

BARBICAN RESIDENTIAL COMMITTEE
Monday, 10 December 2018

**Notes from an INQUORATE meeting of the Barbican Residential Committee
(BRC) held at 11 am at Guildhall**

At 11 am the Chairman proposed, and Members agreed, to open the inquorate meeting and, after agenda item 4, to adjourn it in order to allow Members to have an informal discussion in respect of the remaining agenda items.

The inquorate meeting of the BRC re-convened at 12.20 pm

Present

Members:

Michael Hudson (Chairman)
Susan Pearson (Deputy Chairman)
Randall Anderson
Deputy David Bradshaw
Mary Durcan
Jeremy Mayhew
Barbara Newman
Stephen Quilter

Officers:

| | |
|-----------------|--|
| Paul Murtagh | - Community and Children's Services |
| Michael Bennett | - Community and Children's Services |
| Alan Bennetts | - Comptroller and City Solicitor's Department |
| Michael Bradley | - City Surveyor's Department |
| Helen Davinson | - Community and Children's Services |
| Mark Jarvis | - Chamberlains |
| Anne Mason | - Community and Children's Services |
| Julie Mayer | - Town Clerk's Department |

1. APOLOGIES

Apologies were received from Rehana Ameer, Matthew Bell, Chris Boden, Mark Bostock, Deputy Joyce Nash, Graham Packham, William Pimlott and Deputy John Tomlinson.

Inquorate Meeting Procedure

The Town Clerk reminded Members that, as this was an inquorate meeting; i.e. 4 non-Barbican residents were not in attendance, the notes from this meeting would be recorded, to be approved at the next quorate meeting, and no decisions could be taken.

The Chairman suggested, and Members agreed, that he would open the inquorate meeting, in order to discuss agenda items 1-4, and then adjourn in order to hold an informal discussion on the remaining agenda items. The Chairman exercised his right to hold the informal discussion in public. The Town Clerk advised that the agenda items for decision would need to be taken under urgency; i.e. by the Town Clerk, in consultation with the Chairman and Deputy Chairman of the Barbican Residential Committee (BRC).

The Deputy Chairman, Mrs Susan Pearson, advised that she would be standing down as Deputy Chairman of the Committee, with immediate effect, but would remain as a Member of the Committee. The Town Clerk advised that, until such time as a Deputy Chairman could be elected, the urgent decisions would be taken by the Town Clerk, in consultation with the Chairman and most senior (non-resident) Member of the BRC.

The Town Clerk advised that it would be necessary to call a Special Meeting of the BRC, in February 2019, in order to consider a report in respect of an Electric Vehicle Policy, which could not wait until the next scheduled meeting in March 2019. All Members would be canvassed as to a suitable date for this meeting. The Chairman suggested that Members should also be canvassed on those dates already set for 2019, in order to ensure a quorum for future meetings. The Town Clerk advised that any decisions which were not urgent could be considered by the full Committee in February, rather than under Urgency Provision. The Chamberlain advised that the agenda items in respect of the Revenue and Capital and Service Charge Budgets would need to be taken by the end of the month.

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

There was some discussion about the Motion put to the Court of Common Council on 6th December 2018 in respect of dispensations. The Chairman advised that he was in discussion, with the Chairman of the Standards Committee, about the possibility of a standardised dispensation form for BRC Members. Members noted that the Policy and Resources Committee would be considering a report on Housing Governance at their meeting in January 2019.

A copy of the draft minutes of the RCC's meeting on 3rd December had been emailed to BRC Members and copies had been laid around the table. Members were asked to note, in particular, the comments in respect of items:

- 5 – Revenue and Capital Budget
- 6 – Service Charge Budget
- 8 – Charging Policy for Car Park and stores.

3. MINUTES OF THE PREVIOUS MEETING

The Town Clerk advised that the notes taken at this inquorate meeting would need to be approved at a quorate meeting of the committee, along with the minutes from the June 2018 BRC Meetings and the notes of the last inquorate meeting in September 2018.

Matters arising

The BRC Chairman had approached the Chairman of the Hospitality Working Party in respect of the Barbican's 50-Year Celebrations for an event next Summer at the Museum of London and a photographic exhibition in the Guildhall Yard.

4. BREXIT UPDATE

Members noted that this was a new standing item for all Service Committees. The Assistant Director, Barbican and Property Services, would be assessing the risk associated with those members of staff who might be affected by 'settled status'. Members were asked to note that, whilst the City Corporation had a very good understanding of the demographic of HRA Estates, this was not possible for the Barbican. As Leaseholders, they were not obliged to give City Corporation officers access to their properties and did not have to provide personal information. However, they might be captured if they had tenants who lost their 'settled status'; although it was likely to be very few.

5. REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2018/19 AND ORIGINAL 2019/20 (EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE)

Members noted the RCC's comments on this report, as minuted in their meeting of 3rd December 2018. Members commended the work of the Barbican Association's Sub Groups, in respect of the stores and car parks, and noted that a joint audit with officers was drawing to a close and an occupancy schedule would be available shortly.

There was some discussion on the terminology in respect of 'latest approved budgets' and Members were asked to note that the budget reports were being approved 'for submission', with the final decision of approving the budgets falling within the remit of the Resource Allocation Sub Committee.

