



Barbican Association

Special Newsletter

August 2003

All Change at the Barbican !

Welcome to a special newsletter of the Barbican Association. What a month of changes it has been.

Firstly there was the management ballot - a huge turnout of 63%. 71% voted in favour of the Committee Option - a resounding level of support. With both the level of turnout and the percentage vote in favour of the Committee Option, this means that the Estate Management Issue, which has run and run in the pages of the Barbican Resident for years, has now been settled for the foreseeable future. The Committee Option always had the silent majority support of last year's Council and has now been proven to have the majority support of the estate.



From left to right: Richard Morrison, Angela Starling, Stephen Horrocks, Nicola Baker, Richard Gaskell

Secondly, at the Barbican Association General Council meeting on 26th June 2003 a new set of officers was voted in. Stephen Horrocks was voted in as Chair by 17 votes to 4. Angela Starling was voted in as Vice Chair by 16 votes to 5. Richard Morrison was elected Secretary unopposed. Nicola Baker remains Membership Secretary and Tony Warren remains Treasurer. Richard Gaskell was re-appointed Assistant Secretary. New Sub Committee Chairs were also appointed. You can find their names on [Page 2](#).

Lastly, the first meeting of the Resident Consultation Committee took place on 7th July 2003. Richard Morrison was elected Chair. See [page 5](#) for news of the first meeting.

What a lot can happen in a month!

Your new Chair, Stephen Horrocks, and the exciting future for our Urban Village



Who am I ?

I guess the first thing I should do is tell you all a bit about myself. I have lived in Speed House with my partner for 2 years, having moved here from South East London. To say we have fallen in

love with living here is an understatement. This really is the best place we have ever lived. I am 40 years old, a law graduate from Bristol University and a qualified Chartered Accountant. I currently work for a multi-national IT company as Financial Controller and Commercial Manager. Prior to that I worked for a Housing Association. I like

good food, good friends, good wine, good theatre and lovely holidays - not to mention an unhealthy interest in trash TV.

I got involved in the BA in May last year and never thought it would end up like this. Nor did my partner but that is another story.

New Challenges

On a more serious note, the BA faces some serious challenges over the next year. With the help of my colleagues I hope to steer the organisation through them.

The BA has always been a strong voice for the residents. The ballot on management and the change in officers of the BA now give [us a](#)

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Who's Who in the Barbican Association

Officers

Chair	Stephen Horrocks	37 Speed House	7628 8178
Deputy Chair	Angela Starling	502 Gilbert House	7638 8201
Secretary	Richard Morrison	176 Defoe House	7588 9255
Assistant Secretary	Richard Gaskell	402 Mountjoy House	7628 3068
Treasurer	Tony Warren	353 Lauderdale Tower	7638 8826
Membership Secretary	Nicola Baker	7 Wallside	7588 2525
Auditor	Neville Littlestone	Thomas More House	

Sub Committees

Roofs	Lynne Brooke	18 Andrewes House	
Service Charges	Stephen Horrocks	37 Speed House	7628 8178
Planning	Don Prichard	9 Thomas More	7588 6691
Magazine	To be decided		
Estate management	Disbanded		
Environment	Steve Quilter	49 Andrewes House	7496 0562
Estate Security	David Bradshaw	143 Cromwell Tower	7638 3005
Access	Robert Barker	33 Lauderdale Tower	7588 3694
Social	Mary Piper	109 John Trundle Court	7588 3920

Elected General Council Members

Nicola Baker, Robert Barker, David Bradshaw, Lynne Brooke, Keith Haarhoff, Stephen Horrocks, Mary Piper, Steve Quilter, Angela Starling

