

Committee:	Date(s):
Residents' Consultation Committee	30 November 2022
Barbican Residential Committee	9 December 2022
Subject: Update Report	For information
Report of: Director of Community and Children's Services	Public
Summary	
Barbican Estate Office	
<ol style="list-style-type: none"> 1. Agenda Plan 2. Service Charge Options 3. Service Charge Account 2022/23. An update on the repairs position 6 months into the financial year 	
Property Services – see appendix 1	
<ol style="list-style-type: none"> 4. Public lift Availability 5. Redecorations 6. Window Frame Survey 	
Recommendations that the contents of this report are noted.	

Background

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in January 2022. This report also provides updates on other issues on the Estate.

1. Agenda Plan

The table below includes a list of pending committee reports in 2023:

Residents' Consultation Committee & Barbican Residential Committee

Report Title	Officer	RCC Meeting Date	BRC Meeting Date
"You Said; We Did" Actions (Separate list for RCC & BRC)	BEO		20 March
Outcomes and Actions Plans from Resident Survey	BEO		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Residential Rent Review (BRC Only – Non- Public)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> • Gardens Advisory • Asset Maintenance • Background Underfloor Heating • Leaseholder Service Charge • Electric Vehicle • SLA 	Working Parties		
Update Report: <ul style="list-style-type: none"> • Main update - Agenda Plan 2023 • Property Services Update (Appendix 1) 	BEO		
"You Said; We Did" Actions (Separate list for RCC & BRC)	BEO		19 June
Car Park Charging Policy	BEO		
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> • Gardens Advisory • Asset Maintenance • Background Underfloor Heating • Leaseholder Service Charge • Electric Vehicle • SLA 	Working Parties		

Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2023 Property Services Update (Appendix 1) 	BEO		
“You Said; We Did” Actions (Separate list for RCC & BRC)	BEO		11 Sept
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
2022/3 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> Gardens Advisory Asset Maintenance Background Underfloor Heating Leaseholder Service Charge Electric Vehicle 	Working Parties		
Update Report: <ul style="list-style-type: none"> Main update - Agenda Plan 2023 Property Services Update (Appendix 1) 	BEO		
“You Said; We Did” Actions (Separate list for RCC & BRC)	BEO		11 Dec
Fire Safety Update	Paul Murtagh		
Blake Tower - Oral Update	Paul Murtagh		
Service Charge Expenditure & Income Account - Original Budget 2023/24 & Original Budget 2024/25	Chamberlains		
Revenue & Capital Budgets – Original Budget 2023/24 and Original 2024/25 - Excluding dwellings service charge income & expenditure	Chamberlains		
Progress of Sales & Lettings	Anne Mason		

Arrears Report (BRC Only)	Anne Mason		
Annual Resident Survey	BEO		
Working Party Updates (RCC Only) <ul style="list-style-type: none"> • Gardens Advisory • Asset Maintenance • Background Underfloor Heating • Leaseholder Service Charge • Electric Vehicle • SLA 	Working Parties		
Update Report: <ul style="list-style-type: none"> • Main update - Agenda Plan 2023 • Property Services Update (Appendix 1) 	BEO		

2. Service Charge Options

The terms of the Barbican lease allow you to apply for a loan to spread the cost of “major items” over a ten-year period paying interest over the payment period at the standard national variable rate. A major item in this instance defined as any repair work carried out within the same financial year and which costs at least 2.5% of the market value of your home. The loan is available to any leaseholder, regardless of whether they live at the property or not, but they must not be in arrears with their service charges or be in breach or the lease in any other way.

Mandatory Right to a Loan

Leaseholders who have bought their home under Right to Buy legislation in the last ten years, and their successors, are statutorily entitled to a loan of between £3,053.00* and £40,708.00* for major works or repairs where the service charge exceeds £1,018.00* the loan is for up to ten years. The total service charge repairs cost to the leaseholder for the relevant year (including any estimated costs) must be more than £1,018.00* and you must apply for the loan within six weeks of the date of the service charge demand. Any loan offer made must be accepted within four weeks. Interest is payable at the standard national variable rate. The loan can be for any amount however the first £3,053.00* of the service charge demand must be met by you. *The thresholds in the regulations are adjusted by increases in the Retail Price Index for the preceding year. Revised limits are published in January each year. You must provide us with details of any existing mortgage or charge on your property. The loan is

secured by way of a mortgage on your home. A statutory administrative fee of £150.00 is charged and may be added to the loan if you wish.

Discretionary Loans

In addition to the mandatory scheme outlined above, the Corporation may be prepared to extend the scheme on a discretionary basis to long lessees where the original lease was granted over ten years ago.

Substantially the same provisions will apply to the Discretionary Scheme as those outlined above for the Mandatory Scheme.

Discretionary loans may not be available to a lessee who is not in good standing (i.e. one who at the time of application is not complying with substantive terms of his/her Lease).

The Corporation will apply normal commercial criteria when considering loans under the Discretionary Scheme and the scheme may be withdrawn at any time.

It may be that leaseholders can arrange loans on more favourable terms from other sources.

3. Service Charge Account 2022/23

The estimates for a financial year are finalised in May of that year. The Service Charge is billed quarterly in arrears so your first “bill” for a financial year is June 25th. Once the estimates are set, they cannot be changed or amended mid-year. Clearly the financial situation can change in a year and potentially leaving leaseholders with a large balancing charge in September, as happened this year in a number of blocks. As agreed with the leasehold Service Charge Working Party, all residents will have received a letter with an updated picture of where we are with repairs to budget at the halfway mark of 2022/23. (Energy costs are still unknown at this time) This will hopefully give residents the foresight of any likely balancing charges in next September.

Please see Appendix 2 for a summary of this information.

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