

BARBICAN RESIDENTIAL COMMITTEE

Monday, 14 December 2015

Minutes of the meeting of the Barbican Residential Committee held at Guildhall on
Monday, 14 December 2015 at 11.30 am

Present

Members:

Gareth Moore (Chairman)	Professor John Lumley
Ann Holmes (Deputy Chairman)	Jeremy Mayhew
Randall Anderson	Deputy Joyce Nash
Alex Bain-Stewart	Graham Packham
Deputy John Barker	Stephen Quilter
Chris Boden	Angela Starling
David Bradshaw	Philip Woodhouse
Deputy Billy Dove	Dhruv Patel (Ex-Officio Member)
Deputy Stanley Ginsburg	
Michael Hudson	
Vivienne Littlechild	

In Attendance

Officers:

Julie Mayer	- Town Clerk's Department
Mark Jarvis	- Chamberlain's Department
Ade Adetosoye	- Director of Community and Children's Services
David Padfield	- Community and Children's Services
Michael Bennett	- 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
Alan Bennetts	- Comptroller and City Solicitor's Department

1. APOLOGIES

Apologies were received from Chris Punter and Deputy John Tomlinson.

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

There were no declarations.

3. MINUTES OF THE PREVIOUS MEETING

The Minutes and non-public summary of the Meeting held on 14th September 2015 were approved.

4. "YOU SAID: WE DID" - ACTIONS LIST OCTOBER 2015

The Committee received its Outstanding Actions list and noted a drafting error under Bicycle storage as follows:

Chamberlains have confirmed (not confirmed reviewed) that if the payback period for bicycle stores is under 10 years, with a strong case for delivering a better service, then this is something that could be considered.

5. **UPDATE REPORT**

The Committee received the update report of the Director of Community and Children's Services.

6. **TERMS OF REFERENCE AND FREQUENCY OF MEETINGS OF THE BARBICAN RESIDENTIAL COMMITTEE**

The Committee considered a report of the Town Clerk in respect of the Terms of Reference and frequency of the Barbican Residential Committee's meetings.

RESOLVED, that –

1. The Terms of Reference of the Barbican Residential Committee be approved for submission to the Annual Court of Common Council in April 2016.
2. The frequency of meetings remain at 4 times a year, approximately 2 weeks after the Barbican Estate Residents Consultation Committee (RCC)

7. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

The Committee received report of the Director of Community and Children's Services, which updated Members on the review of the estate-wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPI's) for the quarter July-September 2015.

RESOLVED – that, the report be noted.

8. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services, which advised Members of the sales and lettings that had been approved by officers since the last meeting. There was a request that the sale price of completed sales be included in future reports.

RESOLVED – that, the report be noted.

9. **SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2015/16 AND ORIGINAL BUDGET 2016/17**

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services, which set out the latest approved budget for 2015/16 and the original 2016/17 budget for revenue expenditure, to be included within the service charge in respect of dwellings.

Members raised a number of queries in respect of cyclical repairs and charges, specifically in that they would increase as the building ages. Officers advised that item 12 on today's agenda (Asset Maintenance Plan) sought to respond to these queries and present a longer term, strategic solution.

Members also asked if the layout of future reports could be revised to include the original budget, alongside the latest approved budget, rather than showing it in a separate table or appendices. Members noted that the format for the budget reports had been approved across the City of London Corporation, following consultation with Members. However, the Chamberlain's representative would take this suggestion back to the Financial Services Director and the Chairman of the Finance Committee and seek to produce a bespoke format for reporting to the Barbican Residential Committee (BRC).

RESOLVED, that:-

1. The provisional 2016/17 Revenue Budget be approved for submission to the Finance Committee, subject to future reports being in the format suggested above.
2. The Chamberlain be authorised to review these budgets to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

10. **REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGET 2015/16 AND ORIGINAL 2016/17 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

The Committee considered a joint report of the Chamberlain and the Director of Community and Children's Services, which sought approval to the provisional revenue budget for 2016/17 and approval of the draft capital budget.

Members asked if the format could be revised, in accordance with the request made under Agenda item 9. Members also asked for further information in respect of the methodology behind the change in capital charging and the Chamberlain's officer agreed to circulate this after the meeting.

Following further queries about the increase in capital charges due to revaluation of the flats and baggage stores, and particularly as there was an error in the report, whereby '*renovation*' should have said '*revaluation*', it was moved by Mr Bain-Stewart, seconded by Mr Boden and subsequently agreed to defer this report to a Special Meeting of the Barbican Residential Committee. The Town Clerk agreed to arrange a Special Meeting in the middle/latter part of January and the Chamberlain undertook to produce an updated report as soon as possible.

DEFERRED.