House Group Representatives

Andrewes House *	Steve Quilter	49 Andrewes House	7496 0562
Ben Jonson House *	Malcolm Morley	207 Ben Johnson House	7628 5949
Brandon Mews	John Bailey	8 Brandon Mews	7588 2954
Breton House	Joyce Taylor	46 Breton House	7638 4742
Bryer Court	Keith Haarhoff	708 Bryer Court	
Bunyan Court	Kurt Janson	214 Bunyan Court	7588 5502
Cromwell Tower *	John Tomlinson	133 Cromwell Tower	7628 3657
Defoe House *	Richard Morrison	176 Defoe House	7588 9255
Gilbert House *	Douglas Woodward	404 Gilbert House	7628 7307
John Trundle Court *	Mary Piper	109 John Trundle Court	7588 3920
Lambert Jones Mews	Robin Keen	1 Lambert Jones Mews	7588 2081
Lauderdale Tower *	Dave Rivers	121 Lauderdale Tower	7588 3594
Mountjoy House *	David Beech	501 Mountjoy House	7588 0790
Seddon House *	Jane Smith	307 Seddon House	7628 9132
Shakespeare Tower *	Alison Gowman	382 Shakespeare Tower	7628 6067
Speed House *	Patricia Norland	56 Speed House	7638 0362
Thomas More House *	Don Prichard	9 Thomas More	7588 6691
Wallside *	Nicola Baker	7 Wallside	7588 2525
Willoughby House *	David Hall	509 Willoughby House	7496 9006

* Recognised Tenants Associations

Meeting Dates

BA General Council

11 September 2003
13 November 2003
15 January 2004
11 March 2004
13 May 2004
15 July 2004
16 September 2004
15 November 2004

Barbican Residential Committee

15 September
17 November 2004
19 January 2004
15 March 2004
17 May 2004
19 July 2004
20 September 2004
15 November 2004

Resident Consultation Committee

11 August 2003
8 September 2003
13 October 2003
10 November 2003
15 December 2003
2004 to be arranged

Location: St Giles Church

Time: 8 pm

Open to: Members
(contributions welcome)

Location: Guildhall

Time: 12 am

Open to: Public
(observer only)

Location: Guildhall

Time: 6.30 pm

Open to: All Residents
(observer only)



chance to move on to a productive future in partnership with the Corporation.

Accountability

The BA needs to become more accountable to its members. The BA General Council must not make decisions without first ensuring it is acting in accordance with the wishes of its members. We will be seeking new ways to consult and communicate with you to ensure we represent you properly. The survey form included in this newsletter is the start of that process. All BA General Council meetings are open to members and Resident Consultation Committee meetings are open to all residents. The dates are published on [page 2](#). Please come along. Minutes and all supporting papers are also available. Please contact the Assistant Secretary for copies.

Rebuilding Relationships

The relationship between ourselves and the Corporation needs to be rebuilt and repaired following the heated and sometimes acrimonious exchanges over roofs, supervision and management and estate management. The vote for the Committee Option makes it clear that the residents would prefer to work in constructive co-operation with the Corporation. The Supervision and Management issue is still unresolved and we will be seeking to bring this to a close this year, to draw a firm and final line under the past.

Conflicting Roles

The roles of the BA, the House Groups and the new Resident Consultation Committee (RCC) need to be clarified. The first meeting of the RCC took place on 7th July 2003 (see [page 5](#)), and a meeting to discuss the future of the BA will soon be taking place. We will need to consult with membership before any decisions are taken and will keep you informed throughout the process.

Planning Issues

The ongoing work of the Planning Committee is of vital importance. There is still a lot of work to do. 21 Moorfields, 25 Ropemaker Street, St Alphage House, Royex House and Milton Court are all due for redevelopment. We need to keep a close eye on these developments to ensure they are not built to the detriment of our homes. Don Prichard writes about the work of the planning committee on [page 8](#).

Environment & Licensing

The ongoing work of the Environment Committee is also of vital importance. Licensed premises, traffic noise and other nuisances are becoming an increasing problem. Last year we successfully prevented Urbium opening a 2 am dance bar in Citypoint and obtained improvements in noise levels from Nylon. Increasingly we are finding that success in these areas is brought about through developing working relationships with local businesses and the Corporation. This is time consuming but reaps dividends. Steve Quilter writes about this work on [Page 7](#).

Social Events

The Social Committee performs a vital role in bringing us together. Mary Piper's team work hard to organise the events. Please come along to one of them.

Access, TV & Security

The Access, TV and Security Committees continue in their

important roles. TV is likely to be the cause of another ballot once detailed proposals for upgrade have been worked out. We will keep you informed of progress.

Much to do

There is a lot to do. Resolving the S&M issue, establishing the RCC and sorting out the role of the BA will be hard work, but if achieved will put us on a sound footing for the future.

A Cry for Help

The BA is here to represent your views and we intend to work on the issues that matter to you. We do desperately need your help. It might be helping with a social event, or contributing an article to the magazine, or helping with the discussions on a particular planning application. Helping out does not need to mean a full time commitment unless you want it to.

