

## **BARBICAN RESIDENTIAL COMMITTEE**

**Monday, 12 December 2016**

Minutes of the meeting of the Barbican Residential Committee held Guildhall on  
Monday, 12 December 2016 at 11.00 am

### **Present**

#### **Members:**

Ann Holmes (Chairman)	Professor John Lumley
Gareth Moore (Deputy Chairman)	Jeremy Mayhew
Randall Anderson	Deputy Joyce Nash
Deputy John Barker	Deputy John Tomlinson
Chris Boden	Dhruv Patel (Ex-Officio Member)
David Bradshaw	
Deputy Stanley Ginsburg	
Michael Hudson	

### **In Attendance**

#### **Officers:**

Julie Mayer	- Town Clerk's
Mark Jarvis	- Chamberlain's
Alan Bennetts	- Comptroller and City Solicitor's
Paul Murtagh	- Community & Children's Services
Michael Bennett	- Community and Children's Services
Anne Mason	- Community and Children's Services
Barry Ashton	- Community and Children's Services
Michael Bradley	- City Surveyor's
Ben Kennedy	- Markets and Consumer Protection

### **1. APOLOGIES**

Apologies were received from Alex Bain-Stewart, Deputy Billy Dove, Vivienne Littlechild, Graham Packham, Chris Punter, Stephen Quilter and Angela Starling.

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

The City Solicitor was heard in respect of agenda item 11 and explained the various scenarios whereby Members would be required to declare an interest. Members noted that, if they had a car parking space and/or a storage bay, then they would be able to speak on the matter but not vote. If a Member was planning to acquire either a parking bay or storage space in the immediate future, then they too could speak but not vote. Finally, if a Member had no current intention of acquiring a parking bay or storage space, or of buying a property on the Barbican which might prompt such a requirement, then they could speak and vote on the item.

The following Members declared a pecuniary interest and therefore would not vote on item 11 (Charging Policy for Car Parking and Storage)

Professor John Lumley  
Randall Anderson  
Deputy Joyce Nash  
David Bradshaw  
Deputy John Tomlinson

**3. MINUTES OF THE PREVIOUS MEETING**

The public minutes and non-public summary of the meeting held on 19 September 2016 were approved.

Matters arising

The Planning Committee had received the resolution of the Barbican Residential Committee on 30<sup>th</sup> November, along with their regular lift update report. At this meeting, Planning Officers had advised that there had been no further disruptions since September but they would continue to monitor the situation.

**4. TERMS OF REFERENCE AND FREQUENCY OF MEETINGS**

The Committee considered a report of the Town Clerk in respect of the Terms of Reference and frequency of meetings of the Barbican Residential Committee.

RESOLVED, that:

1. The Terms of Reference of the Barbican Residential Committee be approved for submission to the Court of Common Council, as set out in the appendix to this report.
2. The Committee continues to meet quarterly, meeting 4 times a year.

**5. UPDATE REPORT**

The Committee received its regular update report of the Director of Community and Children's Services.

In response to questions about electric vehicle charging, the following points were noted.

- The Low Emission Neighbourhood Project Manager for the Barbican Area was heard and advised Members of progress in respect of the framework contract with Chargemaster and the intention to run a pilot of different options with a small number of bays across 4 or 5 car parks, in order to monitor usage. Residents would also be surveyed in order to understand the best way forward.

- Funding was available this year from the Low Emission Neighbourhood grant, with further funding available in the next two financial years as well.
- Members noted that Chargemaster was one of the largest and best quality service providers on the market and the contract was aimed at public car parks. However, should consultation indicate that dedicated bays would be preferable there were other options available i.e. TfL and Crown Commercial Services, which could provide other frameworks. The City Solicitor advised Members that whilst parking bay licences referred to specific bays, the terms of the agreements allowed the City to relocate users to other bays, in which case the installation costs paid by the user would be lost.
- Members noted the requirements of modern vehicles at 7kw, which had progressed considerably since electric vehicles were first introduced. The contractor would provide the entire necessary infrastructure.
- Given there were likely to be more queries arising from the installation, Members agreed that the project would benefit from a Working Group. Officers advised that Barbican Working Groups often consisted of 6-8 Members and could be established within a couple of weeks. Mr Anderson and Mr Tomlinson indicated their interest in joining the group.

RESOLVED, that:

1. The update report be noted.
  2. A Member/Officer Working Group be set up, consisting of BRC and RCC Members and Officers.
6. **'YOU SAID:WE DID' - ACTIONS LIST NOVEMBER 2016**  
The Committee received the 'You Said; We Did' actions list which followed up actions arising from the minutes.
7. **RECOGNISED TENANT ASSOCIATIONS (RTAS) - ANNUAL REVIEW 2016**  
The Committee considered a report of the Town Clerk in respect of the Annual Audit of Recognised Tenant Associations (RTAs). Members noted that all those House Groups which had applied and had received RTA status in 2015, had achieved it again in 2016.

