Car Park Charging Working Party

Monday 4th September 2023

Attendees:

Anne Corbett - Member

Jim Durcan – Barbican resident

Alderman Christopher Makin – Barbican resident

Rosalind Ugwu – Interim head of the Barbican Estate

Anne Mason – Service Charge and Revenue Manager

Julie Fittock – Senior Principal Surveyor , Corporate Property Group, City Surveyor's Department

Apologies – Rodney Jagelman – Barbican resident

1 **Election** – Chair and Deputy Chair

Chair – Anne Corbett

Deputy Chair – Jim Durcan

2 Agreed that the **terms of reference** would remain as per the committee meeting dated Thursday 20th July 2017. (Page 1) RU to arrange for them to be retyped.

3 It was agreed that the **Report to June's RCC** required further research and additional data:

JD discussed a requirement to provide further data on charges, income, and deficit, with trend analysis on car park usage over the last 10 years to understand the impact of diminishing returns. Also, comparative costs for City of London car parks e.g., Golden Lane, London Wall, and Smithfield. (AM & RU). What statistics can we access to better understand the impact on our projections regarding general car ownership, Ulez and congestion charge?

CM suggested that a smaller group would be convened for forensic analysis of the data (TBC)

JF recommended contacting Ken Stone who manages Col public car parks. However, JF did point out increased parking conflicted with COL's environmental strategy to encourage the use of public transport.

Car Park usage:

Clarification required on the tenure of bays as many bays are used for purposes other than residential licences including contractor, Metwin- RU to investigate how the bays and workshop are being charged for within the contract and investigate the implications if charges raised.

AC requested that a full audit was completed and reported by categories (Stores and CP bays) Data should also be used to provide projections on usage, with calculations conducted against reduced charges e.g., Barbican residents have moved to other local CP including London wall could be attracted back if charges are reduced or held. (AM)

Local developments (and policy decisions)

- Corporate user – let on long lease agreement.
- Roman house – No car parking
- Golden Lane – 66 flats a new development known as City of London Primary Academy Islington (COLPAI)
- **Opportunities:**

Current situation is not sustainable due to the 12% TOM, maintenance of the car parks has been reduced. There is now a need to explore different operating models – cost benefit analysis.

More flats and so more storage requirements

London Wall, Golden Lane, and Smithfield do not have 24 hr cover, EV parking (can this be expanded) or the Car Parking Attendants (CPAs).

Amazon Hubs and more have previously been reported on and rejected. SJ & RU to review previous reports to bring to next meeting for discussion – details of the objections to be provided. AM explained the following: residents do not like unknown persons using the car parks for security reasons.

Areas of under used could be sectioned off for commercial usage, Guildhall Girls school search for additional space (RU to report back when a meeting has been organised with the John Hall, Bursar and Michael Gwyther-Jones: Head of new developments)

Investigate the car park usage – Barbican Arts centre.

RU to provide information on Golden Lane charges and availability – consider offering spaces to Golden Lane residents (Advertise)

RU to contact the Corporate user who are seeking further car parking spaces in the Barbican. Report back to the WP on the potential income.

Electric Vehicles (including mobility scooters)– Transferred to and reinstate the EVWP. RU to contact Ted Reilly, SJ is the lead (RU to provide information on number of residents requiring a service and current facilities)

Action points:

Provide details of and review current Charging Policy - (AM)

Accounts and projections for last 10 years (AM)

Current usage audit and provide data to include a breakdown on CP stores, Purpose-built stores, Car parking and Tenure. (SJ & RU)

Car park charges for local car parks –London Wall, Smithfield, Golden Lane, Barbican Arts (RU)

Walkabout – to understand the layout, location of CPA boxes and areas currently with low usage (JD, AC, CM & SJ)

Corporate user Meeting – RU & SJ

Understand the value residents place on the CPAs – concierge and security. Can the additional non- landlord functions be quantified. Important for the future CPA review.

Post meeting updates:

Jim Durcan, Christopher Makin (Alderman), Anne Corbett conducted a comprehensive tour of the car parks, and spoke to several CPAs on 15/09/2023

Since the meeting there has been a request from working party members for additional information as follows and provided on 18th October 2023:

1. The total number of CPAs on City contracts
2. The total number of agency staff and number of years in post
3. CPA job description
4. CPA salary range with and without on-costs
5. CPA sickness management policy
6. Income from all sources and expenditure over the last 5 years
7. Amount paid by Corporate user for management per annum.
8. Individual yearly management charge for residents who have bought a space.
9. Amount paid by the school for its delivery service access.
10. Progress re the Deutshe Bank contract negotiations – we have agreed the additional 12 parking bays, agreement on charges and lease agreement is pending.
11. Income and expenditure for the storage units which are underneath the Barbican blocks – again 5 years.

The following items remain outstanding:
Income and expenditure for the storage units which are in the car parks – 5 years – issues identified with accuracy of reporting.
CPA safe working practice guidelines _ Steven Johnson to send under separate cover.
Management fees/charge for the car park members of staff and physical space – CP charges are not as per request AM to update at the next meeting.
Confirmation of arrangements for income from Corporate user licence agreement.