

**BARBICAN RESIDENTIAL COMMITTEE**  
**Monday, 11 February 2013**

Minutes of the meeting of the Barbican Residential Committee held Guildhall  
on Monday, 11 February 2013 at 1.45 pm

**Present**

**Members:**

John Spanner (Chairman)\*  
Deputy John Barker  
David Bradshaw  
Nicolas Cressey\*  
Deputy Billy Dove\*  
Kevin Everett  
Michael Hudson\*  
Peter Leck  
Jeremy Mayhew\*  
Deputy Joyce Nash  
Barbara Newman  
Chris Punter  
Stephen Quilter  
Angela Starling  
John Tomlinson  
Revd Dr Martin Dudley (Ex-Officio Member)

*\*indicates non-resident Member*

**Officers:**

Roger Adams	- City Surveyor's Department
Mark Jarvis	- Chamberlains
Alan Bennetts	- Comptroller and City Solicitor's
Deborah Cluett	- Comptroller and City Solicitor's
Jacquie Campbell	- Community and Children's Services
Helen Davinson	- Community and Children's Services
Mike Kettle	- Community and Children's Services
Anne Mason	- Community and Children's Services
Mike Saunders	- Community and Children's Services
Eddie Stevens	- Community and Children's Services
Karen Tarbox	- Community and Children's Services
Barry Ashton	- Community and Children's Services

**1. APOLOGIES**

Apologies were received from Deputy Stanley Ginsburg, Gareth Moore and Henrika Priest.

2. **MEMBER DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THIS AGENDA**

David Bradshaw declared an interest in respect of agenda item 7 by virtue of having a car parking space on the Barbican Estate. Mr Bradshaw abstained from the vote on this item.

In respect of Agenda Item 15 (2 Fann Street) the City Solicitor advised Members that they were being asked to make a judgement on behalf of the City, as Freeholder. Members who also served on the Planning Committee were assured that this would not suggest a pre-determination.

3. **MINUTES OF THE PREVIOUS MEETING**

The public minutes and summary of the Barbican Residential Committee (BRC) of 10 December 2012 were approved, subject to a correction on page 3 in that the area at the base Lauderdale (not Shakespeare Tower) was badly lit.

**Matters arising**

**Sub letting** - Members noted this had been resolved and was a matter for the Comptroller and City Solicitor.

**Concrete testing** - a letter had been sent to the Chairmen of the Barbican Association (BA) and Residents Consultation Committee (RCC) in response to their queries. The Chairman and Deputy Chairman of the BRC would meet with the Chairmen of the BA and RCC, before a report is presented to the June meeting of the BRC. Members asked if they could be sent a copy of this letter. Members noted that residents would also be receiving a letter this week about preparatory works to the rusting.

**Asbestos** – Members noted that there was asbestos in some of the cupboards but not all and there were no planned works. The next BRC meeting would receive a detailed update.

**Tour of the Estate** – This would be arranged after the April Court, to include the new composition of Members.

*The Chairman advised that he would be changing the running order to take Item 15 first (Fann Street EC2 – Bid Analysis First Stage). After this, the meeting would return to open session to complete the business on the agenda.*

4. **UPDATE REPORT**

This report updated Members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in November/December 2012. This report also provided updates on other issues on the estate.

**St Giles' Terrace**

Members noted that the RCC had expressed some general concerns about this area. Officers provided the following updates:

- At their next meeting in March, the Barbican Occupiers' User Group would raise the parking issue. The estate office would also investigate further with the Girls' School and the Church.
- The seating on the terrace was complete and the covers would be removed by the end of March 2013.
- On the walkway, the soft-landscaping had now been removed and a Member asked if hoardings would also be removed shortly? If not, could more attractive hoardings be considered?

A report on the **Baggage Stores** would be presented to the Projects Sub Committee on 12 February 2013.

Members were pleased to note that **invoice performance** had improved considerably.

#### **Car parking bays – Breton House (Commercial Parking Contracts)**

The officer explained that the contract with Deutsche Bank had been dependent on access to Staircase 64. Members were assured that it was used by the Bank's senior management only and that all other areas of the block and estate could not be accessed.

#### **Beech Gardens – Drop in Sessions**

Members commended Karen Tarbox for these helpful sessions but noted that attendance at the evening sessions had been disappointing. Officers would therefore try holding the sessions later in the evenings, which might be more convenient for workers. A Member suggested that it might be prudent to cease them, should attendance remained low.

The time frame for VFM response to the RCC working party suggested SLAs for the **TV Network** had been extended to 1 March.

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#### 5. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

This report updated Members on the Review of the estate-wide implementation of Service Level Agreements for the quarter October to December 2012. The report detailed comments from the House Officers and the Residential Working Party and an on-going action plan for each of the five Service Level Agreements.

