

Committees:	Dates:	
Projects Sub Barbican Residential Committee	07 September 2017 11 September 2017	
Subject: Barbican Estate Residential Stores	Issues Report	Public
Report of: Director of Community & Children's Services Report Author: Barry Ashton		For Decision

Summary

Project Status	Green
Time Line	September 2017 – planning application November 2017 – appoint contractor January 2018 – commence works June 2018 – complete works
Programme status	Green - Gateway 3/4 Options Appraisal approved 23 November 2016. Approval of issues report requesting for the new stores in the car parks to be let to non-Barbican residents within walking distance should there be insufficient demand from Barbican Estate residents. Approval of £3,250 for additional funding for architects fees including a Transport impact assessment.
Estimated cost of works	£498,985
Total estimated project budget	£551,085 (including fees and staff costs)
Expenditure to date	£14,964

Last Gateway Approved including resources expended

A Gateway 3/4 Options Appraisal was presented to Projects sub Committee on 23 November 2016 and Barbican Residential Committee on 12 December 2016. The recommended option of progressing the installation of metal stores was approved. £14,964 has so far been expended on this project for fees.

Summary of Issue

There is currently a waiting list of over 260 residents for a store. This project would include an additional 316 stores within unoccupied car park areas and former car bays in order to provide future proofing for residents demands for stores. Overall current car park occupancy is 67% (498 vacant bays).

In order for the City to make the best use of its assets the option for the new stores in the car parks to be let to non-Barbican residents within walking distance should there be insufficient demand from Barbican Estate residents' needs to be considered.

It is proposed that this letting policy would come into effect from 6 months following the completion of the new stores project, subject to planning permission and approval from the Barbican Residential Committee.

It is proposed that if this policy is agreed it would be subject to a twelve month review by the Barbican Residential Committee.

The original planning application for stores in April 2017 was withdrawn to consider some of the objections received regarding the plans and to provide clarity on the stores being made available to non-residents. A pre-planning consultation with Barbican Estate residents was then carried out in July 2017.

Planning officers have advised that a Transport Impact Assessment be carried out as part of the planning application and the additional costs of providing these and the associated architects fees for redrafting the plans is £3,250.

Proposed Way Forward

In order for the City to make the best use of its assets the option for the new stores in the car parks to be let to non-Barbican residents within walking distance should there be insufficient demand from Barbican Estate residents.

Financial Implications

Description	Installation of Stores
Works Costs	£498,985
Fees & Staff Costs	£52,100
Total	£551,085
Funding Strategy	
Source	City Fund with a payback period of approx. 3.5 years (subject to a review of charging policy by the Barbican Residential Committee).

Recommendations

1. Approve the policy for the new stores in the car parks to be let to non-Barbican residents within walking distance should there be insufficient demand from Barbican Estate residents.
2. Approve that this letting policy comes into effect after 6 months following the completion of the new stores project, by the Barbican Residential Committee, subject to planning permission.
3. Approve that this policy be subject to a twelve month review by the Barbican Residential Committee.
4. That the budget for fees is increased by a further £3,250 is approved to reach the next Gateway.

Appendices

Appendix 1	Barbican Estate Residential Baggage Store/Storage Space Installation Report November/December 2016
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Contact

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