

<b>Committee:</b>	<b>Date(s):</b>
Residents' Consultation Committee	<b>04 March 2019</b>
Barbican Residential Committee	<b>18 March 2019</b>
<b>Subject:</b> Update Report	<b>For Information</b>
<b>Report of:</b> Director of Community and Children's Services	<b>Public</b>

### **Summary**

#### **Barbican Estate Office**

1. Blake Tower (formally the YMCA) Service Charge related issues
2. Agenda Plan

#### **Property Services – see appendix 1**

3. Redecorations
4. Public lift availability
5. Concrete Repairs
6. Vision Fibre Media (VFM) Contract for TV and Broadband Services
7. What's gone well

**Recommendation:** that the contents of this report be noted.

### **Main Report**

#### **Background**

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in December 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 (no change from previous update).

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 <b>(from September 2019)</b> .
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, ASSA keys could be retro-fitted as has been the case with Frobisher Crescent. The cost of fitting an ASSA lock at one or more of the entrances to Blake Tower would be a cost borne by the leaseholders of the Tower. Following handover to the BEO, the City will discuss options for this with the leaseholders.
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.

**Agenda Plan** - the table below includes a list of pending committee reports:

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	10 June	17 June
Service Level Agreement Review	Michael Bennett		
Car Park Charging Policy	Michael Bennett		
Fire Safety Update	Paul Murtagh		
Progress of Sales & Lettings	Anne Mason		
Arrears Report ( <b>BRC Only</b> )	Anne Mason		
Working Party Updates ( <b>deadline 28 May RCC Only</b> ) <ul style="list-style-type: none"> <li>Gardens Advisory</li> <li>Asset Maintenance</li> <li>Background Underfloor Heating</li> <li>Leaseholder Service Charge</li> <li>Electric Vehicle Charging</li> </ul>	Helen Davinson Mike Saunders Mike Saunders Anne Mason Michael Bennett		
Update Report ( <b>deadline 28 May</b> ): <ul style="list-style-type: none"> <li>Main update - Blake Tower service charge related issues/Agenda Plan 2019</li> <li>Property Services Update (Appendix 1)</li> </ul>	Michael Bennett		
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	2 Sept	16 Sept
Service Level Agreement Review	Michael Bennett		
2018/19 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2018/19 Revenue Outturn for the Dwellings Service Charge Account including Reconciliation between the closed accounts and the final service charge	Chamberlains		
Stock Condition Surveys	Mike Saunders		

Relationship of BRC Outturn Report to Service Charge Schedules – <b>RCC Only</b>	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report ( <b>BRC Only</b> )	Anne Mason		
Working Party Updates ( <b>deadline 19 August RCC Only</b> ) <ul style="list-style-type: none"> <li>Gardens Advisory</li> <li>Asset Maintenance</li> <li>Background Underfloor Heating</li> <li>Leaseholder Service Charge</li> <li>Electric Vehicle Charging</li> </ul>	Helen Davinson Mike Saunders Mike Saunders Anne Mason Michael Bennett		
Update Report ( <b>deadline 19 August</b> ): <ul style="list-style-type: none"> <li>Main update - Blake Tower service charge related issues/Agenda Plan 2019</li> <li>Property Services Update (Appendix 1)</li> </ul>	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	2 Dec	16 Dec
Service Level Agreement Review	Michael Bennett		
Service Charge Expenditure & Income Account - Original Budget 2019/20 & Original Budget 2020/21	Chamberlains		
Revenue & Capital Budgets – Original Budget 2019/20 and Original 2020/21 - Excluding dwellings service charge income & expenditure	Chamberlains		
Progress of Sales & Lettings	Anne Mason		
Arrears Report ( <b>BRC Only</b> )	Anne Mason		
Commercial Arrears ( <b>BRC Only</b> )	Helen Davinson		
Working Party Updates inc. “Review of Terms of Reference” for RCC AGM in January ( <b>deadline 18 November RCC Only</b> ) <ul style="list-style-type: none"> <li>Gardens Advisory</li> <li>Asset Maintenance</li> </ul>			

<ul style="list-style-type: none"> <li>• Background Underfloor Heating</li> <li>• Leaseholder Service Charge</li> <li>• Electric Vehicle Charging</li> </ul>	Helen Davinson Mike Saunders Mike Saunders Anne Mason Michael Bennett		
Update Report ( <b>deadline 18 November</b> ): <ul style="list-style-type: none"> <li>• Main update - Blake Tower service charge related issues/Agenda Plan 2020</li> <li>• Property Services Update (<b>Appendix 1</b>)</li> </ul>	Michael Bennett		

### **Background Papers:**

Minutes of Residents' Consultation Committee 03 December 2018.  
Reports to the Barbican Residential Committee 10 December 2018.

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