

# Newsletter

barbicanassociation.co.uk | November 2021

## IN THIS ISSUE

CHAIRMAN'S CORNER	1&2
RESIDENTS' CONSULTATION	3
SECURITY	4
PLANNING	5 & 6
TUESDAY CLUB	8
DISCOUNT SCHEME	8

## The times they are a-changin

*As the present  
Will later be past  
The order is rapidly fadin'  
And the first one now  
Will later be last  
For the times they are a-changin'*  
**Bob Dylan 1963**

As they are now, here in the Barbican and the City of London.

There is a changing of the guard at Guildhall with new Chairmen taking over Grand Committees and the elections to the Court of Common Council, postponed by a year on account of Covid, are due next spring.

Deliberations on the governance of the City are coming to conclusions. Will the Barbican Residential Committee be consigned to history?

The Centre for Music is no more but the Arts Centre is girding its loins for a major refurbishment in its Renewal Project.

### CHAIRMAN'S CORNER

The Museum of London and Bastion House are earmarked for demolition and replacement with yet another commercial development to fund the new Museum in Smithfield West.

And nobody really knows what the long-term effects of Covid will be on the City of London.

Change is upon us. This will present opportunities. We must respond.

People react to change in different ways, some resist, others embrace it with enthusiasm but the majority ignore it until it is too late. The default option of doing nothing is easy in the short term but over time often leads to unforeseen crises. We must not let this happen.

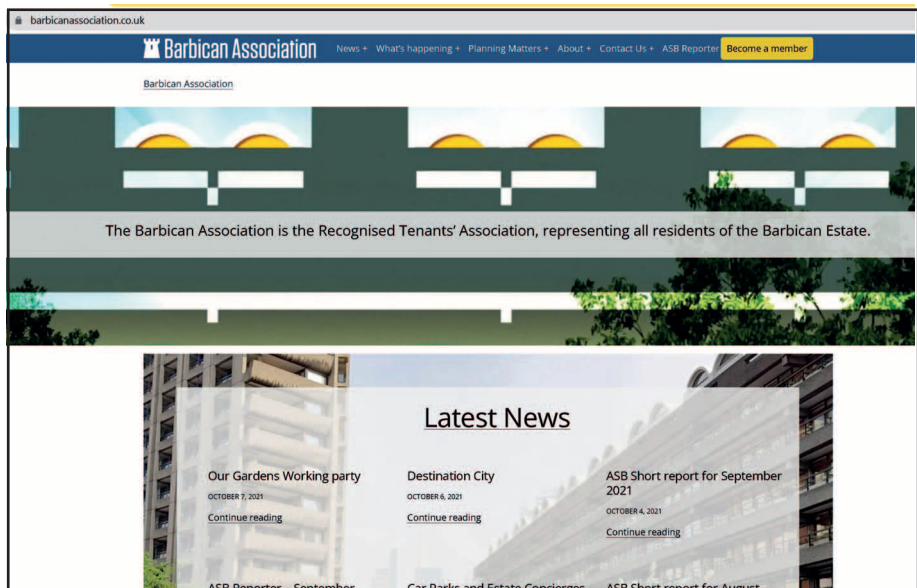
The issues facing us in the Barbican (a valuable bit of real estate; the flats alone worth in excess of £2billion) are often far

Articles published in the Barbican Association Newsletter do not necessarily represent the views of the Barbican Association or the Newsletter's editor. While submitted material is encouraged, publication thereof is not guaranteed and any content for publication may be subject to editorial scrutiny and alteration, based on the editor's judgment.

Proposed material is submitted and accepted subject to that understanding. Whereas all intellectual property rights of originators are respected and protected in compliance with UK intellectual property law, the editorial content, structure and format of the Barbican Association Newsletter is the intellectual property of the Barbican Association and may not be reproduced without written permission.

If you wish to comment on any of the articles in the newsletter, make any suggestions about items which you would like to see covered or offer to write an article, please contact us. The Barbican Association Newsletter Editor is Helen Hudson, email: barblifeedit@gmail.com.

