

BARBICAN RESIDENTIAL COMMITTEE

Monday, 13 February 2017

Minutes of the meeting of the Barbican Residential Committee held at the Guildhall EC2 at 11.30 am

Present

Members:

Ann Holmes (Chairman)	Michael Hudson
Gareth Moore (Deputy Chairman)	Vivienne Littlechild
Randall Anderson	Professor John Lumley
Alex Bain-Stewart	Jeremy Mayhew
Deputy John Barker	Deputy Joyce Nash
Chris Boden	Graham Packham
David Bradshaw	Chris Punter
Deputy Stanley Ginsburg	Stephen Quilter

Officers:

Philippa Sewell	- Town Clerk's Department
Alan Bennetts	- Comptroller and City Solicitor's Department
Alison Elam	- Group Accountant, Chamberlain's Department
Barry Ashton	- Community & Children's Services Department
Helen Davinson	- Community & Children's Services Department
David Downing	- Community & Children's Services Department
Nichola Lloyd	- Community & Children's Services Department
Anne Mason	- Community & Children's Services Department
Paul Murtagh	- Community & Children's Services Department
Mike Saunders	- Community & Children's Services Department

1. APOLOGIES

Apologies were received from Clare James and Dhruv Patel.

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

Randall Anderson and Deputy Joyce Nash declared pecuniary interests in item 13 (Rent Review – to be considered in the non-public agenda).

3. MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the public minutes and non-public summary of the meeting held on 12th December 2016 be approved.

4. 'YOU SAID: WE DID' - OUTSTANDING ACTIONS LIST

Members received the 'You Said; We Did' actions update in respect of the Barbican Residential Committee. The Comptroller & City Solicitor advised that

there was nothing to preclude the Barbican Association becoming a Recognised Tenant Association (RTA).

RESOLVED – That the report be noted.

5. UPDATE REPORT

The Committee received a report of the Director of Community and Children's Services, which updated Members on issues raised by the Barbican Estate Residents' Consultation Committee (RCC) and Barbican Residential Committee (BRC) at their meetings in November and December 2016. It also provided updates on other issues on the estate.

During questions, the following matters were raised/noted:

- Consolidation Centre Pilot – Members queried whether the Barbican was a suitable location for such an operation. Officers advised that similar projects elsewhere were being reviewed to provide context as to what might suit the Barbican area. Members noted this would come back for consultation.
- Electric Vehicle Charging – In response to a Member's query, officers advised that the Working Party had met once. £50,000 of funding had been secured via a Low Emission Neighbourhood grant which would get the project to a point where installation could begin. Members noted that the Working Party was next due to meet on 1 March 2017 and comments were welcomed.
- Redecoration – Members advised this had begun and requested no painting be done in adverse weather conditions. Officers confirmed this could be accommodated as there was flexibility built into the redecoration programme.

RESOLVED - That the report be noted.

6. PROGRESS OF SALES AND LETTINGS

Members received a report of the Director of Community & Children's Services regarding the sales and lettings that had been approved by officers since the last meeting.

RESOLVED – That the report be noted.

7. SERVICE LEVEL AGREEMENTS QUARTERLY REVIEW

Members received a report of the Director of Community & Children's Services regarding the review of the estate wide implementation of Service Level Agreements (SLAs) and Key Performance Measures (KPIs) for the quarter October – December 2016.

With regard to short-term holiday lets, a Member advised that guidance regarding planning enforcement for lettings for more than 90 days per year was impossible to find on the website. He had spoken to Planning Officers to rectify this but Members noted this was part of a wider problem with the website,

which lacked an adequate search facility, and agreed that a resolution be sent to the Information Technology Sub (Finance) Committee expressing Members' continuous difficulty in using the Corporation's website.

RESOLVED – That the report be noted and a resolution be sent to the Information Technology Sub (Finance) Committee expressing Members' continuous difficulty in using the Corporation's website.

