

BARBICAN RESIDENTIAL COMMITTEE
Monday, 18 March 2019

Minutes of the meeting held at Guildhall at 1.45 pm

Present

Members:

Michael Hudson (Chairman)
Rehana Ameer
Randall Anderson
Adrian Bastow
Mark Bostock
Deputy David Bradshaw
Mary Durcan
Susan Pearson
William Pimlott
Stephen Quilter
Deputy John Tomlinson
James Tumbridge

Officers:

Paul Murtagh	- Assistant Director, Barbican and Property Services, Community and Children's Services
Alan Bennetts	- Comptroller and City Solicitor's
Julie Mayer	- Town Clerk's Department
Barry Ashton	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mike Saunders	- Community and Children's Services

1. APOLOGIES

Apologies were received from Graham Packham, Jeremy Mayhew and Mark Wheatley.

Before commencing the business on the agenda, the Chairman and Members welcomed Adrian Bastow (Resident Member for Aldersgate) to the Committee and asked for their thanks to on record to Deputy Mrs Joyce Nash (also a Member for Aldersgate) who had stepped down, having served on the Barbican Residential Committee since its inception.

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

The following resident Members of the Barbican Residential Committee – Mark Bostock, Mary Durcan, Barbara Newman, David Bradshaw, Randall Anderson, John Tomlinson and Adrian Bastow had applied for and been granted a dispensation under the Localism Act 2011, allowing them to speak only on general housing matters including, on this occasion, parking spaces and private

storage spaces, except where that disclosable pecuniary interest would be directly and materially impacted by the matter to be determined.

The Town Clerk advised that the wider provisions of the dispensation applications would be considered at a meeting of the Dispensations Sub (Standards) Committee on 1 April 2019, which would fully consider any appropriate extension to the dispensations granted for that day's meeting; insofar as they requested speaking (and in one case voting) rights on all matters relating to the Barbican residential estate, except where that disclosable pecuniary interest would be directly and materially impacted by the matter to be determined.

Members also noted that there was an issue around the interpretation of "*all matters relating to the Barbican Estate*" and whether it included the car parks and the baggage stores, or whether separate applications would need to be made. There were currently varying views on the matter and they too would be the subject of further discussion at the Dispensations Sub Committee. Members also noted that, where a standing dispensation had been granted for the remainder of their terms of office, as was the case with Mr Anderson and Mr Quilter, they would remain and had not been superseded by the new Dispensations Policy which came into effect on 1 March 2019.

3. TO ELECT A DEPUTY CHAIRMAN IN ACCORDANCE WITH STANDING ORDER 30

Members elected a Deputy Chairman in accordance with Standing Order 30.

RESOLVED, That - being the only Member willing to serve, Mr Mark Wheatley was elected as Deputy Chairman for the Barbican Residential Committee for the remainder of 2018/19.

The Town Clerk agreed to confirm the voting rights for resident and non-resident Members, in the event of a future ballots for the positions of Chairman and Deputy Chairman. Members were reminded that only non-resident Members could stand for the position of Chairman or Deputy Chairman.

4. MINUTES OF THE PREVIOUS MEETING

RESOLVED, that – the public minutes and non-public summary of the Special Meeting of the BRC held on 31 January 2019 be approved.

Matters arising

Members noted the decision of the Policy and Resources Committee to revisit Housing Governance in about six months' time, to give the new Dispensations Policy time to bed-in and to give the BRC the opportunity to recruit more non-resident Members. The Chairman stressed that any decision to reduce the number of resident Members on the BRC would be subject to full consultation with residents.

5. **DRAFT MINUTES OF THE BARBICAN ESTATE RESIDENTIAL COMMITTEE (RCC)**

Members received the draft minutes of the Barbican Residents Consultation Committee (RCC) held on 4th March 2019.

6. **UPDATE REPORT**

Members received the Director of Community and Children's Services update report. There was some discussion about the Barbican Estate's take-over of Blake Tower in September 2019. Members noted that the defects liability period had expired and any remaining issues would fall under the warranty. The Assistant Director advised that he was working with the City Surveyor and the Contractor to manage this. Members noted that September was an absolute undertaking for the City to take over the Management of Blake Tower but there were still issues to be resolved. The Chairman had asked for a full briefing and to be sighted on the Contract, which was available to other BRC Members on request.

Given the lessons learnt from the Frobisher Crescent development, Members asked for their concerns to be noted to the responsible department. The City Solicitor explained that the City retained its right to enforce a breach of contract, should it become necessary, and any costs should not fall on the residents.