Visit the BA website for the latest updates



reaching and can have massive impacts on our lives well into the future. Too often we have had to react when it has been too late. The Barbican needs to be cossetted and only its residents are likely to be motivated to do so.

The Barbican Association is our Recognised Tenant Association and its raison d'être is to look after our interests. Our General Council (BAGC) is composed of eleven elected members and representatives from each house group. If you don't think we are doing what's written on the tin then put yourself up for election.

*continued on page 2*

# The times they are a-changin

Members have the opportunity to vote for those on the Council every year at the AGM. And if you are not yet a member then please join go to <https://barbicanassociation.co.uk/membership/> only £5 a year, easily recouped from discounts in local restaurants including those in the Barbican Centre and it gives you a say in how the Barbican will evolve.

After a year in the Chair, I am acutely aware of the challenges that are facing us, I am also aware that amongst our residents are many talented people from all walks of life whose skills could be put to good use for the benefit of us all. How do I get you to come out?

My predecessor as Chair following the Livsane report on Governance responded to the Corporation with three pleas. We sought:

More control over residents' expenditure on the service charges

The creation of a mechanism for ensuring that the Grade II listed estate, our home, is properly looked after.

Meaningful consultations with the Corporation.

These have not changed and are being pursued, recent events over the Car Parks and their attendants have demonstrated both the need for control over our expenditure and for meaningful stakeholder engagement.

Over the past few months, the BAGC has been re-examining how it operates in order to make us a more effective organisation, that truly represents the interests of its members.

Three working groups were set up to look at how to

- Increase our membership and improve communications with members and the outside world
- Improve our influence on the Corporation
- Examine the structures and organisation of our representative bodies including the respective roles of the Barbican Association and the Residents Consultative Committee and how should they fit together.

This work is on-going, but two clear themes are emerging:

- we should work much more closely with our elected representatives. We recognise our Councillors independence, but also recognise that by working together with the BAGC

they will carry greater weight in Guildhall and will assist us in being more proactive in our dealings with the City Corporation.

We have started to open up dialogues in advance of the elections for the Court in March of next year. We will arrange hustings prior to the election with Aldersgate and Cripplegate candidates during which we will share our objectives and give them the opportunity to comment and explain their own positions. We will meet regularly with them to ensure that our joint interests are being prosecuted.

We want to encourage new candidates to stand (Please see "Stand for the Barbican" on page 6)

■ the operation of the BAGC would benefit from a reboot and we are actively seeking to introduce some new blood. For too long GC members have been re-elected unopposed, we need challenging. I would be delighted to have the opportunity to persuade you to stand please get in touch [chairbarbassociation@gmail.com](mailto:chairbarbassociation@gmail.com)

In addition to positions on the GC we have places on subcommittees looking after our interests.

## Estate

Public Realm, Arts Centre, Culture mile and schools

Car parks, ASB, Crime prevention

## Environment and sustainability

Climate Change, Planning and licensing, Traffic and pollution

## Engagement

Communications, Publications, Website, Lobbying Membership

**Please get in touch with us and get involved. Our efforts together help us protect your interests.**

## Bastion House and The Museum of London

Some 400 plus of you responded to our poll, on the Barbican Association Website, asking if you thought we should challenge the City of London to justify its apparent decision to demolish rather than refurbish and repurpose the two buildings.

88% were in favour of a challenge.

## CHAIRMAN'S CORNER



*Bastion House by Jim Linwood from London, CC BY 2.0*

<https://creativecommons.org/licenses/by/2.0>, via Wikimedia Commons

At a recent meeting with the Chair of the Property Investment board (it has the responsibility for making the decision on the matter) we asked for such a justification. We were assured that decision had been taken based on sound evidence which would be shared with us along with its assessment on the decision's impact on climate change within the next few weeks. We acknowledge that it is very unlikely that we will be able to prevent demolition but we need to see the evidence.

We understand that the likely development will include two blocks of offices with improvements to the public realm.

We are turning our attention to the scale, mass and height of the development which should complement the adjacent listed Barbican Estate rather than the commercial developments to the east, south and west and be broadly consistent with what already exists.

Whilst welcoming the improvements to the Public Realm we have expressed our concern that its design should reflect that it will be adjacent to a residential area.



