

Charging Policy for Car Parking and Stores – Appendices

Appendix 1

Residents Survey Results for Stores

If you were interested in renting a new larger store, what size store would you prefer?

| | Resident Responses | % |
|-------------|--------------------|--------|
| Large Store | 73 | 43.45% |
| X Large | 38 | 22.62% |
| XX Large | 31 | 18.45% |
| Other | 26 | 15.48% |
| | 168 | 100% |

Would you be interested in using a store as a workshop?

| | Resident Responses | % |
|-----|--------------------|--------|
| Yes | 49 | 19.29% |
| No | 205 | 80.71% |
| | 254 | 100% |

Baggage Store Occupancy

| | Let | Sold | Allocated (In process) | Unlettable | Allocated to BEO | In Query | Vacant | Total |
|-------------------|------|------|---------------------------|------------|---------------------|-------------|--------|--------------|
| September 2016 | 1172 | 66 | 6 | 16 | 2 | 2 | 2 | 1266 |

Appendix 2

History & Forecast of Barbican Estate Car Parking Occupancy - Sep 2016

| Date | Residential Let Bays | Residential Let Bays +/- | Commercial Let Bays | Sold Bays | Total Usage | Total | Occupancy % | Comments |
|--------|-------------------------|-----------------------------|------------------------|--------------|----------------|-------|----------------|--|
| Jun-06 | 863 | -1% | 20 | 134 | 1,017 | 1,702 | 59.8 | 67 Car Parking Bays reduced due to Milton Court |
| Dec-07 | 848 | -2% | 35 | 117 | 1,000 | 1,702 | 58.8 | |
| Oct-08 | 820 | -3% | 46 | 169 | 1,035 | 1,538 | 67.3 | Deutsche Bank started taking commercial bays. 164 Former Bays removed from system. |
| Oct-09 | 777 | -5% | 65 | 121 | 963 | 1,497 | 64.3 | |
| Oct-10 | 752 | -3% | 77 | 118 | 947 | 1,497 | 63.3 | 20 Additional Residential for Frobisher Crescent |
| Oct-11 | 744 | -1% | 69 | 155 | 968 | 1,497 | 64.7 | |
| Oct-12 | 737 | -1% | 89 | 153 | 979 | 1,508 | 64.9 | |
| Nov-13 | 718 | -3% | 54 | 297 | 1,069 | 1,508 | 70.8 | December 2012 - 38 Deutsche Bank commercial bays (20 Surrendered) December 2012 – 19 City of London Police bays surrendered July/August 2013 - 184 sold bays Heron |
| Nov-14 | 691 | -4% | 51 | 295 | 1,037 | 1,508 | 68.8 | |
| Nov-15 | 682 | -1% | 34 | 294 | 1,010 | 1,508 | 67 | |
| Sep-16 | 679 | -1% | 31 | 285 | 995 | 1,508 | 66 | |
| Nov-17 | 707 | -1% | 25 | 282 | 1,014 | 1,287 | 79 | 221 Bays removed to provide new Baggage Store areas, 35 Bays Consolidation Centre |
| Nov18 | 700 | -1% | 19 | 279 | 998 | 1,220 | 82 | 67 Bays removed to provide potential/possible facilities for the Cultural Hub |

Appendix 3

| History of Barbican Estate Car Park charges from 2004 to Date | | | | | | | Price change implemented | | | | | | |
|---|--------|--------|--------|--------|--------|---------------|--------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
| Car Parking | | | | | | | | | | | | | |
| Charging Base | | | | | | RPI | RPI | RPI | RPI | RPI | RPI | RPI | RPI |
| % change | | | | | | 4.9% | 0% | 3% | 5.2% | 2.6% | 2.4% | 2.3% | 1.2% |
| Residential Car Parking Per Annum – Rental agreement | £990 | £990 | £990 | £990 | £990 | £1,038 | £1,038 | £1,070 | £1,126 | £1,155 | £1,183 | £1,210 | £1,225 |
| Temporary Car Parking - (Over 5 hours in any 24 hour period) | £8.00 | £8.00 | £8.00 | £8.00 | £8.00 | £8.50 | £8.50 | £8.75 | £9.20 | £9.44 | £9.67 | £9.89 | £10 |
| Commercial Car Parking Per Annum including VAT | £4,250 | £4,250 | £4,250 | £4,250 | £4,250 | £4,460 | £4,460 | £4,700 | £4,945 | £5,073 | £5,195 | £5,314 | £5,378 |