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6. **PROGRESS OF SALES AND LETTINGS**

This report advised Members of the sales and lettings, which had been approved by officers, under delegated authority, since the last meeting. The report also provided information on surrenders of tenancies received and the number of flat sales to date.

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7. **CAR PARK CHARGING**

This report sought to extend the current charging policy for car parking on the Estate for another year, from 24 June 2013, leading to an increase in fees of 2.6%.

In response to questions, the officer explained that whilst occupancy was high, 500 bays remained vacant, so the account was not yet showing a surplus. Members noted that there had been just three small price increases since 2002 and the rates were very competitive. Whilst the London Wall car park was cheaper, spaces were not guaranteed. Members asked for their view to be recorded in that the account should receive a capital receipt when bays are sold. A member requested an explanation as to the increase in capital charges on the car parks for 12/13.

**RESOLVED, that:**

1. **All car parking licence fees be subject to review from 24 June 2013 for the following year. (The increase to be calculated by reference to any changes in the RPI published by the Office for National Statistics in September of the preceding year, to allow appropriate notice to be given to Barbican residents of any increase in the fee. *The RPI published in September 2012 shows an increase of 2.6%*).**
2. **The effect of this from 24 June 2013 will be that:**
  - **annual residential car parking licences will increase from £1,126 to £1,155;**
  - **daily car parking charges will increase from £9.20 to £9.44; customers using the automated system will receive an increase from £8.20 to £8.44**
  - **annual commercial car parking licences will increase from £4,121 to £4,228 (excluding VAT);**
  - **annual residential motorcycle licences will increase from £210 to £216;**
  - **administration fees for new car bay licences will increase from £56 to £57;**
  - **annual fees for electrical mobility scooters will increase from £375 to £385;**
  - **annual fees for bicycle stores will increase from £79 to £81;**
  - **purchase price for a car bay on the estate will increase from £8,000 to £8,208;**

8. **AUTOMATED PAYMENT SYSTEM FOR TEMPORARY CAR PARKING**

Members noted that the Barbican Estate Office had been looking at efficiencies in delivering the temporary car parking service. This report proposed that an Automated Payment System (credit and debit card payment using text, touch-tone, internet and mobile web technology) be introduced in the car parks. The new service would provide a convenient way to pay for parking but was not yet intended to replace the current ticketing/invoicing system. A Member asked how this might be reflected in next year's budget and suggested it should be cost-neutral to the City.

**RESOLVED, that:**

1. **An automated payment system for temporary parking be introduced, to be reviewed after one year.**
2. **The service costs for implementing the new payment technology, payable to the service provider, be paid by the Barbican Estate Office, by way of a small service charge for each transaction.**
3. **The Barbican Estate Office reduce the current daily temporary car parking charge for those customers that use this service by £1 (from £9.20 to £8.20) as an incentive to use the service. (The charge to be reviewed in line with the Car Park Charging Policy – please see Car Park Charging report January/February 2013).**

9. **ROOF APPORTIONMENTS FOR BRYER, BUNYAN AND JOHN TRUNDLE COURTS**

This report sought approval to the final apportionment of costs between qualifying Leaseholders and the City of London Corporation (the City) in relation to the roof repairs at Bryer, Bunyan and John Trundle Courts. Members were very pleased at the outcome

**RESOLVED, that:**

1. **The final apportionment of costs for roofing repairs at John Trundle Court be approved; being 70.77% to the City and 29.23% to qualifying Long Leaseholders.**
2. **The final apportionment of costs for roofing repairs at Bryer Court be approved; being 74.44% to the City and 25.56% to qualifying Long Leaseholders.**
3. **The final apportionment of costs for roofing repairs at Bunyan Court be approved; being 71.29% to the City and 28.71% to qualifying Long Leaseholders.**

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
There were none
11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**  
There were none
12. **EXCLUSION OF THE PUBLIC**

**RESOLVED, that:**

**Under Section 100A of the Local Government Act 1972, the public be excluded from the following items on the grounds that they include the likely disclosure of exempt information, as defined in Part 1, Schedule 12A, Paragraphs 1, 2 & 3 of the Local Government Act .**

13. **MINUTES**  
The non-public minutes of the Barbican Residential Committee of 10 December 2012 were approved.
14. **ARREARS REPORT**  
Members received a report of the Acting Director of Community and Children's Services.
15. **FANN STREET EC2 - BID ANALYSIS FIRST STAGE**  
Members received a report of the Acting Director of Community and Children's Services.
16. **DEPARTMENT OF COMMUNITY AND CHILDREN'S SERVICES - TECHNICAL SERVICES ORGANISATIONAL RESTRUCTURE**  
Members received a report of the Acting Director of Community and Children's Services.
17. **AFFORDABLE HOUSING**  
Members received a report of the Acting Director of Community and Children's Services.
18. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**  
Members were advised that the annual rent review would be presented to the BRC in June 2013.
19. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**  
There were no items.

**The meeting ended at 2.55 pm**

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Chairman