

BARBICAN RESIDENTIAL COMMITTEE
Monday, 11 February 2013

Minutes of the meeting of the Barbican Residential Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 11 February 2013 at 1.45 pm

Present

Members:

Deputy John Barker
David Bradshaw
Nicolas Cressey
Deputy Billy Dove
Revd Dr Martin Dudley (Ex-Officio Member)
Kevin Everett
Michael Hudson
Peter Leck
Jeremy Mayhew
Deputy Joyce Nash
Barbara Newman
Chris Punter
Stephen Quilter
John Spanner (Chairman)
Angela Starling
John Tomlinson

Officers:

Roger Adams	-	City Surveyor's Department
Alan Bennetts	-	
Jacquie Campbell	-	
Helen Davinson	-	
Mark Jarvis	-	Head of Finance - Citizen Services, Chamberlains
Mike Kettle	-	
Anne Mason	-	
Mike Saunders	-	
Eddie Stevens	-	Housing Services Director, CCS
Karen Tarbox	-	

1. APOLOGIES

Apologies were received from Deputy Stanley Ginsburg, Gareth Moore and Henrika Priest.

2. MEMBER DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA

David Bradshaw declared an interest in respect of agenda item 7 as he has a car parking space on the Barbican Estate.

3. **MINUTES OF THE PREVIOUS MEETING**

The public minutes and summary of the Barbican Residential Committee (BRC) of 10 December 2012 were approved, subject to a correction on page 3 in that the area at the base Lauderdale (not Shakespeare Tower) was badly lit.

Matters arising

Sub letting - Members noted this was now resolved and was a matter for the Comptroller and City Solicitor.

Concrete testing - a letter had been sent to the Chairmen of the Barbican Association (BA) and Residents Consultation Committee (RCC) answering their queries. The Chairman and Deputy Chairman of the BRC would meet with the Chairmen of the BA and RCC before the report is presented to the June meeting of the BRC. Members asked if they could be sent a copy of the letter.

Asbestos – this was answered in the Update Report on this agenda.

Tour of the Estate – will be arranged after the April Court, with the new composition of Members.

The Chairman advised that he would be changing the running order to take Item 15 first (Fann Street EC2 – Bid Analysis First Stage). After this, the meeting would return to open session to complete the business on the agenda.

4. **UPDATE REPORT**

This report updated members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in November/December 2012. This report also provided updated on other issues on the estate.

5. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

This report updated Members on the Review of the estate-wide implementation of Service Level Agreements for the quarter October to December 2012. The report detailed comments from the House Officers and the Residential Working Party and an on-going action plan for each of the five Service Level Agreements.

6. **PROGRESS OF SALES AND LETTINGS**

This report advised members of the sales and letting which had been approved by officers, under delegated authority, since the last meeting. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

7. **CAR PARK CHARGING**

This report sought to extend the current charging policy for car parking on the Estate for another year, from 24 June 2013, leading to an increase in fees of 2.6%.

RESOLVED, that:

1. All car parking licence fees be subject to review from 24 June 2013 for the following year. (The increase to be calculated by reference to any changes in the RPI published by the Office for National Statistics in September of the preceding year to allow appropriate notice to be given to Barbican residents of any increase in the fee. The RPI published in September 2012 shows an increase of 2.6%).
2. The effect of this from 24 June 2013 will be that:
 - annual residential car parking licences will increase from £1,126 to £1,155;
 - daily car parking charges will increase from £9.20 to £9.44; customers using the automated system will receive an increase from £8.20 to £8.44
 - annual commercial car parking licences will increase from £4,121 to £4,228 (excluding VAT);
 - annual residential motorcycle licences will increase from £210 to £216;
 - administration fees for new car bay licences will increase from £56 to £57;
 - annual fees for electrical mobility scooters will increase from £375 to £385;
 - annual fees for bicycle stores will increase from £79 to £81;
 - purchase price for a car bay on the estate will increase from £8,000 to £8,208;
8. **AUTOMATED PAYMENT SYSTEM FOR TEMPORARY CAR PARKING**

Members noted that the Barbican Estate Office had been looking at efficiencies in delivering the temporary car parking service. This report proposed that an Automated Payment System (credit and debit card payment using text, touch-tone, internet and mobile web technology) be introduced in the car parks. The new service would provide a convenient way to pay for parking. The new system would be an additional customer benefit and is not yet intended to replace the current ticketing/invoicing system.

