

Committee:	Date(s):
Barbican Residential Committee	13 June 2016
Subject: Update Report	
Report of: Director of Community and Children's Services Report author: Michael Bennett, Estate Manager	Public For Information

Executive Summary

Barbican Estate Office

1. Service Based Review (generating income for car parking & stores 2017/18)
2. Agenda Plan

Property Services – see appendix

3. Redecorations
4. Public lift availability
5. Upgrade of the Barbican Television Network
6. Concrete Works

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. 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.

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	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 (RCC Only) 	Michael Bennett		

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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