

The Barbican Association General Council

Minutes of the Meeting on Thursday, 17 March 2022 at 7.00pm by Zoom

No.	Item
1.	Present: Elected Members: Chair: Adam Hogg (AH), Deputy Chair: Jane Smith (JS), Sandy Wilson (SW), David Bradshaw (DB), Christopher Makin (CM), Randall Anderson (RA), Sue Cox (SC) House Group Representatives: Andrews House: Lionel Meyringer (LM), Breton House: Andy Hope (AH), Cromwell Tower: Tim Cox (TC), Defoe House: Gilbert House: Ian Dixon (ID), John Trundle Court: Miranda Quinney (MQ), Lambert Jones Mews: Heather Thomas (HT), Seddon House: David Graves (DG), Shakespeare Tower: Sandy Wilson (SW), Thomas More House: Graham Bulpitt (GP), Wallside: Mary Bonar (MBR), Willoughby House: Fionnuala Hogan (FH). House Group stand-ins: Ben Jonson House: Fiona Lean (FL), Frobisher Crescent: Mark Bostock (MBK). Treasurer: Tony Swanson (TS). Honorary Secretary: Fred Rodgers (FR).
2.	Apologies: Ted Reilly, Helen Hulson, Jenny Addison, Humfrey Brandes (Brandon Mews).
3.	Minutes of previous meeting: Whilst the Minutes were approved, CM was concerned that the previous meeting didn't agree that a plebiscite was necessary as minuted under item 5 - <i>The BA supports [inter alia] (iii) an "RCC" with the "teeth" that should have been in place under the 2003 agreement to be formulated over the coming weeks and confirmed by a plebiscite of residents.</i> He asked for his concern to be minuted.
4.	Matters arising: There were no matters arising.
5.	Report of WP on City Governance as it relates to the Estate: RA introduced the revised WP proposal. The objective was not to manage but to scrutinise. FH said she hadn't had time to read it but AH said it would not be put to the vote, as it was for information only . and it was agreed that he could share the relevant parts with Chris Hayward (CH) as he was expecting to hear from the BA. CM was not sure about sharing it with the City as the RCC was discussing its own reform According to his recent conversations, RA expected that the proposal would be welcomed but speed was important to ensure that provision was included in the Housing Committee's proposed legal terms of reference which Greg Moore in the Town Clerk's office would be drawing up imminently. FR, who was on the WP thought the proposal was too bureaucratic but RA said that is what the City is. RA felt it important that resident CCs weren't prevented from chairing the Housing Committee nor should there be any prohibitions over and above section 618 – statutory restriction which doesn't affect councillors in other local authorities.
6.	Affiliation of House Groups for the AGM: FR referred to his earlier email regarding the specific requirements for House Group affiliation in the BA Constitution. There are a number of House Groups which don't comply with the requirements and wanted the GC to be aware of this, which was noted. MBR pointed out that with Wallside residents had

	bought their freehold, so the statutory requirement in the Constitution didn't apply in any event and said this had been taken into account by the BA at the time.
7.	John Trundle Court House Group assistance: MQ asked for advice regarding noise disturbance from a sub tenant in the block holding parties at weekends which have gone on until 4.00 am between Fridays and Sundays. The sub-tenant wasn't taking any notice of residents' complaints and MQ wanted advice on what to do. Members suggested keeping a written record of the time and length of each party, complaining to the City's environmental protection team but, at the end of the day, the nuisance is in breach of lease covenants and the City should enforce these through the City solicitor.
8.	Updates for information: Car Park Attendants/Concierge: SW asked it to be minuted that residents in the three tower blocks weren't consulted on the additional payment as it doesn't apply to them. As a result, it was incorrect, as has been claimed elsewhere, that any of them objected to the proposal. AH reported that progress being made by two groups of LSCWP members, albeit it at City pace. Whilst it was unlikely that anything would be resolved by the end of March, information obtained the scope of services group suggests there are opportunities for efficiency savings. Likewise, the information produced to date suggests there are areas for cost saving. However, information was coming through slowly. CM had nothing to add. SL queried whether the failure to resolve the issue would lead to another payment next year and AH said it had been made clear it was a one-off payment and there was no more money. There were other queries as to whether the surcharge was included in the March invoice and how it has been split between the various blocks. CM reported that the City was in the process of coming up with options for consultation, although, again, slowly, and these would be shared as soon as known. MBR and FH also commented. London Wall Best: AH referred to the recent email exchange on the proposed appointment of SEC Newgate (SECN) and that the majority of responses he had received were in favour but other responses had persuaded him to open up the proposal to discussion. AH said the LWB Group (Group) had had meetings with the City over its proposals. The Group consists of residents involved in both the Girls' School and Centre for Music campaigns, including six GC members, but others were being added, including after the recent St Giles meeting. That meeting had shown strong support for the BA's position, which a recent survey had shown a 90% support from respondents. He had been advised by Stuart Morganstein, a former BA Chair, and the current President of the S&P Sephardi Community about the campaign to stop the proposed 31 Bury Street development. Stuart had advised to "do it properly" and contact Brendon Barnes at SEC Newgate (SECN), as a result AH and Avril Baldwin, his Group Co-Chair had met David Skane of SECN and AH's email had followed on from that meeting. JS said there was a need for the campaign to coalesce around a message but there wasn't a single issue. The Group were meeting the following week to discuss the message which could be to request a new consultation. However, the City needed the money, not just the offices but there was a need to partner with residents to see what the alternatives are. The City needs to slow down and the election may change its tone. AH added that it was

an important site. ID said the scheme had no enthusiasm but questioned the objectives of the campaign and that it needed a focus. Also, there were fiduciary responsibilities and the GC had to have its eyes wide open in discharging its responsibilities, adding - What do we want? How do we get it? How much will it cost?