During the discussion, the following points were noted:

- The Town Clerk advised that, with the exception of the Barbican Association (BA), all successful House Groups had agreed to adopt an 'Opt Out' Membership Scheme. Overall, the number of Opt Outs in each Group was very small; i.e. only 1 or 2, across 1 or 2 of the House Groups. The Town Clerk agreed to include the actual numbers in future reports. Members also suggested that it would be more appropriate to

use the term 'Opt-Out', rather than 'Op-In' in the table in the report, as this was a clearer description of the principle of the scheme.

- The City of London Corporation actively encouraged the Barbican House Groups to achieve RTA status. Members suggested articles in BA news and electronic bulletins when the audit commenced next in the summer of 2017.
- Members noted that those groups which had not achieved the status had a very high number of absentee lessees, and this made it very difficult to source volunteers to act as House Group Chairmen and Secretaries.
- The City Solicitor agreed to check whether it was possible for the BA to have RTA status, given the high number of RTAs in blocks across the Estate.

RESOLVED, That:

The RTA status of the House Groups, as set out in the report and the Barbican Association, be formally recognised.

**8. SERVICE LEVEL AGREEMENT (SLA) QUARTERLY REVIEW: JULY - SEPTEMBER 2016**

The Committee received a report of the Director of Community and Children's Services in respect of the SLA Quarterly review for July to September 2016. Members noted that the report detailed comments from the House Officers and the Resident Working Party and an on-going action plan for each of the SLAs.

RESOLVED, that the report be noted.

**9. REPAIRS AND MAINTENANCE TO ROOFS/BALCONIES FOLLOWING WATER PENETRATION**

The Committee received a report of the Director of Community and Children's Services in respect of repairs and maintenance to roofs and balconies following water penetration. Members noted that the report advised them on progress made by the Working Party in relation to the City of London's approach to dealing with repairs and maintenance to roofs and balconies to the residential units on the Barbican Estate.

Members noted that the position was regrettable and accepted that the majority of officers in the Estate Office, were not in post when the situation arose. Likewise, officers accepted there had been some historic oversight in this matter and the background was set out in the report, along with a clear action plan. However, Members commended a very clear, candid and transparent report, welcomed the proposals for moving forward and thanked the Members of the Working Group. Members suggested that the Barbican Association might be able to help those House Groups without RTA status, as referenced under agenda item 7 on this agenda.

RESOLVED, that:

1. The progress made by the Working Party be noted.
2. The RCC and BRC receive a further report in June 2017 in respect of re-validating the warranties, if possible and containing a full condition survey setting out the implications for each block and their respective financial implications.

**10. BARBICAN ESTATE RESIDENTIAL BAGGAGE STORE/STORAGE SPACE INSTALLATION - GATEWAY 3/4 - OPTIONS APPRAISAL (REGULAR)**

The Committee considered a report of the Director of Community and Children's Services in respect of the installation of baggage/storage spaces on the Barbican Estate. Members noted that the Projects Sub Committee had approved this report on 23<sup>rd</sup> November 2016. Members noted that, whilst unlikely to vary greatly from those in the report, exact numbers were still being worked on and more detail would emerge in the next project 'Gateway 5' report.

RESOLVED, that:

1. Option 1, as set out in the report, be approved for proceeding to procurement and Gateway 5.
2. The estimated budget of £618,850 be noted.
3. A budget of £18,850 be approved in order to reach the next Gateway.
4. An increase in staff costs of £18,850 be approved.

**11. CHARGING POLICY FOR CAR PARKING AND STORES**

The Committee considered a report of the Director of Community and Children's Services in respect of a charging policy for car parking and stores at the Barbican Estate. Members were reminded that, as part of the annual review of the Car Parking Charging Policy in December 2015, the Barbican Residential Committee had declined to accept a proposal to increase car parking rents by 5% because the underlying rationale had been unclear. It was therefore agreed that a review of the policy be presented to the December 2016 meeting of the Committee.

The Chairman drew Members' attention to the fact that the recommendations concerned the basis of charging, and that proposed charges would be dealt with at the meeting of the committee on 13/2/17.

Members noted the context of the review in that car parking expenditure had exceeded income for some years; underused Barbican car parking spaces could be put to other uses (primarily storage) and the City of London Corporation's Service Based Review was underway, which sought to maximise the City's income from property assets, as referenced in Section SO5 of the City's Corporate Asset Management Strategy.

