

Committee:	Date(s):
Residents' Consultation Committee	21 May 2018
Barbican Residential Committee	04 June 2018
Subject: Update Report	For information
Report of: Director of Community and Children's Services Report author: Michael Bennett – Head of Barbican Estates	Public

Summary

Barbican Estate Office

1. Blake Tower (formally the YMCA) Service Charge related issues
2. Electric Vehicle Charging Points
3. Gardens Advisory Group Update – **see Appendix 1 (RCC only)**
4. Leaseholder Service Charge Working Party Update - **see Appendix 2 (RCC only)**
5. Agenda Plan

Property Services – see appendix 3

6. Redecorations
7. Public lift availability
8. Concrete Repairs
9. Background Underfloor Heating Working Party Update
10. Asset Maintenance Working Party Update

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 March 2018. 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. 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 have been installed in 30 parking bays across 5 car parks on the Barbican Estate. A launch event took place in May and a 6-month trial will now take place, monitoring usage and engaging with residents. The results of this and recommendations for a future roll-out will be fed back to the Working Party and the Barbican Residential Committee.

3. **Gardens Advisory Group Update – see Appendix 1 (RCC only)**
4. **Leaseholder Service Charge Working Party Update - see Appendix 2 (RCC only)**
5. **Agenda Plan - 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	3 Sept	17 Sept
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 – RCC only)/ Leaseholder Service Charge Working Party (Appendix 2 – RCC 	Michael Bennett		

only)/Agenda Plan 2018 <ul style="list-style-type: none"> Property Services Update (Appendix 3) 			
“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		
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 – RCC only)/ Leaseholder Service Charge Working Party (Appendix 2 – RCC only)/Agenda Plan 2019 Property Services Update (Appendix 3) 	Michael Bennett		

Background Papers:

Minutes of Residents’ Consultation Committee 05 March 2018.
Reports to the Barbican Residential Committee 19 March 2018.

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