The BA is here for you, and all of us on the Council are happy to hear from you about your concerns and wishes. You can e-mail me or call me if you wish.

**Stephen Horrocks
Chair**

stephen.horrocks@tiscali.co.uk

Your Association Needs You !

The Association needs help in the following areas:



- Magazine Editing**
- Website Design**
- Journalism**
- Planning Law**
- Licensing Law**
- Leasehold Law**
- Property Management**
- Accounting**
- PR & Marketing**
- Social Event Planning**

Or just sheer enthusiasm !

Do you have the skills ?

Please contact one of your new Association Officers listed on [Page 2](#).

Barbican Jargon Buster - just what do all those acronyms stand for ?

There are many Barbican Acronyms which are bandied around. Here is our very own Rosetta Stone to help you understand what we are all talking about sometimes.

BRE - Barbican Residential Estate - a term used to describe where we live excluding the Arts Centre, Girls School and commercial elements of the estate.

BRC - Barbican Residential Committee - a sub committee of the Corporation with responsibility for overseeing the Barbican. It consists of 16 Common Councilmen half of whom are resident on the estate and half of whom are non-resident.

BEO - Barbican Estate Office - the office of the Corporation headed up by Stewart Crook, the Estate Director, responsible for the day to day management of the estate.

HG - House Groups - the tenant association of an individual block on the Barbican. There are 19 in total of which 15 are RTAs. Membership is open to all members of the block in question.

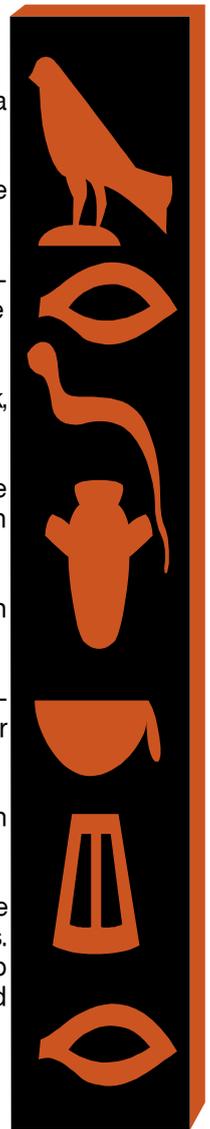
BA - Barbican Association - the RTA for the whole of the Barbican with membership open to all residents of the Barbican. House Groups are affiliated to the BA.

RTA - Recognised Tenant Association - a tenant association recognised by the Corporation as representing a group of tenants. The association must have a membership greater than 50%. The Barbican Association and most House Groups are RTA's.

BAGC - Barbican Association General Council - the governing committee of the Barbican Association consisting of 9 elected members and a representative from each House Group.

RCC - Resident Consultation Committee - the consultative committee set up following the ballot in May through which residents will be consulted on the management of their homes. The committee is independent of the BRC, the BA and the House Groups. Membership consists of a non-resident BRC member, a representative from each of the House Groups and the BA.

Perhaps someone could come up with some alternative definitions ?



Stewart Crook, BEO Estate Director, welcomes the ballot result and lays out his plans for the future



The ballot has ended a long period of uncertainty for residents and staff alike. The result was a tremendous boost for the Barbican Estate Office and a vote of confidence in as much as residents have expressed their overwhelming desire to continue with the Corporation of London as the managers of your Estate. It is not a time for complacency though. It is clear that the vote was also a vote for change and for greater resident involvement in the running of the estate via the newly established Resident Consultation Committee

(RCC).

The Barbican Association is represented on the RCC by its newly-elected Chairman and many other members also sit on the BA's General Council as representatives of their House Groups. I see this commonality of membership of the representative bodies on the estate as a great strength in our joint aims of providing the full range of services that residents require, to the standard that is expected and at a price that provides value for money.

The Barbican Estate Office (BEO) will be reorganised in such a way as to be able to meet the demands of the new arrangements.

Firstly we are on target to relocate the BEO back onto the estate in the autumn of this year. We have now overcome the difficulties that we were experiencing in gaining possession of the site of the proposed relocation at Lauderdale Place (adjacent to Crispins) and we will be creating offices and a meeting space which befits the estate. The new offices will make staff more accessible and give them a greater profile on the estate, vital components of providing a high class and responsive service.