Whilst Members noted that the lift performance for the Speed House Moor Lane/Silk Street Public Lift fell outside the BRC's remit, the Chairman had chased progress and Members noted that work had commenced in February and is expected to finish in July.

RESOLVED, that – the report be noted.

7. **ELECTRIC VEHICLE CHARGING POLICY**

Members considered a report of the Director of Community and Children's Services in respect of the Electric Vehicle Charging Policy, which Members had first considered at the Special Meeting of the BRC on 31 January 2019. Members noted that, in order to simplify both this and future decision making; there were three separate car parking reports on this agenda, at items 7, 8 and 9.

Members noted that that the installation of current units and associated costs had been funded by the Low Emission Neighbourhood (LEN) Funding, which would end at the end of March 2019. Members were also pleased to note that the project had been delivered on time, for implementation on 1 April 2019, and that cards and keys had been issued to users.

During questions, Members noted that it had been made very clear to EV users that the free period would end on 31 March 2019. The RCC had also supported the report when they considered it at their AGM in January 2019. Officers advised that charges had been based on typical, average uses across similar installations and that the consultants had interviewed users. The City Solicitor reminded Members that pricing reviews fell within the BRC's Terms of Reference and the Working Party would continue to review the project.

RESOLVED, that:

1. The EV Charging users' quarterly charge of £25 cease when individual charging is implemented on 1st April 2019 and, from this point forward, EV Charging users would pay only for the electricity they use.
2. With effect from 1st April 2019, EV Charging users be directly billed per kWh of electricity at 25p/kW (14p/kW domestic rate + 11p management levy/kW)
3. All EV Charging users be assigned a dedicated EV bay, in line with the Car Parking Licence.
4. Officers progress the additional LEN funding of £17,000 to provide Breton House car park with charging facilities and connections via Smart Technology.
5. Officers continue to update the Electrical Vehicle Working Party (EVWP), which will carry out a review in respect of usage and the pricing structure and report back to the BRC in September 2019.

8. **CHARGING POLICY FOR DISABLED CAR PARK USERS**

Members considered a report of the Director of Community and Children's Services in respect of a Policy for Disabled Car Park users, for which the BRC had agreed a policy in June 2018.

Members noted that, since publication of the report and agenda, further spaces had been surrendered due to costs and the records would be maintained for scrutiny by the Car Park Charges Working Party. The Working Party was scheduled to meet on 2nd April and the May/June meetings of the RCC/BRC would receive a further report.

RESOLVED, that:

1. Option 2 as set out in the report be approved; i.e. a CPI increase on the approved car parking bay charges in line with the annual review of charges in June 2019; and
2. A concession of two hours free parking for disabled persons (blue or red badge holders) on the Ward Lists, visiting Wardmotes in Cripplegate and Aldersgate and by prior arrangement with the Barbican Estate Office.

9. **POLICY FOR MISCELLANEOUS CAR PARK CHARGES**

Members considered a report of the Director of Community and Children's Services in respect of proposed policy for miscellaneous car park charges. Members noted that there had been no change to the current five hour free parking period for residents' visitors.

RESOLVED, that:

1. A policy based on CPI be approved, to be reviewed annually in line with Car Parking Charging.
2. The other charges listed below be increased by CPI (for May 2018 and May 2019), to take effect from September 2019:
 - a. Temporary Car Parking
 - b. Motorcycle Licences
 - c. Bicycle pods
 - d. Bicycle lockers
3. The long-term car bay agreements be updated, so that the service charge is calculated as the estimated cost of services for car parking and stores in the car parks, divided by the number of available car parking spaces, plus those car parking spaces occupied by residents' stores.

10. BARBICAN ESTATE REDECORATIONS PROGRAMME 2020/25 - GATEWAY 3/4 OPTIONS APPRAISAL

Members considered a report of the Director of Community and Children's Services in respect of the Barbican Estate Redecorations Programme and noted that the RCC had favoured option 2, as set out in the report.

Members noted an error in the report in that the standard of materials should be specified at the outset. There was some discussion on the quality of paint used, which must be compliant with Listed Building regulations. Officers explained that price was also considered and Members suggested that the specification should state either the product currently in use or another of an equivalent international standard.

RESOLVED, that -

1. Option 2 as set out in the report be approved (i.e. to build upon the previous successful approach by procuring a single contractor for a 5-year programme of works) for proceeding to Procurement and Gateway 5.
2. The Project Scope be expanded to include the internal redecoration of those six blocks removed from the expiring redecoration contract, due to the on-going uncertainty regarding the need to replace internal fire doors.
3. An additional budget of £3,000 to reach the next Gateway be approved.
4. The estimated total project budget of £3,037,500 - £3,375,000 be noted.

