

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

Summary

Barbican Estate Office

1. Service Based Review (generating income for car parking & stores 2017/18)
2. Short-term holiday lets
3. Electric Vehicle Charging
4. Agenda Plan (*see appendix*)

Property Services (*see appendix*)

5. Redecorations
6. Public lift availability
7. Upgrade of the Barbican Television Network
8. Concrete Works
9. Background Underfloor Heating Working Party

Recommendation: 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. Service Based Review (generating income for car parking & stores 2017/18)

The Barbican Residential Committee approved a number of options to be progressed and 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

- 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.

2. Short-term holiday lets

The July bulletin to residents and the August 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

3. 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.

Background Papers:

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

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Appendix

4. 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) <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)	Michael Bennett		
Arrears Report (BRC Only)	Anne Mason		

Property Services Update

5. Redecorations

2016/17-2019/20 Programme

Works are progressing well on the 2016/17 programme

At the time of this report (11th August 2016) Lauderdale Tower is 70% complete, Shakespeare Tower is 40% complete and Defoe House commenced on 1st August

Regular meetings take place with Housegroup representatives and the feedback has been positive

6. Public Lift Availability

Availability of the public lifts under the control of Property Services is detailed below:

Lift	From April 2014 to March 2015	From April 2015 to June 2016
Turret (Thomas More)	98.72%	99.96%
Gilbert House	99.68%	99.83%

7. Upgrade of the Barbican Television Network and Broadband Services

Works to upgrade the existing television network commenced on the 1st August. Works are programmed to take 12 weeks.

BT have commenced work to install Fibre to the Basement in the Tower blocks. Residents will receive information direct from BT once the work is complete.

8. Concrete Works

Reports have now been received and are currently being reviewed by officers. Initial findings are that the concrete is in good condition with limited major repairs required

Once reviewed, a programme of works will be formulated. This is likely to take 3 months to complete

Subject to consultation, the tender process is likely to take approximately 6 months (including consultation) with works commencing in the summer of 2017.

9. Barbican Roof Working Party

Following the last RCC and BRC meetings, a working group has been set up to review the report that was withdrawn

At the time of this report, the working party were due to meet on 18th August. A revised report will be presented to a future committee