

Committee:	Date(s):
Residents' Consultation Committee	5 September 2016
Barbican Residential Committee	19 September 2016
Subject: Update Report	Public
Report of: Director of Community and Children's Services Report author: Michael Bennett, Estate Manager	Information

Summary

Barbican Estate Office

1. Blake Tower (formally the YMCA) Service Charge related issues
2. Service Based Review (generating income for car parking & stores 2017/18)
3. Short-term holiday lets
4. Electric Vehicle Charging
5. Agenda Plan

Property Services

6. Redecorations
7. Public lift availability
8. Upgrade of the Barbican Television Network
9. Concrete Works
10. Barbican Roof Working Party

City Surveyors Department

11. St Alphage House – renamed London Wall Place

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

13. Bastion 13

14. City of London School for Girls – Gymnasium Extension

15. 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 June 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
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. 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 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

- A further residents survey in July highlighted a demand for a number of larger stores which will form part of the project
- Officers are progressing with the provision of 300 stores/storage spaces (including larger stores) some of which will be available as 'work space areas' subject to residents progressing an application for planning and change of use
- The bid proposal for funding via the Gateway 2 report was approved by Projects Sub Committee in June. A Gateway 3 /4 options appraisal report is being drafted for presentation to October Projects Sub Committee
- 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.

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

BEO are also liaising with officers regarding the 'Low Emission Neighbourhood' in the Barbican area and the possibility of potential funding for Consolidation Centre/Electric Vehicle Charging points. Please see Funding for a Low Emission Neighbourhood report.

3. Short-term holiday lets

The July bulletin to residents and quarterly letter to leaseholders provided an update on short-term holiday lets. The BEO continue to follow up on leads from the Estate Concierge and residents with the appropriate stage 2/3 letters to leaseholders regarding breaches to the lease. Statistics for the April – June quarter:

	April to June 2016
Possible STHL reported to BEO because of noise or nuisance	0
Possible STHL reported to BEO and found on a website	1 (1 block but not flat number identifiable)
STHL advertised on website and location being investigated by BEO	7
STHL at Stage 1	0
STHL at Stage 2	0

4. Electric Vehicle Charging

Tenders for the provision of charging points for electric vehicles in the car parks have been reviewed as part of the City Project led by the Department of the Built Environment in conjunction with City Procurement (including officers from the BEO). A contractor has been selected and City Procurement are progressing this to the next stage. The principle for the Barbican Estate is for the provision of central charging points in some of the bays in some of the car parks and for residents to subscribe directly to the contractor for this service.

5. 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	28 Nov	12 Dec
SLA Review	Michael Bennett		
Car Park & Stores Charging Policy	Barry Ashton		
Barbican Estate Residential Baggage Store/Storage Space Installation – Gateway 3/4 Options Appraisal	Barry Ashton		
Background Underfloor Heating Update	Mike Saunders		
Concrete Investigations – Barbican Terrace Blocks	Mike Saunders		
Repairs & Maintenance to roofs/balconies following water penetration	Paul Murtagh		
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)	Michael Bennett		

<ul style="list-style-type: none"> • Main update - Blake Tower service charge related issues (RCC only)/Service Based Review/Short-term holiday lets/Electric Vehicle Charging/Agenda Plan 2016 • Property Services Update City Surveyors Update (RCC Only)			
Arrears Report (BRC Only)	Anne Mason		

Background Papers:

Minutes of the Barbican Residential Committee 6 June 2016.
Minutes of Residents' Consultation Committee 13 June 2016.

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