RESOLVED, that:

1. An automated payment system for temporary parking be introduced, to be reviewed after one year.
2. The service costs for implementing the new payment technology, payable to the service provider, be paid by the Barbican Estate Office, by way of a small service charge for each transaction.
3. The Barbican Estate Office reduce the current daily temporary car parking charge for those customers that use this service by £1 (from £9.20 to £8.20) as an incentive to use the service. (The charge to be reviewed in line with the Car Park Charging Policy – please see Car Park Charging report January/February 2013).

9. **ROOF APPORTIONMENTS FOR BRYER, BUNYAN AND JOHN TRUNDLE COURTS**

This report sought the Committee's approval to the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) in relation to the roof repairs at Bryer, Bunyan and John Trundle Courts.

RESOLVED, that:

1. **The final apportionment of costs for roofing repairs at John Trundle Court be approved; being 70.77% to the City and 29.23% to qualifying Long Leaseholders.**
2. **The final apportionment of costs for roofing repairs at Bryer Court be approved; being 74.44% to the City and 25.56% to qualifying Long Leaseholders.**
3. **The final apportionment of costs for roofing repairs at Bunyan Court be approved; being 71.29% to the City and 28.71% to qualifying Long Leaseholders.**

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

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

12. **EXCLUSION OF THE PUBLIC**
RESOLVED, that:

Under Section 100A of the Local Government Act 1972, the public be excluded from the following items on the grounds that they include the likely disclosure of exempt information, as defined in Part 1, Schedule 12A, Paragraphs 1,2 & 3 of the Local Government Act .

13. **MINUTES**

The non-public minutes of the Barbican Residential Committee of 10 December 2012 were approved.

14. **ARREARS REPORT**

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

RECEIVED

15. **FANN STREET EC2 - BID ANALYSIS FIRST STAGE**

This report presented the first stage of the bid analysis in respect of 2 Fann Street EC2.

The first stage of bid analysis is now presented. The marketing exercise was well received, generating a strong response and interest in 2 Fann Street, EC2 which is presently vacant. 42 bids were received with an unusually wide spread of offers from the predicted use groups. A number of bidders had invested considerable time and effort, presenting high quality submissions.

As anticipated, the marketing response has revealed that there are use types other than hostel that could produce better value, but which would require a change of use. Private residential use is presently indicating the best value, subject to planning permission.

RESOLVED, that:

- (a) Approve a second stage detailed analysis of the top tier private residential bids received for 2 Fann Street, EC2 from Redrow Homes Ltd., United House Developments Ltd., and Hill Residential Ltd., to seek their best and final offers upon suitable terms to be determined by the City Surveyor in consultation with the Comptroller & City Solicitor which are commensurate with the grant of a long lease for a premium payment and that a further report be submitted on the outcome together with letting terms to the preferred party for your approval.
- (b) Agree to a review of Affordable Housing Need to be undertaken by the Department of Community & Children's Services in tandem with the second stage analysis.

Agree to formally declining those bids as indicated on Appendix 2 Matrix that are unlikely to succeed in any circumstances with suitable confirmation to be issued by the City's agent

16. DEPARTMENT OF COMMUNITY AND CHILDREN'S SERVICES - TECHNICAL SERVICES ORGANISATIONAL RESTRUCTURE

Members noted that, following a review of the services provided by Housing's Technical Services department in Dec 2011, a range of service improvement opportunities were identified and a service transformation plan was produced. The implementation of this plan commenced in February 2012.

The current structure is one of a traditional reactive repairs and maintenance service which, whilst having served residents well to date, now needs to adapt its approach to become more focused on proactive asset management; aligning asset development opportunities and preventative maintenance alongside the provision of reactive repairs.

RESOLVED, that

The proposed structure be approved.

The potential for redundancy costs associated with the restructure be noted

17. AFFORDABLE HOUSING

Members noted that the City would be embarking upon an exciting period of affordable housing development which not only helps to meet Housing Revenue Account (HRA) Business Plan and DCCS strategic objectives but also wider corporate strategic objectives for partnership working and investment in neighbouring boroughs.

The report outlines the affordable housing developments that have been completed, that are in progress, and that are potential ones, along with an explanation of the funding. Full details of the individual developments were included in Appendix 1 to the report.

RECIEVED

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

19. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

The meeting ended at Time Not Specified

Chairman

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