

# **Barbican Association Annual General Meeting**

## **7.30pm Thursday 22nd April by Zoom**

BA AGM 22 April 7.30pm

Adam Hogg is inviting you to a scheduled Zoom meeting.

Topic: BA AGM

Time: Apr 22, 2021 07:30 PM London

Screens open at 7.15

Dear BA Member

Welcome to this the second virtual BA AGM. May I apologise in advance that it may not be possible at the meeting to get the amount of discussion we would have in a face-to-face meeting.

However, we will give an update on current topics of concern, and you can ask questions via the chat function.

This document contains:

- Some tips on virtual meeting etiquette
- The agenda
- A Motion
- Treasurer's report and accounts

Best wishes

Adam Hogg, [chairbarbassociation@gmail.com](mailto:chairbarbassociation@gmail.com)

### **Zoom etiquette**

- If you have not used Zoom before please download the Zoom app well before the meeting (it is free). We will be using the poll facility in Zoom, and if you are using a web browser rather than the app you will not be able to take part in the polls
- At the start of the meeting the organiser will mute all participants. Please stay mute unless you are invited to speak
- If you have connection problems it is worth turning your camera off
- Please ask questions via the Chat function. These will be collated and spoken for you by the organiser
- You might want to write your name so that it is displayed in the list of participants

### **Agenda**

1. Welcome
2. Chairman's report

3. Report on future of Museum of London Site Jane Smith

4. RCC Chairman's update

5. Motion: (for full text see THE BARBICAN ASSOCIATION 2021 AGM MOTION RESOLUTION below)

The Barbican Association calls upon all the elected representatives of Cripplegate and Aldersgate Wards to:

a. Act as one in the consideration by City Corporation of the future of both the Barbican Residential Committee and the Barbican Estate Residents' Consultation Committee, including the constitution of any replacement; and

b. In particular, to advocate for the adoption of a replacement that will involve both lessees and officers in undertaking the obligations of City Corporation as landlord of the Barbican residential estate.

Proposed: Adam Hogg, Chair, The Barbican Association

Seconded: Christopher Makin, Chair, Barbican Estate Residents' Consultation Committee

6. Beech Street update Ted Rogers

7. Treasurer's report attached Tony Swanson

8. Election of

a. Treasurer

b. Honorary Auditor

c. 9 Council Members

9. Questions

### **The Barbican Association 2021 AGM Motion**

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1. Act as one in the consideration by City Corporation of the future of both the Barbican Residential Committee and the Barbican Estate Residents' Consultation Committee, including the constitution of any replacement; and
2. In particular, to advocate for the adoption of a replacement that will involve both lessees and officers in undertaking the obligations of City Corporation as landlord of the Barbican residential estate.

Proposed: Adam Hogg, Chair, The Barbican Association

Seconded: Christopher Makin, Chair, Barbican Estate Residents' Consultation Committee

## **Purpose**

In February 2020, City of London Corporation (CoL) engaged Lord Lisvane to carry out a review of its governance. He reported in September 2020 and recommended the abolition of the Barbican Residential Committee (BRC). The BRC has acted as landlord of the Barbican residential estate on behalf of CoL since 2003, the Barbican Estate Residents' Consultation Committee (RCC) having been formed at the same time.

Over the last six months CoL has been consulting widely on Lisvane's recommendations, intending to introduce changes by 01 April 2022. Decisions, at least in principle, are due to be made in July and CoL is likely to decide to abolish the BRC. The future of the RCC would then be uncertain but it could be reformed as Citywide residents' association.

The CoL consultation includes considering proposals for BRC's replacement. The BRC/RCC relationship is the result of an Estate wide referendum, so it could be expected, if not demanded, through the Cripplegate and Aldersgate elected representatives, that any BRC replacement would have the support of Barbican Estate lessees.

Having a proposal on the table that includes Lisvane's recommendation, whilst respecting the 2003 vote, could mean a positive outcome for Barbican Estate lessees. One such could be a new entity, consisting of Barbican Estate lessees and CoL Officers with Barbican Estate Office (BEO) continuing to fulfil the day to day management functions. In short, an entity that combines the terms of reference of both BRC and RCC.