Members noted that the Barbican Residents Consultation Committee (RCC) had received this report at its last meeting and their comments were set out in their draft minutes, at agenda item 15. In summary, the RCC's main concerns were in respect of security of the baggage stores; a view endorsed by the Barbican Association's Security Committee. The RCC also felt that the City's assets should produce a 'fair' rather than 'maximum' return. Further queries had sought clarity in respect of cross subsidy and how the market valuations would be conducted. The Chairman advised that the concerns in respect of the letting of storage spaces to non-Barbican residents, in close walking distance, might need to be the subject of a vote, as the proposed market valuations would be different if non-residents were able to use the storage spaces. Members were also referred to the advice of the Comptroller and City Solicitor under agenda item 2.

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

- \* There was a general agreement with the views of the RCC in respect of 'fair' and not 'maximum' returns. There was a further concern expressed about the perception that disadvantaged groups might be penalised. Officers advised that such groups would be eligible for benefits or other concessions.
- \* Members challenged management of car parking in silos; i.e. London Wall, which was cheaper and had a different policy for residents. Members noted that a City wide car parking study was underway and this would be referenced in the next report to be presented to the Barbican Residential Committee in February 2017. Members also accepted that views on parking and car usage in the City had changed, with car usage in the City being discouraged and cleaner schemes, such as electric vehicles, being promoted.
- \* Members noted that the Planning and Transportation Committee had agreed to increase parking charges generally in the City.
- \* There was a general agreement with the RCC's concerns about security. Officers advised that keys would be issued securely on the same basis as the transportable stores.

It was PROPOSED by Deputy Stanley Ginsburg and SECONDED by Mr Michael Hudson, THAT - non-residents of the Barbican Estate should not have baggage stores.

On being put to the vote, Mr Ginsburg and Mr Hudson voted for the proposal and Mr Mayhew, Ms Holmes and Mr Moore voted against it. The Motion therefore failed.

It was then PROPOSED by Ms Ann Holmes and SECONDED by Mr Gareth Moore, THAT - a decision to extend storage to non-Barbican residents, within

close by walking distance of the Barbican Estate, be deferred to the next meeting of the Barbican Residential Committee, based on the outcome of the proposed market valuations. The Motion was carried.

The Members who voted declared that they did not hold a Barbican parking bay or storage space and had no intention of doing so in the future.

**RESOLVED - that:**

1. Members note that income from city assets should represent a fair return and lettings should not be subsidised.
2. Members agree the principle that no subsidy should be provided, on running costs, as between one group of users to another, except where concessionary fees are appropriate.
3. Officers be instructed to obtain independent valuations of car parking and storage spaces and bring forward recommended charges to the meeting of the Barbican Residential Committee on 13th February 2017, at which time a decision will also be taken as to whether to extend letting storage spaces to non-Barbican residents within walking distance.

**12. SERVICE CHARGE EXPENDITURE AND INCOME ACCOUNT - LATEST APPROVED BUDGET 2016/17 AND ORIGINAL BUDGET 2017/18**

The Committee considered a joint report of the Chamberlain and Director of Community and Children's Services in respect of the latest approved budget for 2016/17 and original budget for 2017/18 for revenue expenditure proposed to be included within the service charge in respect of dwellings.

**RESOLVED, that :**

1. The Provisional 2017/18 Revenue Budget be approved for submission to the Finance Committee.
2. The Chamberlain be authorised to revise these budgets in order to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

**13. REVENUE AND CAPITAL BUDGETS - LATEST APPROVED BUDGETS 2016/17 AND ORIGINAL 2017/18 - EXCLUDING DWELLINGS SERVICE CHARGE INCOME AND EXPENDITURE**

The Committee considered a joint report of the Director of Community and Children's Services which presented the annual submission of the revenue and capital budgets overseen by the Barbican Residential Committee.

**RESOLVED, that :**

1. The Revenue Budget be approved for submission to the Finance Committee.

2. The draft Capital Budget be approved.

3. The Chamberlain be authorised to revise these budgets in order to allow for further implications arising from departmental reorganisations and other reviews and corporate projects.

14. **PROGRESS OF SALES AND LETTINGS**

The Committee received a report of the Director of Community and Children's Services in respect of sales and lettings on the Estate, which had been approved by officers, under delegated authority, since the last meeting of the Committee.

RESOLVED, that – the report be noted.

15. **DRAFT MINUTES OF THE BARBICAN RESIDENTS (RCC) MEETING ON 28 NOVEMBER 2016**

The Committee received the draft minutes of the Barbican Residential Committee (RCC) of 28 November 2016.

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

There were no questions.

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

There were no items.

18. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) 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 the Schedule 12A of the Local Government Act.

**Item no(s)**

19 – 20

21 – 22

**paragraph no(s)**

1,2 & 3

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19. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 19<sup>th</sup> September 2016 were approved.

20. **BARBICAN ARREARS**

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

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

There were no questions.



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

There were no items.

**The meeting ended at 12:45pm**

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Chairman

**Contact Officer: Julie Mayer  
tel.no.: 020 7332 1410  
Julie.Mayer@cityoflondon.gov.uk**