Appendix 4

History and Forecast of total net expenditure/income for the Car Park Account

| | 2013-14 | 2014-15 | % Change | 2015-16 | % Change | 2016-17 | 2017-18 |
|--|----------------------------|----------------------------|---------------|----------------------------|------------|----------------------------|----------------------------|
| Total Expenditure (inc. Staff Costs) | 1,598,802.67 (£868,619) | 1,532,750.73 (£871,198) | -4.10 | 1,662,204.80 (£897,180) | 8.49 | 1,589,000.00 (£901,000) | 1,633,000.00 (£920,000) |
| Total Income | -1,383,265.04 | -1,335,061.98 | -3.48 | -1,235,414.91 | -7.79 | -1,252,000.00 | -1,251,000.00 |
| Net Expenditure | 215,537.63 | 197,688.75 | -8.30 | 426,789.89 | 115 | 337,000.00 | 382,000.00 |
| Capital Charges | 155,400.00 | 156,100.00 | 0.45 | 179,900.00 | 15.25 | -148,000.00 | -148,000.00 |
| Net Expenditure excluding capital charges | 60,137.63 | 41,588.75 | -30.78 | 246,889.89 | 488 | 189,000.00 | 234,000.00 |

Appendix 5

Car Park Occupancy - September 2016

| CAR PARK | ANDREWES | BRETON | BUNYAN | CROMWELL | DEFOE | SPEED | LAUDERDALE | THOMAS MORE | 01 WILLOUGHBY | 03 WILLOUGHBY | TOTALS | PREVIOUS TOTALS (NOV 2015) |
|-------------|----------|--------|--------|----------|-------|-------|------------|-------------|---------------|---------------|--------|----------------------------|
| SOLD | 13 | 1 | 1 | 9 | 34 | 114 | 18 | 12 | 5 | 78 | 285 | 294 |
| RESIDENTIAL | 94 | 71 | 79 | 55 | 102 | 37 | 68 | 89 | 80 | 4 | 679 | 682 |
| COMMERCIAL | 0 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 31 | 34 |
| VACANT | 28 | 146 | 125 | 28 | 24 | 4 | 19 | 49 | 63 | 27 | 513 | 498 |
| TOTALS | 135 | 239 | 209 | 92 | 160 | 155 | 105 | 150 | 154 | 109 | 1508 | 1508 |

| | | | | | | | | | | | |
|-----------------|---|----|----|---|---|----|----|----|----|----|-----|
| FORMER CAR BAYS | 2 | 30 | 45 | 9 | 5 | 21 | 29 | 26 | 18 | 21 | 206 |
|-----------------|---|----|----|---|---|----|----|----|----|----|-----|

Appendix 6

History of Key Porter (KP) service:

- There was a KP service (charged to the service charge for all blocks according to the lease) which was provided by various locations across the Estate until the mid-90s (by dedicated KP & Resident Housekeeper staff)
- The Tower blocks have always had an individual KP service provided by the Lobby Porters which is charged via the service charge
- The KP service was then delegated to a centrally located reception service and charged via the service charge (based on allocated on-costs)
- Over time there was then the development of a local KP service for the terrace blocks which was provided by the local Car Park Attendants (CPA) from their Car Park offices (which was considered part of their Concierge duties and which forms one-third of the proportion of the CPA costs charged to the service charge account)

Appendix 7

Car Park Attendants (CPA)/Estate Concierge (EC) duties:

- **Car Parking service** - Time spent with either Temporary or Permanent car parking
- **Concierge service** - Dealing with any relating to residents, their visitors, flats or estate wide issues
- **Parcels service** - The receiving, safe guarding, forwarding and administration of the residents' parcels and post.
- **Keys service** - The receiving, safe guarding, forwarding and administration of the residents' keys.
- **Security service** - Not only specific incidents, but also time spent monitoring the CCTV and general security of your location.

Summary of CPA/EC duties based on Time Recording April – October 2016:

| 2016 | Car Parking % | Concierge % | Parcels % | Keys % | Security % |
|-----------|---------------|-------------|-----------|--------|------------|
| April | 22 | 29 | 21 | 6 | 22 |
| May | 23 | 31 | 22 | 7 | 17 |
| June | 21 | 22 | 27 | 9 | 21 |
| July | 20 | 19 | 25 | 8 | 28 |
| August | 18 | 24 | 25 | 11 | 22 |
| September | 21 | 26 | 22 | 12 | 19 |
| October | 27 | 22 | 25 | 10 | 16 |

| 2016 | Car Park Duties % | Residential Block Duties % |
|----------------------|-------------------|----------------------------|
| April | 44 | 56 |
| May | 40 | 60 |
| June | 42 | 58 |
| July | 48 | 52 |
| August | 40 | 60 |
| September | 40 | 60 |
| October | 43 | 57 |
| TOTAL AVERAGE | 42 | 58 |