

| Committee: | Date(s): | Item no. |
|---|-----------------|-----------------------------------|
| Residents' Consultation Committee | 6 June 2016 | |
| Subject: Update Report | | |
| Report of: Director of Community and Children's Services Report author: Michael Bennett, Estate Manager | | Public For information |
| <p><u>Summary</u></p> <p>Barbican Estate Office</p> <ol style="list-style-type: none"> 1. Blake Tower (formally the YMCA) Service Charge related issues 2. Service Based Review (generating income for car parking & stores 2017/18) 3. Working Party Update - see appendix 1 4. Leaseholder Service Charge Working Party 5. Parcel Tracking System Review 6. Home Improvements Pack - see appendix 2 7. Agenda Plan <p>Property Services – see appendix 3</p> <ol style="list-style-type: none"> 8. Redecorations 9. Asset Maintenance Working Party 10. Public lift availability 11. Upgrade of the Barbican Television Network 12. Concrete Works | | |

13. Background Underfloor Heating Working Party

City Surveyors Department – see appendix 4

14.St Alphage House – renamed London Wall Place

15.Conservation of the remains of the City Wall - Bastions 14, 13, 12, 11A and adjacent Wall

16.Bastion 13

17.City of London School for Girls – Gymnasium Extension

18.Bernard Morgan Police Section House

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 February/March 2016. 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)

| Issue | Update |
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| 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. |

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| 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. Potentially, Asser keys could be retro-fitted as has been the case with Frobisher Crescent. |
| 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. Service Based Review (generating income for car parking & stores 2017/18)

The Barbican Residential Committee approved a number of options to be progressed and that a report on the feasibility of commercial parking in terms of planning consent be presented. The updates are detailed below:

Blake Tower residential Car Parking

There has been interest from several potential future leaseholders of Blake Tower and these have been placed on our waiting list.

Additional residential stores/storage space

- Officers are progressing with the provision of 300 stores/storage spaces
- The residents survey highlighted a demand for a number of larger stores which will form part of the project
- A bid proposal for funding via a Gateway 1/2 report is being presented to the City's Corporate Projects Board on 8 June (see Project Proposal report in the agenda)
- A review of the car parks has been carried out in terms of availability for existing users, future potential residential stores/Consolidation Centre/commercial car parking, Cultural Hub/Beech Street possible

potential plans to ensure that all of the stakeholders needs are met. This will form part of our planning application.

- Officers have been liaising with the Planning Department and a planning application is being prepared and will be presented in June

Consolidation Centre

- There is still interest from the provider who was looking to set up a temporary contract for a Consolidation Centre in November/December 2015 and officers are progressing this
- A site visit to view their operation has taken place in May
- Market research is being carried out for alternative Consolidation Centre operators
- BEO are also liaising with officers/TFL regarding the 'Low Emission Neighbourhood' in the Barbican area and the possibility of potential funding for Consolidation Centre/Electric Vehicle Charging points

Feasibility of commercial parking in terms of planning consent

Following discussions with the City Planners the position is the following:

Planning permission would be required for use of the Barbican Estate car parks for car parking by those not resident on the Estate. This is because it would be a material change of use that constitutes development as a result of section 55(1) of the Town and Country Planning Act 1990.

At present the use of the Barbican Estate car parks falls within class C3 (dwelling houses) as the car park is for the use of Barbican Estate residents and is ancillary to the residential use of the estate. Condition 7 of the Outline Planning Permission dated 12 December 1962 states:

“ the space shown on the plan to be approved as providing for car parking, as required in condition (4) (vii) and (viii) shall be provided and retained permanently for the accommodation of vehicles of occupiers and users of the buildings only and shall not be used for any other purpose; provided that in the case of car parking or lorry parking provided in respect of non-residential accommodation, nothing in this condition shall prevent the use of such car parking accommodation or any part thereof, by persons or bodies for such

periods and at such times as the Council may from time to time approve in writing.”

