

Committee:	Date(s):
Residents' Consultation Committee	05 March 2018
Barbican Residential Committee	19 March 2018
Subject: Update Report	For information
Report of: Director of Community and Children's Services	Public
<p style="text-align: center;">Summary</p> <p>Barbican Estate Office</p> <ol style="list-style-type: none"> 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 (RCC only) 5. Leaseholder Service Charge Working Party Update - see Appendix 2 (RCC only) 6. Agenda Plan <p>Property Services – see Appendix 3</p> <ol style="list-style-type: none"> 7. Redecorations 8. Public lift availability 9. Concrete Repairs 10. Background Underfloor Heating Working Party Update – Working Party's Terms of Reference – see appendix 4 (RCC only) 11. Asset Maintenance Working Party Update <p>Recommendation: that the contents of this report be noted.</p>	

Background

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

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 (from September 2019) .
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 recent meetings in November and January the Working Party has been reviewing the “opinions of value” for car parking and stores and the subsequent worked examples of how these would affect the financial position of the car park and stores accounts. Dependant on the outcome of the report on new stores to the Planning and Transportation Committee, it is anticipated that a report of the work of the Car Park Charging Working Party will be presented to the May/June committees.

Stores project

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

- Report to Planning and Transportation Committee 26 March 2018
- Summer - contractors on site
- Autumn 2018 onwards - phased completion and available to rent

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

The LEN project is funding a pilot scheme to roll out EV charging points on the Barbican Estate, with a view to determining the best strategy for the wider roll-out of EV charging points in City of London Corporation managed car parks. Charging points are being installed in 30 parking bays across 5 car parks on the Barbican Estate. From February to July 2018, a 6-month trial will take place, monitoring usage and engaging with residents. A survey was carried out in January to establish the current and near-future interest in and demand for electric vehicle charging points, which will be used as an information base on which the 6-month trial will be built.

4. Gardens Advisory Group Update – see Appendix 1 (RCC only)

5. Leaseholder Service Charge Working Party Update - see Appendix 2 (RCC only)

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	21 May	4 June
SLA Review	Michael Bennett		
Car Park Charging Working Party - Report	Michael Bennett		
Car Park Charging Working Party - Recommendations	Michael Bennett		
Progress of Sales & Lettings	Anne Mason		
Arrears Report (BRC Only)	Anne Mason		
Update Report: <ul style="list-style-type: none"> 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	3 Sept	17 Sept
"You Said; We Did" Actions (Separate list for RCC & BRC)	Michael Bennett		
SLA Review	Michael Bennett		
2017/18 Revenue Outturn (Excluding the Residential Service Charge Account)	Anne Mason/Chamberlains		
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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 27 November 2017.
Reports to the Barbican Residential Committee 11 December 2017.

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