

## **Appendix 2 Car Park Charging Working Party Report**

1. A Member/Officer Working Party was set up in June 2017 and has met four times. Terms of Reference were agreed including the review of car park usage and car park attendants/concierge time allocation. The members of the Working Party are:
  - Ann Holmes (Chair) – Chairman of the BRC
  - Sue Pearson – Deputy Chairman of the BRC
  - Randall Anderson – Member of the BRC
  - John Tomlinson – Member of the BRC
  - Paul Murtagh – Assistant Director Barbican & Property Services
  - Michael Bennett – Head of Barbican Estates
2. It was agreed to seek advice, from two independent consultants, on values and market rental levels for car parking and stores based on a brief agreed by the Working Party.
3. Independent advice was obtained from Gerald Eve and Farebrother, Chartered Surveyors, to advise on the current open market rental levels for car parking and stores. The brief issued to them is attached at Appendix 3 and, their respective reports and advice are attached at Appendix 4.
4. Their reports set out their opinion of rental value for both the Barbican residential car parking and storage spaces based on the evidence of open market charges with due allowance being made for the unique factors relevant to the Barbican car parks. The leaseholders with a long-term car bay agreement will continue to pay a service charge in the normal way and are not affected by the recommendations in this report. These service charges will be subject to current and on-going service charge reviews.
5. It was agreed to consider worked examples of the charges and potential forecasted income for car parking and stores based on the independent opinions received and a number of assumptions.
6. It was agreed that the options of the two opinions of value be presented to committee of £1,750 and £2,000 per car parking space per annum (see appendix 5).
7. It was agreed that stores should be rented for between £40 and £50 per square foot, per annum depending on size and location but in order to avoid confusion in communicating these charges to residents a single rent of £40 per square foot per annum be charged (see Appendix 6).

8. It was agreed that although the valuation allows for 10-20% more if non-residents use them, this would not be invoked but a 10% surcharge would apply to cover the additional concierge charges for non-Barbican residents.
9. It was agreed to phase in the charging for car parking and stores for existing users incrementally, over a period of three years (see Appendices 5 and 6).
10. It was agreed to review the charging for car parking and stores annually based on the Consumer Price Index (see Appendices 5 and 6).
11. It was agreed that the charging for car parking and stores should be reviewed and assessed every three years in line with opinions of value and market rent.
12. It was also suggested that it might be timely to review the work of the Concierge Service (including the allocation of its costs) and the current provision of five 'free' hours temporary car parking for visitors, contractors etc.
13. The Working Party reviewed a draft of the report to Committee and agreed its recommendations.