Members noted that the decision on this report would need to be taken under urgency. The Chairman and the Chairman of the Finance Committee (also a Members of the BRC) suggested that, in the interest of good governance, the Chamberlain, in consultation with the Chairman of the BRC and Deputy Chairman of the Finance Committee/Barbican Residential Committee (as appropriate) be authorised to revise these budgets to allow for further implications arising from departmental re-organisation and other reviews, including corporate projects. Members agreed with this suggestion.

6. SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2018/19 AND ORIGINAL BUDGET 2019/20

As with item 5 above, Members noted that the decision on this report would need to be taken under urgency. The Chairman of the BRC and the Chairman of the Finance Committee (also a Members of the BRC) suggested that, in the interest of good governance, the Chamberlain, in consultation with the Chairman and Deputy Chairman of the Finance Committee/Barbican Residential Committee (as appropriate) be authorised to revise these budgets to allow for further implications arising from departmental re-organisation and

other reviews, including corporate projects. Members agreed with this suggestion.

7. REPAIRS AND MAINTENANCE TO ROOFS/BALCONIES FOLLOWING WATER PENETRATION: VERBAL UPDATE

Members noted the update provided at the RCC on 3rd December 2018 as set out in their draft minutes.

26. CHARGING POLICY FOR CAR PARKING AND STORES

Members noted that a decision on this report would need to be taken under Urgency or wait until a Special Meeting of the BRC in February 2019. The draft minutes from the RCC's meeting in respect of paragraphs 21-29 in the report were noted, along with an error in recommendation 3 which should read '*available car parking spaces plus (Not less) those that are occupied*' In addition, the recommendation should be in respect of disabled voters and not residents.

The City Solicitor advised that Barbican Leases had been based on right to buy Leases from the 1980s. Therefore, the Leases contained a lot of old fashioned definitions and restrictions, which were difficult to 'shoe horn' into modern practices, and there was no provision within them to allocate free parking to the service charge payers.

The resident Members expressed strong views on the current provision of 5 hours free parking for visitors and trades, as there was no access to on or off-street parking for Barbican residents and the City's car parks could be very expensive. Furthermore, the Barbican had a number of unoccupied parking bays. Officers were not sure when the 5 free hours had come into force but residents believed it to be part of their original leases, albeit without the charges being specified. Members were reminded that Golden Lane had just 2 hours of free parking. Offices also advised that the City recovered just half of the cost of providing free parking.

Members noted that the recommendations in this report could be taken at a Special Meeting, to be scheduled for February 2019. In respect of commissioning an external consultant to verify the time recording for the Estate Concierge, the RCC expressed a view that this might compromise the good relationship between concierges and residents and therefore RCC Members had agreed not to recommend the commissioning of an external report.

In the interim, as suggested by the Working Party, all leaseholders would be balloted in respect of the Estate Concierge, parcel and key services and allocations to the service charge, and reducing the 5 free hours parking to 2. Officers agreed to consult the Car Park Charges Working Party in drafting a letter introducing the ballot. Members noted from the RCC's draft Minutes that the residents had strongly resisted a reduction in the free period of visitor car parking and it was an amenity which they valued.

9. **LANDLORD'S APPROVAL PROCESS - SIX-MONTH REVIEW**
A report for information.
10. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW JULY - SEPTEMBER 2018**
A report for information.
11. **PROGRESS OF SALES & LETTINGS**
A report for information.
12. **BARBICAN ARREARS**
Members noted that items 12 and 13 in respect of residential and commercial arrears (both for information) had non-public appendices and any discussion thereon would need to be in the closed part of this inquorate meeting.
13. **BARBICAN COMMERCIAL ARREARS**
A report for information.
14. **UPDATE REPORT**
The Assistant Director, Barbican, Housing and Property Services, advised that the next meeting of the RCC and BRC would receive a detailed report and action plan in respect of fire safety and noted that the RCC had received an update at its meeting on 3rd December, as set out in the draft minutes.
15. **ACTION TAKEN SINCE THE LAST MEETING OF THE COMMITTEE UNDER URGENCY**
This would need to be noted formally at a quorate meeting.
16. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were none.
17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items.
18. **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 on the grounds that they include the likely disclosure of exempt information, as defined in Part 1 of Schedule 12(A) of the Local Government Act.

There were 9 non-public items and those for decision would be taken forward under urgency.

| Agenda items | paragraph nos |
|--------------|---------------|
| 20 - 22 | 3 |
| 23 - 26 | 1, 2 & 3 |

19. **MINUTES OF THE PREVIOUS MEETING**
The non-public minutes of the meeting held on 4 June 2018 would need to be approved at the next quorate meeting of the Committee.
20. **MINUTES OF THE CAR PARK CHARGES WORKING PARTY**
Members noted that the content of the Working Party Minutes were largely reflected in the report at Agenda Item 8.
21. **HOUSING AND BARBICAN RESPONSIVE REPAIRS, MAINTENANCE AND VOIDS SERVICE**
A report for information.
22. **HOUSING MANAGEMENT SYSTEM UPGRADE**
A report for information. Members noted that the next 'gateway' report would have more up to date figures.
23. **BARBICAN ARREARS**
An appendix in respect of item 12.
24. **BARBICAN COMMERCIAL ARREARS**
An Appendix in respect of item 13.
25. **LEASE RENEWAL**
To be considered under urgency.
26. **LEASE RENEWAL**
Members suggested an amendment to the recommendations, before this renewal went forward under urgency.
27. **ACTION TAKEN SINCE THE LAST MEETING OF THE COMMITTEE UNDER URGENCY**
To be noted formally at the next quorate meeting.
28. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no questions
29. **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 1pm

Chairman

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