8. **CONCRETE TESTING AND REPAIRS - BARBICAN ESTATE, GOLDEN LANE ESTATE AND MIDDLESEX STREET ESTATE**

Members considered a Gateway 4 Options Appraisal report regarding the concrete testing and repairs on the Barbican Estate, Golden Lane Estate & Middlesex Street Estate.

During questions, the following matters were raised/noted:

- Previous concrete testing – officers advised that the last complete testing had been carried out in the 1990s and undertook to circulate that report.
- Window boxes – the report referred only to those window boxes built into the concrete.
- Barbican Estate car parks – officers advised that the extensive repairs and incidents of corrosion detailed in the report referred only to the car parks.
- Fees and staff costs – officers advised that fees were likely to be higher than on regular projects, but reminded Members this was an estimate based on a standard percentage used for projects. Costs were apportioned as works progressed, with officers (including Barbican Estate Office staff) logging every hour spent on this project (e.g. project management or on site).
- Allocation of costs – officers advised that not all car parks supported residential blocks, but undertook to report back with regard to structure and how it affected service charges.

RESOLVED – That:

- a) the concrete testing report from the last survey carried out be circulated to Members;
- b) officers to report back with regard to structure and how it affected service charges;
- c) Option 1, a planned programme of concrete repairs, based on the outcomes of the recently completed testing contracts to the Barbican, Golden Lane and Middlesex Street Estates, be approved for proceeding to Procurement and Gateway 5;
- d) the estimated total project budget of £2,275,000 be noted, of which £905,000 was designated for the Barbican Estate and £1,370,000 designated for Golden Lane and Middlesex Street Estates;
- e) a budget of £18,400 be approved to reach the next Gateway.
- f) the project be transferred from the complex approval track to the regular approval track.

9. **DRAFT MINUTES OF THE BARBICAN RESIDENTS CONSULTATION COMMITTEE (RCC)**

The draft minutes of the meeting of the Barbican Estate Residents Consultation Committee on 30th January 2017 were received. Members noted these should show apologies from Ann Holmes and the attendance of Gareth Moore.

During questions, the following matters were raised/noted:

- Crossrail – officers confirmed that the deadline set by Crossrail had been administrative only and complaints received afterwards would still be processed and considered. The Residents Consultation Committee had decided not to write to those residents in case of encouraging unnecessary claims, but officers were now speaking to the RCC Chairman about including a notice in the bulletin advising residents that the deadline did not preclude future complaints. In response to a follow up query, officers advised that most of the measuring equipment had been removed in June but, as there had been further movement, some had been reinstated. Officers confirmed this would be communicated to residents via the usual channels.
- Strip lights – officers advised that LEDs were being considered for replacing the strip lights and undertook to report back when more information was available.

RESOLVED – That the draft minutes of the Barbican Estate Residents Consultation Committee on 30th January 2017 be noted.

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

There were no questions.

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

There was no other business.

12. **EXCLUSION OF THE PUBLIC**

RESOLVED - Under Section 100(a) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information, as defined in Part 1 of Schedule 12A of the Local Government Act.

Item no	Para no
13	3
14 – 16	1,2 & 3
17-18	-

13. **RESIDENTIAL RENT REVIEW**

Members considered a report of the Director of Community & Children's Services which reviewed the rent for homes on the Barbican Estate, let under City of London tenancies. In assessing potential rent increases, the market value of properties was ascertained and two Estate Agents were appointed to assist with this review.

RESOLVED – That the following increases be implemented over 2016 rental levels effective for all tenants renewing their leases from 1 July 2017 to 30 June 2018.

- Studio flats 8.25%
- 1 bedroom flats 1.94%
- 2 bedroom flats 3.73%
- 3 / 4 bedroom flats 2.62%

14. ARREARS UPDATE

Members received a report of the Director of Community & Children's Services.

15. WRITE OFF REPORT

Members considered a report of the Director of Community & Children's Services.

16. WRITE OFF REPORT

Members considered a report of the Director of Community & Children's Services.

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

There were no questions.

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

There was no other business.

The meeting closed at 12.30 pm

Chairman

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