**Adam Hogg**

*Chair, Barbican Association*

# A shock in the car parks

It came as a shock to learn that the City was planning to remove six of our Concierges (car park attendants). This plan would eliminate the Concierge service from one car park and move another to daytime only.

The fact that residents heard about this from anonymous sources, rather than through the diverse consultation methods used by the City is, writing at my most restrained, very disappointing.

The Residents' Consultation Committee and the Barbican Association, which always work together closely, flew into gear to save our Concierge service. Whilst it would have been ideal to take a slower and more consultative approach, we needed to deliver results fast to meet the City's timetable.

My thanks go to all involved in this effort, particularly Mike Cribb who led the residents' response assisted by Sandra Jenner, Richard Tomkins and Roger Tynan. It soon became clear that the City had backed itself into a financial corner, having agreed to cut costs in nearly every area of its operations, and the only way to keep our Concierges in place was to find a financial solution.

It also became clear that losing six Concierges was not the end of the matter. The Concierges at two more car parks had been identified as being the next in line to go, so the service residents value greatly was at the top of a slippery slope.

I hope you had the opportunity to make your voice heard on this matter through your representative on the Barbican Residents' Consultation Committee (RCC) that I chair. Your representatives were invited to two meetings (one jointly with the Barbican Association General Council) to discuss the future of the Concierge service and all were encouraged to garner residents' views by Zoom, email or as appropriate.

At the RCC meeting on 27 September there was a further hour of debate. The terrace block representatives then unanimously agreed the following Guidelines and Resolution to the Barbican Residential Committee, the relevant decision making body. The representatives

from the tower blocks abstained as Concierges provide a service to the terrace blocks, so tower residents are not being asked to pay extra.

**Guidelines:** that the BRC is asked to consider the following points during subsequent negotiations :

- Work flexibly and imaginatively and in good faith; i.e. the proper disclosure of service charge accounts with service charge payers and the RCC, to find a longer term solution to this issue within the structure of the current lease and freehold transfers;
- In carrying out this work, identify specifically what services are provided by the Estate Concierges, how much they cost and who receives them;
- To assist an RCC Working Party in finding ways to significantly reduce service charges, without materially affecting the level or quality of front-line services offered by the Barbican Estate Office.

## **Resolution:**

RESOLVED, that – The Barbican Residential Committee is asked to note that the terrace block representatives on the Barbican Residents' Consultation Committee have voted in favour of retaining the current number of Estate Concierges.

*'We will support the City of London Corporation in levying a one-off surcharge on terrace block service charge payers, to cover the pro-rata share (for the remainder of the 2021/2022 financial year) of the direct costs of employment of the six Estate Concierge roles scheduled to be removed, pending more detailed negotiations between service charge payers and the City Corporation. These costs were estimated by the Barbican Estate Office to be approximately £232,000 per year.*

*This is being offered as a matter of goodwill and is not an acceptance that the City Corporation would be entitled to reduce services in this way, or of the calculation of the terrace block car park inputs and outputs used to arrive at service charges. If an agreement is reached with the City Corporation, service charge payers will ask for a commitment (from the City Corporation) to that agreement in writing.*

## BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE

*In consideration of accepting the one-off surcharge, service charge payers would ask City Officers to work flexibly and imaginatively with the RCC to find a longer term solution to this issue, within the structure of the current lease and freehold transfers, and to assist the RCC Service Charge Working Party in finding ways to significantly reduce service charges, without materially affecting the level or quality of front line services offered by the Barbican Estate Office'.*

This Resolution was accepted by the Barbican Residential Committee (BRC), subject to advice from the City Solicitor and consultation with residents. Please take a moment to view the BRC meeting at [https://youtu.be/6hFfB\\_65TDo](https://youtu.be/6hFfB_65TDo)

In closing, I understand that the future of the BRC - the City being keen on a leaner committee structure - will be decided soon. Whatever decision is taken, my goal is to ensure that promises made to Barbican residents in 2003 regarding a formal consultative mechanism for the management of the Estate, are kept. Whilst I do not doubt that the current method of resident consultation can be enhanced, I also know that what we have today is better than that enjoyed by leaseholders elsewhere so it is not to be disregarded lightly.

