

APPENDIX 3 TO RCC MINUTES 21/5/18

SHAKESPEARE TOWER COMMENTS ON LEASE ENFORCEMENT

I understand that the role of the RCC is to communicate the views of residents to the BRC.

The current lease enforcement policy adopted and publicised by our freeholder; the City, has generated significant stress and tension throughout the Barbican. It is not possible to gauge exactly the extent of the problem, but my informal view is that over half of the flats in the Barbican are not carpeted. An examination of the Frank Harris web site shows that of the 16 flats currently listed for sale, only five are carpeted.

Effectively, the City has decided to start enforcing the section of the lease that refers to wooden floors, not systematically and even-handedly across the Barbican Estate, but has out-sourced the decision as to where this enforcement should be implemented to the whim of a random group of complainants that may or may not have an axe to grind.

This new policy is arbitrary and unfair. It means that up to half the residents in the Barbican live in fear of a vexatious claim from neighbours. Sadly, the City's notion of a vexatious claimant in this case is more determined by the proximity of the complainant, than the nature of the complaint.

I think that the resolution passed to the BRC by the RCC does not properly reflect the views of residents of the estate. The options could have been clearer; the fact that more people abstained than voted for any option confirms this confusion.

We have a real problem here and the current policy is not a solution. I would like the RCC to adopt the following resolution.

The RCC asks that the City establish a proper protocol to manage this situation both regarding the existing stock of non-carpeted floors and the policy for new floors.

Until this protocol is established, the City should revert to the enforcement policy that was in place prior to November 2017.