asked for the SLA/residents pack to be re-distributed. The Manager of the Barbican Estate Office advised that he would arrange a tour of the Estate for new members and for any longer serving ones, by way of a refresher.

The Town Clerk read out a letter from St Joseph's Hospice, thanking the Barbican Residents for their generosity and help with their Christmas Bazaar. Special thanks were given to Sue Brooks for organising the flyers and posters. Members noted that the Hospice's Summer Fete would be scheduled for June 2013.

The date for the Committee Dinner (5 March) would need to be moved and Members would be advised in the next couple of days.

Finally, Members paid tribute to departing Director of Community and Children's Services, Joy Hollister, who would shortly be taking up a new position at the London Borough of Havering. Members commended Joy for her sterling work and wished her well in the future.

10. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items of urgent business

11. EXCLUSION OF THE PUBLIC

12. NON-PUBLIC MINUTES OF THE PREVIOUS MEETING

This non-public minutes of the Barbican Residential Committee held on 24 September 2012 were approved as a correct record.

13. LIFT MAINTENANCE CONTRACT

Members noted that, in September 2011, the BRC had approved a waiver of Standing Order 53 (3) and Standing Order 52 (8), obviating the need for tenders and permitting the variation of the existing Lift Maintenance Services Contract for a period of 11 months. Officers were commended on a very satisfactory result.

RESOLVED, that:

Subject to the results of Statutory Consultation, the tender, which had been discounted based on a combined price submitted by Guideline Lift Services Ltd, at a value of £226,335.00 per annum, be accepted and the City Solicitor be instructed to draw up a contract for a 5-year term, with the option to extend a further 2 years.

14. ARREARS

This report advised members of the current arrears in respect of tenants and leaseholders on the Barbican Estate and the action being taken with those arrears.

The Chairman and members commented that, proportionally, the level of arrears was very low.

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15. VINCI PARK SERVICES UK LTD - LEASE RENEWAL

RESOLVED, that

- 1. The lease renewal to Vinci Park Services UK Limited be approved, at an increased annual rental of £82,000 per annum (current rental £75,000 per annum) plus VAT from 31 October 2012 until 31 December 2013.**
- 2. The lease be contracted out of S24-28 Landlord & Tenant Act 1954, thus denying the tenant security of tenure. (A rent deposit already held by the City of £12,500 will be carried forward and each party will bear their own legal fees).**

16. DENTAL SURGERY, 1 WALLSIDE LEASE RENEWAL

RESOLVED, that:

1. **A new fifteen year lease be granted to Mr M Fisher for the dental surgery at 1 Wallside, at an initial annual rental of £22,000 per annum exclusive of VAT.**
2. **The lease include provisions for five yearly upward only rent reviews but with the tenant having the option to determine the lease at the end of the fifth year, by giving six months prior written notice to the City and will have the benefit of security of tenure of the Landlord and Tenant Act 1954.**

17. UPDATE ON 2 FANN STREET - CITY SURVEYOR TO BE HEARD

The City Surveyor advised Members of progress, following the evacuation of the former YMCA building. Members noted that the RCC's strong support for residential use (ie private flats) and the income would be split 50/50 between the City Fund and the HRA. Members noted the obligation to provide affordable housing but this would not specifically be on the Barbican Estate. The Barbican Residential Committee would be responsible for the new development, which would form part of the Barbican Estate (within the ward of Aldersgate) and all service charges would be apportioned. Members expressed a view that some of the S106 funding should be used to improve Beech Street Tunnel.

Officers sought approval to seek Counsel's opinion in this matter, given it necessitated a change of use and the GLA would need to satisfy itself that the City of London had followed due process. The cost of this was small in comparison to the income which would be generated by the scheme. Finally, the City Surveyor assured Members that Barbican Residents would be fully consulted at each stage and the BRC would receive a detailed report and recommendation at their meeting in February, or sooner, at a special meeting, if necessary.

RESOLVED, that

Counsel's opinion be sought in the matter of change of use of the former YMCA site at 2 Fann Street to residential use (ie private flats)

18. REPORTS AGREED UNDER URGENCY/DELEGATED DECISION - BEECH GARDENS PROJECT (ISSUE REPORT)

Beech Gardens Project (Barbican Podium Waterproofing)

Members noted that approval had been granted, under delegated authority, to commence work on the expanded pilot area of White Lyon Court and the revised budget of between £37,200 and £54,889 in accordance with the quotations received from the approved contractors.

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

There were no questions

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

There were no items of urgent business.

The meeting ended at Time Not Specified

Chairman

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