The next RCC meeting is scheduled for Monday 17 January and I hope you will make time to watch the meeting using the details that will be provided the City of London's website.



**Christopher Makin**

*Chair, Barbican Estate Residents' Consultation Committee (RCC) that represents residents in their relationship with the City as their managing agent and landlord.*

# Security Matters

**SECURITY  
AND SAFETY**

## 1. Anti-social behaviour

The Barbican Estate Security Committee resolved to produce an easy to use web site whereby Barbican residents would be able to record anti-social behavioural incidents occurring across the estate.

The Membership Secretary of the Barbican Association, Jim Davies, a professional computer programmer answered my call out for a volunteer and produced the required programme to the Committee's brief which we have named the ASB Reporter.

The ASB Reporter was launched earlier this year in June and the first asb incidents began to be recorded by Barbican residents commencing on the 19th June '21.

Since then, up until the end of September 412 asb incidents have been recorded – totals recorded by house and their % of the overall total were as follows:-

HOUSE	INCIDENTS
Ben Jonson	181 (43.9%)
Shakespeare Tower	72 (17.5%)
Gilbert	45 (10.9%)
Andrewes	26 (6.3%)
Bryer Court	16 (3.9%)
Bunyan Court	12 (2.9%)
John Trundle Court	9 (2.2%)
The Postern	9 (2.2%)
Breton	8 (1.9%)
Cromwell Tower	8 (1.9%)
Defoe	7 (1.7%)
Frobisher Crescent	5 (1.2%)
Seddon	5 (1.2%)
Thomas More	3 (0.7%)
Lauderdale Tower	2 (0.6%)
Speed	2 (0.6%)
Wallside	1 (0.2%)
Willoughby	1 (0.2%)

331 or 80.3% of incidents reported were the result of the following categories of anti-social behaviour:-

ASB type	Number
Skateboarding	85 (20.6%)
Cycling	74 (18.0%)
Parkour	69 (16.7%)
Rowdy behaviour	64 (15.5%)
Loud music	39 (9.5%)

4 Barbican Association **NEWSLETTER**

## No Cycling / No Skateboarding

### All dogs to be kept on a lead



## 2. New Barbican Prohibition Signs

Finally, now in situ in agreed locations across the estate:-

**Deputy David Bradshaw C.C.**

*Chair, Barbican Estate security Committee*

### Useful Police Contact Numbers

City of London Police switchboard-

Crime reporting: 020 7601 2222

Non-emergencies: 101

Emergencies (landline): 999

Emergencies (mobile): 112

Anti-Terrorist Hotline: 0800 789 321

Action Fraud Team: 0300 123 2040

### Numbers to call in the event of Disturbance

City Noise Team: 020 7606 3030 for noise happening currently.

(For advice, email: [publicprotection@cityoflondon.gov.uk](mailto:publicprotection@cityoflondon.gov.uk)

but response to emails is not immediate)

Transport for London (Underground): 0343 222 1234 (option 6) 08:00-20:00.

(Use online form at <https://tfl.gov.uk/help-and-contact/>)

Crossrail: 0345 602 3813 (Email: [helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk))

## Destination City

The following is an extract from a paper to be submitted for approval to the Court of Common Council on 07 October by Catherine McGuinness, Policy Chair and Wendy Hyde, Chair Culture, Heritage and Libraries *{Editor's note: now approved}*:

*Destination City – Strategic Review is a proposed programme of work setting out a renewed vision for the Square Mile to become the world's most attractive destination for workers, residents and visitors.*

*The review will span all the elements that make for an attractive destination, engaging with numerous sectors including retail, hospitality, culture and heritage, and the night-time economy.*

*Numerous business areas across the City Corporation will be consulted to gather evidence and co-create a shared vision, while testing the feasibility and implications of proposed activities.*

*External engagement and relationship*

*building will also be an integral pillar of the programme. Interviews and workshops with stakeholders will identify the City's strengths, as well as new activities for development. This work will be underpinned by research exploring innovations in other global destinations.*

