

<b>Committee:</b>	<b>Date:</b>
Residents' Consultation Committee	29 February 2016
<b>Subject:</b> Update Report	
<b>Report of:</b> Director of Community and Children's Services  <b>Report author:</b> Michael Bennett – Barbican Estate Manager	<b>Public</b>  <b>For information</b>

### **Summary**

#### **Barbican Estate Office**

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

#### **Property Services – (see appendix 2)**

3. Redecorations
4. Beech Gardens Podium Works
5. Asset Maintenance Plan
6. Public lift availability
7. Upgrade of the Barbican Television Network
8. Concrete Works
9. Background Underfloor Heating

#### **City Surveyors Department – see appendix 3**

10. St Alphage House – renamed London Wall Place
11. Bastion 14, 13, 12, 11A and adjacent Wall – Conservation Works
12. Bastion 13
13. City of London School for Girls – Gymnasium Extension

#### **Recommendation:**

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 November/December 2015. 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)**

<b>Issue</b>	<b>Update</b>
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.
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.
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.

#### **2. Agenda Plan**

The table below includes a list of pending committee reports:

### 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)	Michael Bennett	6 June	13 June
SLA Review	Michael Bennett		
Parcel Tracking System Review	Barry Ashton		
Working Party Review – Minutes of Background Underfloor Heating Working Party <b>(RCC Only)</b>	Mike Saunders		
Working Party Review – Minutes of Gardens Advisory Group & Review of Terms of Reference <b>(RCC Only)</b>	Helen Davinson		
Progress of Sales & Lettings	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> <li>• Agenda Plan 2016</li> <li>• Property Services Update</li> <li>• City Surveyors Update</li> </ul> <b>(RCC Only)</b>	Michael Bennett		
Arrears Report <b>(BRC Only)</b>	Anne Mason	5 Sept	19 Sept
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett		
SLA Review	Michael Bennett		
2015/16 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2015/16 Revenue Outturn for the Residential Service Charge Account including Reconciliation between the closed accounts and amount to be charged to long leaseholders	Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – <b>RCC Only</b>	Anne Mason		

Progress of Sales & Lettings	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> <li>• Agenda Plan 2016</li> <li>• Property Services Update</li> <li>• City Surveyors Update <b>(RCC Only)</b></li> </ul>	Michael Bennett		
Arrears Report <b>(BRC Only)</b>	Anne Mason		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	28 Nov	12 Dec
SLA Review	Michael Bennett		
Car Park Charging	Barry Ashton		
Service Charge Expenditure & Income Account - Latest Approved Budget 2016/17 & Original Budget 2017/18	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2016/17 and Original 2017/18 - Excluding dwellings service charge income & expenditure	Chamberlains		
Annual Review of RTAs	Town Clerks		
Progress of Sales & Lettings	Anne Mason		
Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> <li>• Agenda Plan 2016</li> <li>• Property Services Update</li> <li>• City Surveyors Update <b>(RCC Only)</b></li> </ul>	Michael Bennett		
Arrears Report <b>(BRC Only)</b>	Anne Mason		

### Background Papers:

Minutes of the Barbican Residential Committee 14 December 2015.  
Minutes of Residents’ Consultation Committee 30 November 2015.

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