JS said the forthcoming Group meeting would establish the message but there was a need to prompt the City to think again. The architecture has to both gel with what's built around about but respect the Estate. The need for more office space has to be questioned. The City isn't sharing the report on the feasibility of refurbishment but there was a variety of other uses. JS would leave it to the Group to decide. Regarding planning help the BA know the regime but used PR to oppose the original St Alphage House redevelopment scheme. AH added David Skane has the skill and we don't have the time anyway.

FL said architectural talent in the Barbican could come up some ideas and inspiration.

MBK said we had to be careful as there was a very tight time scale and now was the right time. The City was very pressed on finances and there was a closed mind, so it was going for offices. It had a single user wanting space. PR was needed and he was impressed with the quality of the people at SECN.

SW shared other's concerns but there was not a crystallised approach and there was a need for that so PR was necessary we should go ahead.

CM said we do need to push on an proposing an alternative was best avoided.

ID asked who the members of the Group are. AH mentioned GP, SC, Martin Luff, MBR but would provide a full list. ID accepted time is tight but if PR was necessary to determine the objective it should then be done in stages.

JS said £4500 [+VAT] would produce a strategy for the Group with a message, even if complex.

FR was against the original proposal and but agreed to there being a strategy as proposed by JS. However, the most effective way of broadcasting the message was using Twitter but the LWB Twitter account had less than 30 followers and was only following Barbican Centre. AH asked what was there to tweet and FR that a tweet of the report on the St Giles meeting had been liked by Tom Dyckhoff and could be read by his 33,000 followers for no cost.

It was agreed the BA would pay SECN up to £4,500 plus VAT to produce a campaign strategy. AH said that after the strategy had been produced, it would be brought to the GC for it to decide on further action. There was money in the bank but it had to be spent wisely.

Hustings: AH reported that these had been a limited success with attendances varying but all candidates had accepted the BA Manifesto but the important thing was to vote, even spoilt ballot would count. To avoid any confusion over the location of the Cripplegate, Barbican, polling station there should be signs pointing to Barber Surgeons' Hall, which was being used and not St Giles.

AGM plans: AH said he hoped the people who did the refreshments at the LWB event. FR said the Membership Secretary might not be attending so he would be happy to check in members but would need help. TS offered to do the roving mic but subsequently informed FR that he wouldn't now be in the country. GP would take meeting notes.

	Planning and Licensing: SC reported on the re-emergence of the proposed flat at the podium level in Cromwell. This was a renewal of a planning permission which hadn't been implemented. SC would liaise with John Tomlinson, a Cromwell resident. FR mentioned the 1 Golden Lane planning application was due to be submitted shortly. MBK gave an update on the Moor Lane greening outside 21 Moorfields. Whilst the proposal was still to install bollards, there was a strong push to get them as planters under the section 268 highway improvements required by the scheme. The developers were in breach of condition 17 of the planning permission with its proposal for bollards in the public realm. FH thanked MBK and Sue Pearson, CC for their involvement. MBR mentioned the planning application for Amazon Last Mile Hub in London Wall car park was due to be submitted shortly but couldn't see any point if Bastion House was soon to be demolished. SC said the application would be considered on 26 April but it made no sense and wondered if the members of the new planning committee will know what's going on. MBR said the new CCs should be informed about the BA's policies. ASB: DB presented the February report and advised that as some residents, particularly those considering selling their properties, were concerned that the full report possibly reflected the Barbican as an undesirable place to live, only the short summary would now be posted on the BA website. It was agreed that House Group Chairs would be provided with the full details on request. DB suggested the reporting continue until 19 June. Then 12-months data would be presented to the City with the hope that there would be a positive response, mentioning Parkguard, the security company that patrols Golden Lane Estate (GLE) for the City. DB said the main problem was the small fines for breaking by laws and the delay in the police responding to skateboarders and the like – there was no one to “nick” them. AH asked if the new signs had made any difference but DB said the reduction in February could be down to the weather. However, the police were reluctant to take action unless there was either damage to property or abusive behaviour JS mentioned the noisy motor bikes in Aldersgate Street and that Westminster used noise cameras to identify noisy cars, adding that residents' concerns over lack of action could be pointed out to Chris Hayward at the AGM. FR pointed out that GLE was a private estate but the Barbican highwalks were public realm. What was needed, in his opinion, were Environmental Enforcement Officers like those employed by the City for the business financed Clean Streets scheme. DB said that that security staff from the Centre could assist were they are currently short staffed. SW asked why this hadn't been raised at meetings with the Centre and DB replied that it had been but SW wasn't at the meeting. AH said he would mark CH's card. Climate Action: TR's report was noted. MBK said that real progress had been made with the City as funding had been made available to investigate means of reducing electricity use. A proposal was expected by early June. CM pointed that insulation under soffits would achieve a quick result. Beech Street: TR's report was noted.
9	Dates for next meetings: AGM – 14 April. Post AGM GC – 21 April. GC – 19 May.
10	Any other business:

	ID asked whether the AGM could be live streamed to those members reluctant to attend the face to face meeting. It was thought that the school would have the necessary equipment and AH was to make enquiries. The BA Zoom link would be available. MBR raised the issue of subscriptions, suggesting that a better regular income would be needed in future. AH pointed out that the view of the Membership Secretary was that increasing subscriptions was more trouble than it was worth as some members failed to change their standing orders when the BA bank account changed.
11.	The meeting ended at 8.50.