*The review will be led by Danny Lopez, founding head of London & Partners and former Consul General in New York. Danny will be working on a pro bono basis. He will be supported by Kate Keating, an external advisor with extensive experience in marketing.*

*The report will go to the Culture, Heritage and Libraries Committee, then Policy & Resources Committee in the winter months. It is hoped that this will then be submitted to Court early next year.*

*We have been promised a workshop in the Barbican, "in the coming weeks", so City Corporation "can hear our views directly".*

**Fred Rogers**

# Planning & Licensing update

## Onwards and upwards

A relatively quiet quarter on the planning front to report on, albeit that quiet is probably not the first word to spring to many residents' minds, particularly those living at the western and eastern ends of the Barbican. Scaffolding is now cladding 150 Aldersgate Street ahead of its expansion whilst the development at 21 Moorfields moves relentlessly onwards and upwards. Although planning permission for the latter scheme was granted some time ago, the developers have recently lodged two submissions – relating to the proposed “hostile vehicle mitigation measures” in Moor Lane (bollards, to you and me) and to its plans for the lighting of the City Walkway bridge over Moor Lane. Several objections have been lodged to these applications – the first on the grounds that proper co-ordination with the Moor Lane greening scheme should be established to enable a more appropriate solution to be designed and the second on the grounds of loss of residential amenity, light pollution and the unsuitability of the use of the colour orange.

## Amazon delivery hub

In terms of new schemes, the long-expected application for the change of use of part of the underground carpark in London Wall to an Amazon last mile delivery hub was submitted in August. Given the height restrictions, the Amazon trucks cannot actually enter

the car park and the proposed unloading bay is the drop-off point situated by the remains of the Roman Wall and the pedestrian access to the site and gardens. A number of objections have been submitted, principally citing loss of residential amenity, danger to pedestrians, increased traffic flows and inappropriate location abutting as it does both an historic site and a Grade II and Grade II\* residential estate and gardens. Whilst we have no objection to the theory of introducing logistics hubs, we feel that there might be a better location than this given the restrictions of this particular site.

## Becoming ever more boxed in

The City landscape around us continues to undergo substantial change. The Corporation recently approved plans for a new combined City of London Police headquarters and courts facility at Fleet Street. This has led to the decisions to close both the Wood Street and Snow Hill Police Stations and planning permission has now been granted for their conversion into hotels.

Further significant changes lie ahead, particularly at the southern end of the Barbican in London Wall. Not only is there to be a new hotel instead of a police station but the rebuild and expansion of City Place House has also been consented – not forgetting of course that the redevelopment of the

## PLANNING AND BUILT ENVIRONMENT

Bastion House and Museum of London sites will bring further significant change. Elsewhere around the estate the redevelopments of Tenter House and 1-12 Long Lane are yet to begin and following the departure of UBS, 1 Golden Lane has recently been acquired by property investment firm Castleforge Partners which plans a full refurb.

## But there is some good news.....

Before we get too depressed however let us end with some good news. We are pleased to advise that the owners of 2 London Wall Place, in their application for the change of use of the vacant first floor space from retail to office, have requested that the City impose a condition restricting the hours of use of the terrace to between 8am and 9.30pm, thus removing concerns over potential noise nuisance. We also note that the application from 1 London Wall to install a pergola, furniture and lighting to the tenth-floor terrace has been withdrawn. This is the second time that the application has been withdrawn so maybe a third is already being prepared. Only time will tell... ..but it is certainly welcome news for now.

**Sue Cox**

*Barbican Association Planning Sub-Committee*

## Rural Dorset it's not

*The measure of any great civilisation is its cities and a measure of a city's greatness is to be found in the quality of its public spaces, its parks and squares.*

The debate in Planning and Transportation Committee on the recent 31 Bury Street planning application confirmed that this 19th Century quote by John Ruskin is as apt now as it was then. That proposed development would have submerged the historic Bevis Marks Synagogue.

There were some very pertinent speeches in the debate. Cripplegate Common Councillor, Sue Pearson's was probably the most in referring to the loss

of blue skies, the creation of windy canyons and the brown, failed, planting that result from City Corporation's insatiable lust for tall buildings.

