

BARBICAN RESIDENTIAL COMMITTEE

Monday, 14 March 2016

Minutes of the meeting of the Barbican Residential Committee held at Guildhall on
Monday, 14 March 2016 at 11.30 am

Present

Members:

Gareth Moore (Chairman)
Ann Holmes (Deputy Chairman)
Randall Anderson
Alex Bain-Stewart
Deputy John Barker
Chris Boden
David Bradshaw
Deputy Billy Dove
Deputy Stanley Ginsburg
Michael Hudson

Vivienne Littlechild
Professor John Lumley
Jeremy Mayhew
Deputy Joyce Nash
Graham Packham
Chris Punter
Angela Starling
Deputy John Tomlinson

In Attendance

Officers:

Julie Mayer	- Town Clerk's Department
Mark Jarvis	- Chamberlain's Department
Michael Bennett	- Community and Children's Services
Helen Davinson	- 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
Paul Murtagh	- Community & Children's Services Department

1. APOLOGIES

Apologies were received from Philip Woodhouse and Dhruv Patel.

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

Members declared the following pecuniary interests:

- Mr Bradshaw - Item 8, Service Based Review and Item 9, Car Park Charging
- Mrs Littlechild – Item 9, Car Park Charging
- Mr Anderson and Mrs Littlechild – Item 17 (Rent Review – to be considered under Urgent Business in the non-public agenda)

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 14 December 2015 and the special meeting held on 14 January 2016 be approved.

Matters arising

In response to a question about the concrete works, recorded under agenda item 11, Members noted that Counsel was reviewing the expert's responses and drafting proceedings. Members were very frustrated at the amount of time taken to bring this matter to a conclusion and, as it had been 3 years, felt this should be emphasised more explicitly in the reports and minutes. Furthermore, the amount of time being taken to draft proceedings was challenged and it was suggested that the Barbican Association's issues be treated separately.

Members noted that the City Solicitor dealing with this matter would provide an interim update and, if matters had not progressed satisfactorily by the time of the next meeting, he would attend the meeting and provide an oral update.

4. **'YOU SAID; WE DID' ACTIONS UPDATE REPORT**

The Committee received the '*You Said: We Did*' Outstanding Actions Report of the Director of Community and Children's Services. In response to a question about electric vehicle charging, which had been discussed at the Barbican Estate Residents' Consultation Committee (RCC), Members noted that this would be the subject of an update to the next Committee.

RESOLVED, that – the outstanding actions list be noted.

5. **UPDATE REPORT**

Members received the update report of the Director of Community and Children's Services and during the discussion on this item, the following points were raised/noted:

In response to a question about the broadband and TV upgrade, Members noted that, in order to accommodate changes in service provision; i.e. Sky Q and similar upgrades, VFM will be asking for an amendment to the initial Licence. Members expressed some frustration as to the length of time the project had taken but noted that practical completion of the broadband installation was in hand.

Members also expressed their on-going frustrations at the poor lift performance and, in particular, those at the St Alphage/Wood Street Junction and Silk Street. Members noted that, as they were outside the Terms of Reference of the Barbican Residential Committee, their performance data was reported to the Planning and Transportation Committee. There were some Members of the Planning and Transportation Committee in attendance and they advised that the last lift performance report had covered the recent outages and provided explanations. However, Members stressed that the outages were extremely

inconvenient, particularly to disabled and elderly residents and suggested it could be mitigated with better signage, early email communications about the outages and updates on the web site, possibly with a dedicated page for the lift status. In answer to a question, if officers received these updates from City Surveyors they would communicate them to residents via the email broadcast.

The officers advised that the Beech Gardens drainage issues had been raised at the Ward Members' meeting the previous week and Members noted that arrangements had been made to clean the tiles. A further update would be communicated this month in the residents' email bulletin.

RESOLVED, that – the update report be noted.

6. **PROGRESS OF SALES AND LETTINGS**

Members received a report of the Director of Community and Children's Services in respect of progress with sales and lettings on the Barbican Estate.

RESOLVED, that – the report be noted.

7. **SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW**

The Committee received a report of the Director of Community and Children's Services in respect of the quarterly review of Service Level Agreements.

RESOLVED, that – the report be noted.