Secondly, work is already underway to reorganise the structure of the BEO both to make it easier for residents to identify the

relevant person to deal with their enquiry or complaint and to give staff the responsibility and authority to make decisions and take necessary actions without further reference. I am keen that Estate Office staff are identifiable and are accountable for the provision of those services which fall within their areas of responsibility. The failure to provide this type of responsive service is a common criticism from residents and their representatives which I am anxious and determined to

address.

Targets have already been set with regard to the levels of service that the BEO is expected to provide and these will be adjusted and added to after consultation with the RCC. The RCC will also be working with the Estate Office staff to draw up service level agreements to cover all aspects of service provision.

I very much look forward to working with your representatives

to provide the types and levels of services that you require. I believe that we have found a unique method of working together which will raise and continue to improve the levels of service to the residents of a unique residential estate.

Stewart Crook
BEO Estate Director

Resident Consultation Committee elects a new Chair and agrees Terms of Reference



As a result of the overwhelming support for "The Committee Option" in the ballot held in May this year,

Alderman Hall - Chairman of the BRC - invited each House group to nominate a representative to the first meeting of the RCC which was held at the Guildhall on 7th July.

The first meeting was attended by Alderman Hall, Terry Rogers and Stewart Crook on behalf of the Corporation, Stephen Horrocks on behalf of the Barbican Association, and the House Group Chairs. Richard Morrison - Chairman of Defoe House Group - was elected Chairman of the RCC.

Much of the meeting was taken up with defining the Terms of Reference for the Committee, setting the dates of future meetings (see page 2) and in dealing with other procedural matters.

We also discussed how to start work on the Service Level Agreements which will be introduced in April 2004. The first task will be to agree the definitions and service levels for each item in the service charge account. Three working groups were set up to consider these items and they will report to the RCC in the near future.

RCC Terms of Reference

- 1 To be the main formal channel of communication between tenants* and the Corporation of London in all landlord and tenant matters which affect the Barbican Residential Estate, including interfaces with other occupiers, and to present the views of tenants on the general management of the estate.
- 2 To enable consultation and the flow of information between the Corporation of London and tenants and to work towards a partnership approach to management.
- 3 To develop, in conjunction with the Corporation, Service Level Agreements between tenants and the Barbican Estate Office for the Estate as a whole and for individual House Groups and to be involved in the modification of these agreements as required.
- 4 To oversee delivery of services against the Service Level Agreements with tenants, third parties and Corporation departments, monitoring their performance and satisfaction with the service and making suggestions where appropriate for alterations or improvement.
- 5 To agree Service Charge items and monitor service charge costs, receiving reports of all accounts relating to the estate.
- 6 To discuss routine and major repair works and to consult on how these will affect tenants.
- 7 To receive reports of the Disputes Resolution panel as appropriate.

* tenants refers to all residents irrespective of the length of their tenancy

There is a lot of work to be done, but hopefully the spirit of constructive cooperation of the first meeting will continue.

The RCC meetings are open to the public and you are all welcome to join us.

Richard Morrison
Chair RCC

Joyce Nash writes about the BRC meeting held on 21st July



The first meeting following the management ballot took place on July 21st.

I personally hope that the good atmosphere at the meeting heralds a new relationship between the residents and the Corporation.

Result of the management ballot welcomed

Bob Hall, the Chairman, expressed his pleasure at the high turn-out for the vote on the future management of the estate and thanked all concerned for their efforts.

Lakes being dealt with

A report about the lakes that had originally been placed in the private papers, was moved to the public papers. The report recognised the awful state of the

lakes and sought approval for obtaining proposals from about three experts in water management as to how they would solve the problem and what it would cost. Interestingly, the report suggests, that instead of the 85% resident and 15% Corporation split which is in the leases, the costs will be split 50/50, to recognise the fact that the public, schools, and Barbican Centre have open access to part of the lakeside. Without doubt there will be further consultation as to whether this is accepted as the correct ratio. Resident members forcefully made that point. The report will go to the Residents Consultation Committee for consultation and the hope is that it can be pushed through the relevant committees speedily.

Business plan approved subject to RCC consultation

The Business Plan for the BEO for 2003 was presented and

approved. It was however noted that the plan must now be updated and monitored in conjunction with the RCC.