There were seven members who voted in favour of initiating the destruction – in the words of Rabi Morris – of Bevis Marks. Whilst agreeing with one, a City resident himself, that “the City isn't rural Dorset”, Ruskin would probably be turning in his grave if he thought one deserved greater protection than the other.

The Barbican, of course, has its tall buildings and we have to thank City Corporation for a development that wouldn't even be proposed, let alone



*John Salmon / Bevis Marks Synagogue*

approved, today. However, we enjoy a thriving green landscape as a result and not the barren one of the “modern” City. Long must it continue to be so.

**Joanna Rodgers**

*Joint Lead Volunteer, Barbican Wildlife Group*

# The Wall Game

The Corporation team which had been working on the Centre for Music has pivoted to London Wall West, covering Bastion House and the Museum of London site. They are part of the Corporation's Surveyors' Department and have helpfully been offering some insight into current thinking. The Museum of London site, which directly abuts the southern boundary of the Barbican Estate, curls around the Ironmongers' Hall, and provides the round centre of the roundabout (the rotunda), has a very awkward footprint, to put it mildly.

Although the Centre for Music would have had culture as the dominant purpose of the site, the redevelopment is now going to be "office-led". It is unclear quite what this means in terms of percentage of overall square footage. Whilst the stated intention is to have a "strong cultural element", the only cultural building is described as the "Black Box", which appears to be a

performance space. The current drawings put it underground, which is an indication of the (lack of) importance attached to it. Its redeeming feature will be a grass roof.

Bastion House and the rotunda will be redeveloped for offices offering flexible space. The graphics showed only the view from above, with no elevations, i.e. it is not clear how tall the new offices will be. Every attempt will be made to maximise accessible green space. Access to the Roman Wall, now hiding in the underground car park, will be opened up. The intention is to have a "strongly enhanced public realm" aiming for a "vibrant active streetscape". In a piece of contradiction familiar to readers of the 2036 City of London Plan, there is also no intention to increase the footfall in residential areas. Given the traffic volumes currently to be seen along London Wall, worthy aspirations to improve the pedestrian experience, even at podium level, may struggle.

## PLANNING AND BUILT ENVIRONMENT

The London Wall roundabout has always been a scruffy spot, with the Museum's weathered white tiling rather adding to the scruffiness, so there is an opportunity to make it more attractive and to give pedestrians more reason to linger if not to visit. Whether an "office-led" development can achieve these aims is another matter. Some may regret the passing of the current buildings, but more will be concerned about the possible height and mass of their replacement. Invited to suggest an alternative, your correspondent supported moving the girls' school to the site and taking the opportunity to strip back the current school building to its original design, restoring sight lines, the roof profile and the canal. Do not hold your breath. There is likely to be a planning application made in the Spring of 2022. Be prepared. **Heather Thomas**

## Stand for the Barbican

24 March 2022 should see voting in the City of London Ward elections when both resident and worker voters in 25 Wards will elect 100 Common Councillors to sit with 25 Aldermen in the Court of Common Council. The Court is the governing body for the City and its members have responsibility for City Corporation's three separate functions.

The function most relevant to residents is City Fund – responsible for both the local authority function, as well as the police authority from an annual income of around £185 million. Another function is to administer City Cash – the accumulation of ill-gotten gains over centuries, principally through financing successive monarchs in their wars and exploiting the results – with assets of over £2.6 billion. The third function is to administer Bridge House Estates which "for more than 900 years has been proudly safeguarding and maintaining the City of London's [five] iconic bridges" and has assets of over

£1.5 Billion. Its funding body, City Bridge Trust, distributes around £25 million to charitable activity benefitting Greater London every year.

Hopefully all the Barbican residents who are entitled to do so have registered to vote next year. If not, it's still not too late to register. The deadline date is 16 December and further information can be obtained from <https://www.speakforthecity.com/>. The City is, of course, unique in also having worker voters, who outnumber residents by around three to two but who are mainly registered to vote in the 21 Business Wards.