8. **SERVICE BASED REVIEW - GENERATING INCOME FOR CAR PARKING AND BAGGAGE STORES FOR 2017/18**

Members considered a report of the Director of Community and Children's Services in respect of the Service Based Review Proposals, which aimed to deliver sustainable savings and/or increased income in order to balance City Fund and City's Cash over the medium term.

During the discussion, the following points were raised/noted:

- There would be a further analysis of elasticity as part of the next review and Members suggested that a survey would be helpful as part of the exercise.
- Some Members preferred the convenience of parking under their blocks but London Wall car park was generally dryer and £450 pa cheaper. Officers would send details of London Wall car park to resident members. Members noted that the City of London Police might acquire London Wall car park in the future.
- In the future, the Local Plan was likely to discourage car use in the City.
- Should Option 6 be explored in the future, could this be achieved from natural wastage and on a temporary basis?

- In respect of options 2 and 4, given that the flats generally lacked storage space and there was a waiting list of 260 people, could there be a provision for more than 100-200 stores?
- Despite the residents supporting the provision of additional storage (Option 4) they remained concerned about compromising security and therefore access should be limited to residents only.
- Members to be offered a tour of the Estate to be updated on the services that are offered to residents.

RESOLVED, that – the following options be progressed:

1. The provision of essential Car Parking for the Blake Tower Development of 76 flats be progressed, with a potential income generation of £20,000 pa.
2. The provision of additional residential stores/storage space, with a potential income of £40-£80,000 pa. (Noting some 260 residents are on the waiting list).
3. The Consolidation Centre (parcel delivery centre), with a potential income generation of £50 – 60,000 pa.
4. It was proposed by Mr Boden, Seconded by Deputy Dove and agreed that the next meeting of the Barbican Residential Committee receive a report on the feasibility of commercial parking in terms of planning consent.

9. **CAR PARK CHARGING**

The Committee considered a report of the Director of Community and Children's Services in respect of the current charging policy for car parking on the Estate, for a further nine months, from June 2016 to March 2017.

RESOLVED, that:

1. That all car parking licence fees be subject to review from 24 June 2016 to allow appropriate notice to be given to car park users. (The increase to be calculated by reference to the increase in RPI published by the Office for National Statistics between December 2014 (257.5) and December 2015 (260.6). The RPI published in December 2015 showed a year on year increase of 1.2%.)
2. At current levels of occupancy, these measures should increase car park revenue for the period of 24 June 2016 to 24 March 2017 by an estimated £8,855. (The charging policy to be reviewed again in December 2016 in order to be in line with the City of London's full financial year.)
3. Temporary Car Parking becomes a cashless system, with payments to be made by Direct Debit, Credit/Debit Cards and Online payments.

10. **DRAFT MINUTES OF THE BARBICAN ESTATE RESIDENTS CONSULTATION COMMITTEE (RCC)**

The Committee received the draft minutes of the RCC meeting of 29th February and particularly noted the comments made in respect of Agenda Item 8 above (Service Based Review – Generating Income for Car Parking and Baggage Stores for 2017/18).

RESOLVED, that – the draft minutes of the RCC Meeting of 29th February be noted.

11. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

12. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items.

13. **EXCLUSION OF THE PUBLIC**

RESOLVED, that, under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item (s) on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

Item Nos

14 – 17

Paragraph Numbers

1, 2 & 3

14. **NON-PUBLIC MINUTES**

RESOLVED, that – the non-public minutes of the meeting held on 14 December 2015 and the special meeting held on 14 January 2016 be approved.

15. **ARREARS UPDATE**

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

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

There were no questions.

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

The Committee agreed to accept the following item of urgent business, which had been circulated a month before this meeting and Members had been offered a briefing in January when it was being drafted. The Town Clerk had emailed the report to Members and laid copies around the table.

RENT REVIEW 2016

The Committee considered a report of the Director of Community and Children's Services, which reviewed the rent for homes on the Barbican Estate, let under City of London tenancies. Members noted that, in assessing potential rent increases, the market value of properties was ascertained and two Estate agencies were appointed to assist with this review.

RESOLVED, that –

The following increases over 2015 rental levels are implemented, effective for all tenants renewing their leases from 1 July 2016 to 30 June 2017.

Studio Flats 13.23%

1 bedroom flats 2.15%

2 bedroom flats 2.71%

3-4 bedroom flats 2.97%

The meeting ended at 1.15 pm

Chairman

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