11. **CONCRETE TESTING AND REPAIRS**

The Committee considered an Issue Report of the Director of Community and Children's Services in respect of Concrete Testing and Repairs at the Barbican Estate, which would also be presented to the Projects Sub Committee in January 2016. The report sought to alter the budget structure, as the previous report had not been explicit about the provision for some of the repair budget to be drawn down prior to the 'Options Appraisal' at the next Gateway.

Members were reminded that the budget structure could not be altered without Committee approval.

In response to more general queries about the concrete works, Members were reminded that the matter was now with the Comptroller and City Solicitor in order to determine the final position. There was some concern expressed about the length of time it was taking to reach a conclusion, particularly as some residents had raised queries about the condition of the concrete on the estate some time ago. Furthermore, some leaseholders (i.e. the Roof Committee for Andrewes House) felt that they had paid for unsatisfactory repairs previously and would not want to see a repetition.

RESOLVED, that - the formal alteration of the budget approved at the previous Gateway (from £310,000 to £600,000) be approved. (*This will be broken down into two budgets, testing at £262,167 and repairs at £337,833*).

12. **ASSET MAINTENANCE PLAN**

The Committee considered a report of the Director of Community and Children's Services, which provided Members with an update on the work of the Asset Maintenance Working Party. Members noted that an audit and gap analysis of all the assets on the Barbican Estate had been carried out and condition surveys would be produced for those components in the gap analysis.

At the Barbican Estate Residents Consultation Committee (RCC) on 30th November 2015, Members noted that the Working Party had expressed a wish to retain their group, with its specific skills set, to ensure progress beyond the gap analysis.

Some Members of the Barbican Residential Committee reminded officers that they had been previously asked for this work to be undertaken and welcomed it. However, they also stressed that it must have a strategic outlook and reflect the Barbican Estate's unique position. Alongside this work, Members felt it would be helpful to have a report on the breakdown of the various assets; i.e. parts, fixtures, ground rent and maintenance and the respective liabilities under landlord and tenant law.

RESOLVED, that:

1. The report be noted
2. Condition Surveys be carried out for those assets which form part of the gap analysis, in order that the Asset Maintenance Plan be developed.

13. **CAR PARKING CHARGING**

The Committee considered a report of the Director of Community and Children's Services which sought approval of the charging policy for car parking, on the Barbican Estate, for another year.

Members expressed the following concerns about this report:

- It represented a fundamental change in policy; i.e. from the previous RPI linked charging structure.
- It may cause residents to park elsewhere.
- There are already a large number of empty bays.
- Cheaper parking is available at London Wall.

In response to a query about an urgent decision taken to lease 35 bays, Members noted that this had not gone ahead as planning permission had been refused. However, Members were reminded that officers had been tasked with exploring and developing commercial opportunities for unused car park areas and would continue to do so.

In concluding, Members agreed to defer this report to March, when a further report on income generation in respect of car parking and baggage stores had been scheduled.

DEFERRED.

14. ANNUAL REVIEW OF RECOGNISED TENANT ASSOCIATIONS (RTAS) 2015

The Committee considered a report of the Town Clerk in respect of the Annual Review of RTAs. The Town Clerk was pleased to advise that all the House Groups which had applied had achieved their RTA status and retained their status from last year.

At the time of despatching the agenda, Ben Jonson House Group had not held a quorate Annual General Meeting but this had taken place successful on 9th December 2015 and the House Group would be exercising 'opt-in' Membership. This latest information therefore confirmed their RTA status.

Members noted the significance of achieving RTA status and supported officers in encouraging all house groups to apply.

RESOLVED, that – formal recognition of the House Groups and Barbican Association, as set out in the report, be confirmed, until the next Annual Review in 2016.

15. BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC)- DRAFT MINUTES

The Committee received the draft minutes of the RCC Meeting of 30th November 2015.

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

In response to a question about short term lets, the Estate Officer Manager reminded members of the process and various stages for raising and dealing with issues raised.

In response to a query raised at the recent RCC meeting in respect of charging points for electrical vehicles, the Estate Officer Manager advised that there would be further information in the next resident's bulletin and future "You Said; We Did".

17. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

There were no items.

18. 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 items 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(s)
19	3
20 - 21	1, 3
22 - 23	22, 23

19. NON-PUBLIC MINUTES

The non-public minutes of the meeting held on 14th September 2015 were approved.

20. ARREARS UPDATE

The Committee received a report of the Director of Community and Children's Services

21. WRITE OFF APPROVAL

The Committee considered and approved a report of the Director of Community and Children's Services.

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

There were no questions.

23. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

As this would be the last meeting of Mr David Padfield, the Interim Assistant Director for Barbican Property Services, the Chairman asked Members to join him in extending thanks for his hard work over the past 5 months. Members noted that a new appointment had been made and would take up their post in the New Year.

The meeting ended at 1.35 pm

Chairman