Other issues

A question was asked about ambulance access to the Estate and a recent problem at Willoughby House. Stewart Crook, from the Estate Office, explained the improved system that is now in place to avoid future problems. Apart from these items, the usual progress and statistical reports were considered.

All welcome

BRC meetings are open to the public. The meeting dates are published on page 2. Please come along.

Joyce Nash OBE
Aldersgate Ward.

An end to the Barbican Resident magazine ?

Since 2000 the Barbican Resident has been edited and produced by John Bailey. In addition Select Typesetters have printed and distributed the magazine for "free" funding their costs through the advertising that they could generate. This "outsourcing" arrangement was entered into because the administrative burden of obtaining advertisers was too much for a volunteer.

Unfortunately 2 things have occurred at the same time. The contract with Select has come to an end and John Bailey no longer has the time to edit and produce a magazine in the current format and length. Without John's input the commercial arrangements with Select are no longer viable. This means that the June /July issue of Barbican Resident which you have just received will be the last one in its current format.

The BAGC is currently considering the options for the future of the magazine. We will need to take into account that sourcing content and producing and editing a 45 page magazine is a lot of work for a

volunteer. We will also need to take into account the very strong views of a number of members that the magazine for some time has only been representative of the views of a minority of the residents.



The Council has decided that as part of our discussions of the future role of the BA, we will also be discussing the future role of the magazine. In the meantime we will continue to keep you up to date with the latest developments using newsletters like this one.

If anyone out there is interested in getting involved with the production of future newsletters or magazines, or designing and running a web site please get in touch with myself or Angela Starling.

Stephen Horrocks
Chair

Bars and Buses - the exciting world of the Environmental Committee

Digress hours resolved once and for all



In November the residents successfully opposed an application by Urbium to have a Public Entertainment Licence until 2 am every night for their premises in Citypoint, called

Digress. Since November they have been able to operate a bar from Monday to Saturday until 11 pm with a supper license to midnight. Sunday until 10.30 pm only.

There have been no complaints from residents to do with Digress.

At the time of the hearing our barrister, James Rankin, advised that it was highly likely that Urbium would apply for longer hours at a later date once they could demonstrate that they had a record of operating without complaints in the area. As with any licensee, Urbium are able to apply for extensions to their licence at any time and as frequently as they wish.

We had only won the first battle and not the war! A continuous war of attrition would be expensive and not necessarily successful.

Urbium's Managing Director, Robert Cohen, approached the Barbican Association in April saying that they intended to apply for an extension of hours to 12.30 am or 1 am, but would prefer to do it with the agreement of the residents. Since that initial approach the Barbican Association Environmental Committee including representatives of Speed and Willoughby House Group Committees and myself as Chairman of the Environmental Committee, have been in discussions with Urbium. We have also taken legal advice from James Rankin and Raymond Cooper (a resident of Willoughby), our solicitor whose contribution has been outstanding.

Following several reports and discussions at BAGC, the BA has now entered into a workable legal

agreement between Urbium and the Barbican Association which effectively states that In return for the BA not opposing an extension of hours till 12 pm only on Thursday and Friday and 12pm Monday to Friday in December, Urbium undertake never to apply for any further extension of hours.

This agreement is the best possible deal for the residents. For a small concession of 2 hours per week and an additional 3 hours in December we have gained absolute certainty about the hours of operation of Digress - a negotiated peace following our initial success! I am also delighted to report that we have insisted that Urbium pay the Association's legal costs!

Our legal team including a specialist Licensing Barrister has advised that this is an innovative and groundbreaking concept of great advantage to the residents. The agreement is available to all members from the Assistant Secretary.

Should Urbium cause any disturbance, we are fully prepared to complain to the authorities and oppose their operation. Individual residents and House Groups are free to object to any licence application or complain if they experience disturbance.

Nylon

Wallside House Group raised an objection to the renewal of their Public Entertainments Licence in March 2003. Nicola Baker assisted the Environmental Committee by negotiating terms on which we would allow the renewal. After many weeks of negotiation and several visits to Nylon and their manager, Rowan Elmes, modifications to the building are to be made and written assurances have been given to us

Accordingly an expensive and time consuming Public Entertainments Licence hearing has been avoided. This conciliatory approach was appropriate as the building is due for demolition and redevelopment within the next 18

months subject to market conditions. The new development has been approved and I am delighted to report that one of the conditions of planning approval is that no access in or out of the building will be allowed after 11:30pm. This condition was at the request of the Environmental Committee with the help and support of the BA Planning Monitoring and Conservation Committee and its Chairman Don Prichard and blocks any prospect of another late night venue in the new building operating beyond 11pm!

