

Committee:	Date(s):
Residents' Consultation Committee	27 November 2017
Barbican Residential Committee	11 December 2017
Subject: Update Report	Public
Report of: Director of Community and Children's Services Report author: Michael Bennett, Head of Barbican Estates	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. Electric Vehicle Charging Points
4. Gardens Advisory Group Update – **see Appendix 1**
5. Leaseholder Service Charge Working Party Annual Review - **see Appendix 2**
6. Agenda Plan

Property Services – see appendix 3

7. Redecorations
8. Public lift availability
9. Concrete Repairs
10. Underfloor Heating Working Party
11. Asset Maintenance Working Party Update
12. Broadband/TV services

Recommendation: that the contents of this report be noted.

Background

This report updates members on issues raised by the Residents' Consultation Committee and the Barbican Residential Committee at their meetings in September 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)

Car Park Charging Working Party

The Barbican Residential Committee at its meeting in June 2017 approved the setting up of a Car Park Charging Working Party. At the first meeting in July the Working Party agreed the following Terms of Reference:

‘To proceed in the reference of the Grand Committee to review the charging policy for car parking and storage in the car parking areas of the Barbican and to report back thereon, with recommendations’.

The methodology, valuation brief and timetable was also agreed at this meeting and an update will be provided to the next Working Party meeting in late November.

Stores project

Following pre-planning consultation with residents for the additional stores in the car parks the latest estimated timelines are:

- Late summer 2017 – planning application submitted (deadline for comments was 19 October)
- Report to Planning and Transportation Committee 12 December 2017
- Winter - contractors on site
- Spring 2018 onwards - phased completion and available to rent

3. Electric Vehicle Charging Points (update from the Low Emission Neighbourhood (LEN) Project Manager)

The procurement of the electric vehicle charging points for Cromwell, Willoughby, Breton, Bunyan and Thomas More car parks is progressing, with the final connection and provision of metering currently being undertaken by UK Power Networks (UKPN).

There has however has been a delay to the procurement of the supply and installation of the charging points. We were under instruction to use the City of London’s framework contract with Chargemaster; however the procurement policy team in the Chamberlain’s Office have now determined that the use of this

contract for the supply and installation of charging points on the Barbican Estate residential car parks will be non-compliant with the terms of this contract and we will need to tender the works out to the market. It is anticipated that the successful contractor will be appointed in November with installations expected to take place in the New Year.

In the meantime, officers are reviewing the marketing, stakeholder engagement and communications for the pilot.

4. **Gardens Advisory Group Update – see Appendix 1**
5. **Leaseholder Service Charge Working Party Annual Review - see (Appendix 2)**
6. **Agenda Plan**

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	5 March	19 March
Service Level Agreement Review	Michael Bennett		
Lease Enforcement	Paul Murtagh		
Fire Safety Update	Paul Murtagh		
Repairs & Maintenance to roofs/balconies following water penetration	Paul Murtagh		
Car Park Charging Working Party - Recommendations	Michael Bennett		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Residential Rent Review (BRC Only)	Anne Mason		

Update Report: • Main update - Blake Tower service charge related issues/Service Based Review/Electric Vehicle Charging/ Gardens Advisory Group (Appendix 1)/Agenda Plan 2018 • Property Services Update (Appendix 2)	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	21 May	4 June
SLA Review	Michael Bennett		
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/ Gardens Advisory Group (Appendix 1)/Agenda Plan 2018 • Property Services Update (Appendix 2)	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	3 Sept	17 Sept
SLA Review	Michael Bennett		
2017/18 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlain		
2017/18 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/ Gardens Advisory Group (Appendix 1)/Agenda Plan 2018 - Property Services Update (Appendix 2)	Michael Bennett		
“You Said; We Did” Actions (Separate list for RCC & BRC)	Michael Bennett	26 Nov	10 Dec
SLA Review	Michael Bennett		
Service Charge Expenditure & Income Account - Latest Approved Budget 2018/19 & Original Budget 2019/20	Chamberlains		
Revenue & Capital Budgets - Latest Approved Budget 2018/19 and Original 2019/20 - Excluding dwellings service charge income & expenditure	Chamberlains		
Annual Review of RTAs	Town Clerks		
Working Party Review – Update of Leaseholder Service Charge Working Party (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/ Gardens Advisory Group (Appendix 1)/ Leaseholder Service Charge Working Party Annual Review (Appendix 2)/Agenda Plan 2019 - Property Services Update (Appendix 3)	Michael Bennett		

Background Papers:

Minutes of Residents' Consultation Committee 4 September 2017.
Reports to the Barbican Residential Committee 11 September 2017.

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