However, whatever CoL may consider as a replacement for the BRC, Barbican Association should request that the elected representatives of both Cripplegate and Aldersgate act as one in advocating that any replacement includes both Barbican Estate lessees and CoL officers and this meeting is asked to both consider and support the resolution.

The Citywide Ward Elections, postponed from last month, should take place next March. All eight seats in Cripplegate Ward and all six seats in Aldersgate Ward are expected to be contested then. Also, next March there should be an election for the

Cripplegate Aldermanic seat and the Aldersgate Aldermanic seat may also be up for election as well.

## Background

Lord Lisvane, a career Civil Servant who, before his retirement was Clerk to the House of Commons but apart from being a Freeman of the City of London and a past Master of the Worshipful Company of Skinners had no other association with CoL, was engaged:

*To review the governance arrangements of the organisation by undertaking a comprehensive examination of the City Corporation's Code of Corporate Governance to ensure that the arrangements are efficient, fair, transparent and accountable.*

According to the Lisvane:

### Barbican Residential Committee

*353. This Committee's task, according to its terms of reference, is entirely one of management.<sup>80</sup> If that is the case, I cannot see why it should exist as a Corporation Committee. So far as the interests of the Corporation are concerned, that function can be dealt with by Officers. So far as the internal arrangements are concerned, those can surely be made by the residents themselves.*

*354. I note that the business of this Committee has given rise to a significant number of standards and conduct issues. As it was described to me, the Committee "has conflict of interest hard-wired into it."*

*355. I also note that there are Corporation tenants elsewhere in the City who do not have a dedicated Committee.*

*356. **I have no doubt that the Barbican Residential Committee should be abolished, and I so recommend.** The Barbican Estate Residents Consultation Committee is not a Committee of the Court, and so I make no recommendation. It may be that in the wake of the abolition of the Barbican Residential Committee the Corporation will review its mechanisms for consulting and engaging with residents; if so, it would be as well to include all residents, not simply those of the Barbican Estate.*

The BRC is a committee of CoL consisting of up to 14 members, seven resident and seven non-resident, with a quorum of, at least, three non-residents. Its terms of reference are according to the Order of the Court of Common Council of 16 July 2020, effective until 15 April 2021:

To be responsible for:-

- (a) the management of all completed residential premises and ancillary accommodation on the Barbican Estate, e.g. the commercial premises, launderette, car parks, baggage stores, etc. (and, in fulfilling those purposes,*

*to have regard to any representations made to it by the Barbican Estate Residents' Consultation Committee);*  
*(b) the disposal of interests in the Barbican Estate pursuant to such policies as are from time to time laid down by the Court of Common Council.*

The BRC page on the CoL website states:

*This Committee is responsible for the Barbican Estate, which comprises a mixture of residential and commercial properties in the heart of the City. The Barbican Estate is a major success story. It thrives as a well-managed 'City Village', attracting people from all walks of life, and from all parts of the world, to enjoy its unique ambience.*

*The Committee oversees the management of all completed residential premises and ancillary accommodation on the Barbican Estate; i.e. commercial premises, launderette, car parks, baggage stores etc. and, in fulfilling those purposes, it has regard to any representations made to it by the Barbican Estate Residents' Consultation Committee.]*

The RCC was formed along with the BRC after an Estate wide referendum, with the support of 71.1% of the votes cast by the 1,247 Barbican lessees (all those obliged to pay service charges to CoL) who voted. The RCC Terms of Reference, confirmed at the RCC AGM on January 2021, are:

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 including the commercial premises, the City of London School for Girls and the Barbican Arts Centre.
2. To present the views of tenants on the general management of the estate, within the parameters of the Barbican RCC/Barbican Residential Committee's Terms of Reference and communicating views, via Resolution, as appropriate.
3. To enable consultation and the flow of information between the Corporation of London and tenants and to work towards a partnership approach to management.
4. 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.
5. To oversee delivery of services against any 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
6. To identify Service Charge items and monitor service charge costs, receiving reports of all accounts relating to the estate
7. To discuss routine and major repair works and to consult on how these will affect tenants
8. To seek to achieve efficiencies and improvements to resident services via the network of Working Parties serving the Barbican Estate.\*tenants refers to all

persons who have a tenancy agreement with the Corporation and includes also any resident who no longer retains the Corporation as a landlord but still pays a service charge to the Corporation.