Whether or not they are registered to vote, Barbican residents may be able to stand for election to the Court. The qualification is wider as ownership of City freehold or leasehold property provides an opportunity, as long as the candidate is a Freeman of the City, has at least six Ward voters as sponsors and are UK, EU or Commonwealth Citizens. For those wishing to stand as

candidates, there are facilities for Freedom applications.

The Barbican Association hopes to be able to encourage more residents to stand as candidates next year and is considering running a workshop for potential candidates. Please sign up to our mailing list for further information.

Whilst eight seats in Cripplegate, which includes Golden Lane Estate, and six seats in Aldersgate are up for grabs, there are the 21 Business Wards. The other two Residential Wards are Portsoken and Queenhithe, with four and two Common Councillors respectively, which doesn't leave much room for "interlopers".

As well as encouraging residents to stand in Cripplegate and Aldersgate, the BA is encouraging residents to stand in the 21 Business Wards as "residents". In the 2017 Ward elections, six Wards were uncontested with the number of candidates equalling the number of seats. Bizarrely, Aldersgate was one. Hopefully, 2022 will see all 25 Wards hotly contested.

**Fred Rodgers, Honorary Secretary**

# Our Electric Future?



Billie Grace Ward from New York, USA, CC BY 2.0  
<<https://creativecommons.org/licenses/by/2.0>>,  
via Wikimedia Commons

In the Barbican, as we embrace ULEZ, electric car charging, electric rental scooters - what else can we look forward to in terms of pollution-free quiet mobility to subvert the 2.5 ton diesel cars that share our urban space?

In the US Link rental E-scooters have "Pedestrian Defence" active safety that - through GPS - stops the scooter rider using pavements, one way streets incorrectly or prohibited areas. Pity it's not available on bicycles!

Electric Unicycles are more portable (with a trolley handle) than bicycles so can be taken with you on trains, in shops, your office, your flat so won't be stolen. A unicycle gives you two hands free (unlike a bicycle) - to hold an umbrella or shopping. Are waterproof. Have a 60 mile range. Have "electronic noise" so cyclists on cycle paths hear you approach. Built in powerful headlights and brake lights.

Although a Unicycle takes a few hours to learn to ride (like a bicycle) self balancing tech is in production on

the DaVinci DC100 motorbike which will filter down to Unicycles. This gyroscopic tech will even take the challenge out of balancing. And imagine summoning one and have it follow you! A unicycle as an electric bike, with pedals/foot plates are little different from the electric bikes that are legal as used by the Uber Eats/Deliveroo guys today. Unicycle built-in safety features will address the concerns the opposition to E-scooters have. They may \*even\* become more supported (and popular?) than those who (like the City) want us all to ride bicycles???

**Tony Swanson**



*EUC (electric unicycle)*

## Keeping the Floors Warm

Energy prices are in the news and likely to stay there. Predictions of significant increases in gas and electricity bills will not gladden the hearts of Barbican residents, already paying significant amounts through the service charge for the underfloor heating. Over the summer the Corporation was preparing for the renewal on 30th September of its contracts for the supply of energy, not just to the Barbican Estate, but to all the more than 4,600 residential and commercial properties which it either owns or to which it has an obligation to supply power under long leases. Consultation with residents about such a qualifying long term agreement is mandatory under S20 of the Landlord and Tenant Act 1985. Unfortunately, the purchase of electricity and gas in the wholesale markets does not lend itself to the process contemplated by S20. The Corporation accordingly applied to the First Tier Tribunal for a dispensation from consultation.

The Corporation is a member of the

electricity and gas buying process run by the Local Authorities South East Region Energy Buying Group, known as LASER. This is managed by Kent County Council on behalf of over 140 local authority customers including 25 London Boroughs. The objective is to maximise buying power while staying flexible in terms of timing the purchases to spread the cost.

In order to establish that residents were not paying more relative to either commercial leaseholders or a normal retail purchase, a Barbican resident made a formal statement to the Tribunal requiring that certain conditions be attached to the grant of dispensation. The result was the release of more information and the giving of certain assurances, so that the request for conditions was withdrawn. The first thing to note from the Corporation's response to the resident is that the Category Manager in the Corporation's Operations Department signed a statement to the Tribunal in which he

says: "I am extremely confident leaseholders will not be paying more for each unit of Electricity Supply than they would pay as direct consumers."