Noisy Buses

At a recent Environmental Committee meeting the problem of noisy buses was raised. The new 153 bus route passes Speed House, which is convenient, but not at 5am in the morning and 12.30 at night. We are discussing issues with the bus authorities to ensure a more resident friendly approach to running the buses past our bedroom windows at unsocial hours.

Trees felled at St. Giles Church

Two much loved trees by St Giles Church have been chain sawed to death! This had caused much annoyance, as it appears Open Spaces considered them a danger. New trees are to be planted in the the autumn. We do not wish to second-guess their decision but some consultation would have been appreciated.

Thank you.

The work involved to achieve the above results has been enormous. I would like to thank the members of the Environmental Committee Don Prichard as Deputy Chairman, David Hall, Stephen Horrocks, Patricia Norland, Joyce Taylor and John Tomlinson for their support and of course every one else who has worked tirelessly to help us.

Steve Quilter
Chairman

Environmental Committee

Redevelopment all around - more buildings coming down, but what is taking their place?



There are two major developments being planned that will have an effect on the Barbican Estate in the relatively near future.



21 Moorfields

The first, and most imminent, is the development of 21 Moorfields - this is the land bounded by New Union Street, Moorfields, Fore Street Avenue, Fore Street Telephone Exchange and Moor Lane. It will particularly affect Willoughby House, but will impact on other residents since it is the main route through from the Estate, past The City Boot, to the Underground Station.

The development involves the demolition of all the existing buildings and their replacement with a significantly larger structure. An application has been made to the Corporation for planning permission, the plans of which are available for viewing at the Planning Office in the Guildhall. A promise has been made by the developers that a public meeting will be arranged so that Barbican residents' can understand what is being proposed and be in a position to voice their objections. However, in a discussion with the developers, it transpired that an alternative design is to be submitted in the near future, and they prefer to wait until this is ready before holding the meeting. Nevertheless, the developers are anxious to get this project underway quickly and it is anticipated that the public meeting will take place towards the end of August. Not a good time be-

cause of the holiday season, but since it is expected that the application will be considered by the Planning Committee in September, that is the best that can be achieved.

The Barbican Association has lodged objections to the development in support of Willoughby House Group and a number of individual residents. The key objections relate to the density of development, the retention of open space and the walkway, the setting of the Barbican, daylight and sunlight to the flats, servicing, noise and nuisance.

Ropemaker Place



The second development is of Ropemaker Place - this is the land bounded by Moor Lane, Chiswell Street, 25 Ropemaker Street. This site is with the Borough of Islington and not within the City. A planning application was made to the authorities in Islington in July 2003, though it is not anticipated that this will go before the Planning Committee until November. The plans are available for viewing at the Planning Office in Islington. This development will affect Milton Court, Speed House and Cromwell Tower.

Early in 2002, it was reported that there were plans being developed to build a 38 storey leaning tower on the site. However, it is now proposed to demolish the existing structure (built in 1987) and replace it with a 22 storey tower with approximately 500,000 square feet of office space.

Milton Court and St Alphege House

There are two other developments



which will affect the Barbican in the future. The first is Milton Court. There are only rumours about what is planned for this site, but genuine information is not available at present. The second development is of the St Alphege House site. The leases on the various buildings expire at the end of 2003, though it is believed that they will be extended for a further twelve months. The Barbican Association Planning Monitoring Group (PMG) and a group of interested residents met with the architects last year when a Planning Framework was being developed for the Corporation and an assurance was given that the objections made by the residents would be taken into consideration in the development of the site.

City of London Girls' School

The proposed extension to the Girls' School has now received planning permission despite objections from residents. Funding is still to be approved so there is a slim hope yet that further encroachment on our open spaces will not happen.

We will keep you informed. You can help by inspecting the plans, attending public meetings and writing letters. If we do not say what we think, our interests will not be considered in the planning process. Please contact myself or your House Group Chair for more information on how you can help.

Don Prichard
Chairman

Planning Committee