Using the car parks or parts of them for commercial parking would be contrary to the above condition and would form a new planning unit with a new land use, i.e., car parking. This use would be *sui generis* (a use that does not fall within a use class) and the change of use from use class C3 (dwelling houses) to the *sui generis* use of car parking would constitute development requiring planning permission.

A new public car park not ancillary to the Barbican Estate would be contrary to adopted planning policy DM 16.6, which states that “No new public car parks will be permitted in the City, including the temporary use of vacant sites”. A commercial car park created from the car parking ancillary to the Barbican Estate would be a new public car park in planning terms. If an application for a change of use to a commercial car park were to be received, the Planning and Transportation Committee would need to assess the harm that would be likely to result from the non-compliance with policy DM 16.6, such as likely increased commuting to the City by car, and the resulting increases in traffic congestion and air and noise pollution, and weigh them against any benefits that the proposal may result in.

3. Working Party Update

The latest membership of the Working Parties is shown in appendix 1. Following the recent email broadcast seeking volunteers there are a number of new members to the Asset Maintenance and newly formed Leaseholder Service Charge Working Parties. There are currently two vacancies – please see appendix 1.

4. Leaseholder Service Charge Working Party

It was agreed at the AGM of the RCC in February to form a Leaseholder Service Charge Working Party to look at service charges. This Working Party has since been formed with six resident volunteers via an email broadcast to all those residents on the Barbican Estate’s broadcast database and two RCC representatives. The first meeting is scheduled to take place in June and a draft Terms of Reference will be proposed which will be presented for approval to a future RCC.

5. Parcel Tracking System Review

The development of the internet and online shopping has increased at remarkable rates, with the BEO receiving and holding over 70,000 parcels a year for residents, via the onsite Concierge staff. The RCC set up a working party to review the Parcel Holding Service procedures and to see if there were any improvements that could be introduced.

A Parcel Delivery Survey received 582 responses from residents and remains the highest response the BEO has had to date for a survey - 302 responses were received on the first day.

The survey reflected the general feeling that the current 'holding' system for parcels and deliveries works well, is a big asset to the Barbican and any downgrading of the system would not be welcome. The working party agreed that the receiving of parcels is a very good benefit for residents and that awareness of this Parcel Holding Service should be promoted and clarified for new residents via the Residents Welcome Pack.

The working party proposed that the system remains the same, but to be reviewed in five years' time. This can be changed if necessary as couriers/postage methods is constantly changing and upgrading.

6. Home Improvements Pack

Officers have agreed a review process with the Service Level Agreement (SLA) Working Party for a number of our publications including the SLA, Residents Information and Home Improvements Packs:

- First draft to SLA Working Party via basecamp (web based discussion forum)
- Second draft to SLA Working Party and RCC representatives via basecamp
- Third draft to SLA Working Party and RCC representatives via basecamp for any other comments
- Fourth draft to RCC for approval

The fourth draft of the Home Improvements Pack is presented in appendix 2 – *to follow*.

7. 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 | 5 Sept | 19 Sept |
| SLA Review | Michael Bennett | | |
| Service Based Review Update – Generating income for Car Parking & Stores for 2017/18 | Barry Ashton | | |
| Brandon Mews Lease Variation | Barry Ashton | | |
| 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 – RCC Only | Anne Mason | | |
| Progress of Sales & Lettings | Anne Mason | | |
| Update Report: (Separate list for RCC & BRC) <ul style="list-style-type: none"> • Agenda Plan 2016 • Property Services Update • City Surveyors Update | Michael Bennett | | |

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|---|-----------------|--------|--------|
| (RCC Only) | | | |
| Arrears Report (BRC Only) | 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"> • Agenda Plan 2016 • Property Services Update • City Surveyors Update (RCC Only) | Michael Bennett | | |
| Arrears Report (BRC Only) | Anne Mason | | |

Background Papers:

Minutes of the Barbican Residential Committee 29 February 2016.
Minutes of Residents’ Consultation Committee 14 March 2016.

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