It also turns out that for electricity purchase, only some 39% of the cost is attributable to the electricity itself. The balance is payable to various third parties, primarily the network (18%) and the Renewables Obligation (16%). The Climate Change Levy does not apply where the end use is for domestic/housing purposes.

The properties to which the Corporation supplies power include not only the residential estates, schools, the Guildhall and Bishopsgate Police Station, but locations such as the toilet block and paddling pool pump at West Ham Park and the flood lighting at St Paul's. Quizzed as to how the cost was allocated between the various properties, the answer was that it was based on metered usage as representing the fairest basis.

All the information disclosed is available on the Corporation's website.

**Heather Thomas**

# BARBICAN ASSOCIATION DISCOUNT SCHEME PARTICIPANTS

A list of organisations offering discounts or other incentives to Barbican Association members. **If you are not already a BA member, make sure you join the Barbican Association to qualify** – for most of these just one visit will more than cover your annual BA membership subscription cost.

**In this challenging time entries are subject to changes and please check with the business.**

Local businesses which wish to participate and offer a discount or other incentive to BA members should contact Helen Hudson, 07842 23 52 68 or [barblifeedit@gmail.com](mailto:barblifeedit@gmail.com) for further information.

## Barbican Association

Representing the interests of Barbican residents

2021

34 John Trundle Court

BA001344



### FOOD AND DRINK

Après Food Co  
Barbican Kitchen  
Bowling Bird  
Chiswell Street Dining Rooms  
Coq d'Argent  
Fare  
Fish Central  
The Jugged Hare  
LINO London  
Moshi Moshi Sushi  
Stem and Glory  
Vecchio Parioli  
Wood Street Bar and Restaurant

### HEALTH, BEAUTY AND WELLBEING

Barbican Dental Care  
Barbican Dental  
Barbican Physio  
Barry's Bootcamp  
City Psychotherapy  
Counselling and Coaching  
Health in the City  
Integrity Centre  
London Eye Optique  
No74 Hair & Beauty  
Personal Training  
Psychotherapy City  
Registered Osteopath – Lucy Bracken  
Thao V Hair Studio

### SALES AND SERVICES

Abracadabra Cleaning Services  
Casa Usaquén Colombian products  
Certax Accounting  
LSO Live  
Mail Boxes Etc, Barbican  
Prince of Wales Dry Cleaners  
Urban Locker Self Storage

### CULTURE

Charterhouse  
Velorose Gallery

**Please visit [barbicanlife.com](http://barbicanlife.com) to see more details and contact information for our local firms.**

### FURNISHING

Adams Blinds  
Alma Home  
Hand Drawn Walls  
MILK Concept Boutique  
MyDreamKitchen

**Many businesses participating in the BA discount scheme have been closed due to covid 19. Reopening dates and discount arrangements may be subject to changes PLEASE PHONE AHEAD!**

### Barbican Tuesday Club

Following our summer break in August, the Tuesday Club had hoped to return to the Lilac Room when it reconvened in September. Unfortunately, the Room wasn't available, as there was a leak; this didn't, however, prevent its being used as a furniture store and a collection point for aid intended for refugees.

Even without a meeting room, we met on 7th September in Bonfire for an excellent cup of tea, and then on the 21st, a group of members had a day out in Broadstairs; we were lucky, the sun shone and the fish and chips were great - altogether most enjoyable!

As from the beginning of October, we have decided to hold our weekly meetings in the residents' communal rooms in Tudor Rose Court, until such time as we can go back to the Lilac Room - a decision which has won members' approval; residents have been invited to join us. And we have decided to have a Christmas Lunch on 7th December.

As usual, we would be delighted to welcome new members, so, if you would like to find out more, please contact me, Tony Croot, on 020 7638 5215, or at [antony.croot@macace.net](mailto:antony.croot@macace.net) - or you could simply come to one of our Tuesday meetings: we're there from 2.45 until 4.