

Committees:	Date(s):
Residents' Consultation Committee	22 May 2017
Barbican Residential Committee	5 June 2017
Subject: Update Report	
Report of: Director of Community and Children's Services Report author: Michael Bennett, Barbican Estate Office Manager	Public For 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. Temporary car parking
4. Agenda Plan – ***see appendix 1***

Property Services – *see appendix 2*

5. Redecorations
6. Public lift availability
7. Concrete Works
8. Background Underfloor Heating Working Party

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 January/February 2017. 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 336 metal residential stores/storage spaces in the car parks

- A Gateway 3 /4 options appraisal report was approved at November Projects Sub Committee. The timelines are below:
- January – Summer 2017 – tender and planning application
- Autumn (estimated) - contractors on site
- Winter onwards - phased completion and available to rent

Last mile delivery centre pilot

Officers from the Department of the Built Environment and BEO are carrying out a scoping exercise of all the City car parks for potential use as a site for a last mile delivery centre pilot which will take up to 12 months.

The Charging Policy for Car Parking – *please see report at item 5 on the agenda*

3. Temporary car parking

The Barbican Residential Committee approved last year that temporary car parking becomes a cashless system, with payments to be made by Direct Debit, Credit/Debit cards and online payments. Officers were made of the re-tendering of the City's cashless payment parking contract and decided to wait until this new contract was established before making any further changes.

The new cashless payment parking contract was switched from PaybyPhone to RingGo in March and currently over 90% of users use this system. Officers will update residents as this will form the only payment system for temporary car parking from September 2017.

4. Agenda Plan

Appendix 1

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	4 Sept	11 Sept
SLA Review	Michael Bennett		
Barbican Policy for storage spaces being available to those within walking distance	Michael Bennett		
Barbican Charging Policy for Stores	Michael Bennett		
Working Party Review – Minutes of Leaseholder Service Charge Working Party (RCC Only)	Anne Mason		
2016/17 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
2015/17 Revenue Outturn for the Dwellings Service Charge Account including Reconciliation between the closed accounts and the final service charge	Chamberlains		
Relationship of BRC Outturn Report to Service Charge Schedules – RCC Only	Anne Mason		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: • Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 • Property Services Update	Michael Bennett		

"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett	27 Nov	11 Dec
SLA Review	Michael Bennett		
Service Charge Expenditure & Income Account - Latest Approved Budget 2017/18 & Original Budget 2018/19	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2017/18 and Original 2018/19 - Excluding dwellings service charge income & expenditure	Chamberlains		
Annual Review of RTAs	Town Clerks		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: • Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/Agenda Plan 2017 • Property Services Update	Michael Bennett		

Background Papers:

Minutes of the Barbican Residential Committee 30 January 2017.
Minutes of Residents' Consultation Committee 13 February 2017.

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