11. REPAIRS AND MAINTENANCE TO ROOFS/BALCONIES FOLLOWING WATER PENETRATION

Members received a report of the Director of Community and Children's Services in respect of progress made by the Roofs Working Party, which comprised of residents experienced in this matter, the Assistant Director and

two other officers. Member were reminded that when the issue of the City's failure to manage and maintain roof warranties had come to light, Members had been very critical but also accepted that this failure pre-dated the current Assistant Director and his team. The Chairman advised that earlier reports were available for the newer Members of the BRC, on request.

The Assistant Director advised that the next cycle of the RCC/BRC meetings in May and June would receive a further report, setting out an estimate on the lifecycle and cost of the future re-roofing works, including any financial implications on the warranties. The Assistant Director confirmed that residents were no worse off as a result of the City's historic failure in the maintenance of warranties and the next report would demonstrate this. Members also noted that, generally, flat roofs were problematic but some Barbican roofs were in a good condition and, in some cases, the water penetration damage had not been caused by roof failure.

RESOLVED, that – the report be noted.

12. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW: OCTOBER - DECEMBER 2018

Members received a report of the Director of Community and Children's Services in respect of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Indicators (KPIs) for the quarter October – December 2018.

- In respect of lighting issues on the podium - the Chairman advised that he had taken this up with the Director of the Built Environment and Members noted that the Barbican Security Committee had also chased progress.
- In respect of Garden Waste – Members noted that the Department of Open Spaces were moving the waste bags more frequently. Officers agreed to investigate residents' complaints about the garden waste bags being of an inadequate size.

RESOLVED, that – the report be noted.

13. PROGRESS OF SALES AND LETTINGS

Members received a report of the Director of Community and Children's Services in respect of sales and lettings, approved under delegated authority, since the last meeting of the Committee.

RESOLVED, that – the report be noted.

14. BARBICAN ARREARS

Members received a received a report of the Director of Community and Children's Services in respect of arrears, which had a detailed appendix at item 19 on the non-public agenda.

RESOLVED, That – the report be noted.

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

In response to a question on the current level of resourcing at the Estate Office, Members noted that this had also been discussed at the RCC on 4 March 2019. The Director advised that a restructure of the Estate Office had started two years ago and some delays had occurred as a result of the time taken to negotiate job evaluations; which were essential for offering competitive salaries. Members noted that the job evaluation procedure had recently been amended to make them more simplistic; the more recent evaluations were being processed quicker and the backlogs were being cleared. However, following Grenfell, a further restructure (of the ongoing restructure) had been required and, whilst some good progress had been made, there was still some work to do, including obtaining relevant approvals, before it could be completed.

The Assistant Director offered to follow up on the budget carry forwards being used to fund the entrance to the Wildlife Garden.

There was a request as to whether residents could receive text notifications of their parcel deliveries, if this was preferable to the current arrangement for dropping pink cards through letter boxes. Members were reminded that the concierges handled over 100,000 parcels a year and the pink card system had been working very well since its introduction many years ago and had been reviewed by the RCC's Parcel Delivery Working Party in 2016. There was a general agreement that, in the first instant, this suggestion should go back to the RCC. In the interim, officers agreed to investigate whether sending text messages would be feasible and if there were any additional cost implications.

16. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

17. 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 item(s) on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12 (A) of the Local Government Act.

Item no	Para no
18	1,2 & 3
19	1&2
21,22	-

18. NON-PUBLIC MINUTES

RESOLVED, that – the non-public Special Meeting of the BRC held on 31 January 2019 be approved.

19. BARBICAN ARREARS

Members received a non-public appendix in respect of agenda item 14.

20. RESIDENTIAL RENT REVIEW

Members considered a report of the Director of Community and Children's Services which sought approval for increases in residential properties on the Barbican Estate, let under City of London Corporation Tenancies. In response to a question about the increase in the rental for studio flats, Members noted that there had been a disparity with the market rates and therefore the past three uplifts had sought to address this, resulting in the percentage increase set out below. Members also noted that the Estate office had worked with local, reputable agents over a number of years in order to gain reliable comparisons.

RESOLVED, that the following rent increases over the 2018 rental levels, effective for all tenants renewing their leases from 1 July 2019 to 30 June 2020, be approved as follows:

1. Studio flats 0.41%
2. 1 bedroom flats 2.19%
3. 2 bedroom flats 2.05%
4. 3 / 4 bedroom flats 0.96%

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

There were no questions.

22. 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 3.40 pm

Chairman

Contact Officer: Julie Mayer
tel.no.: 020 7332 1410
Julie.Mayer@cityoflondon.gov.uk