



YOUR
✓ VOTE
MATTERS

MARCH 2023

SERVICE CHARGE UPDATES FROM THE RCC

Dear neighbour owners

I am one of the resident volunteers on the RCC Service Charge Working Party (SCWP) and we get to meet (not as frequently as I'd like, but regularly) with the BEO and City officers to ask them questions (and suggest improvements) about service charges.

After the unexpected service charge increases last year, one of the requests we made was that residents could be forewarned about similar increases in the future.

As a result of our request, the BEO sent out a letter in November last year with estimates about service charges and major works up to the halfway point of the financial year - end of September.

This was disappointing because it was confusing and



didn't give the estimated service charge for the WHOLE period for the TOTAL bill.

The BEO have just sent out a similar format letter with the figures up to the end of January.

At our most recent meeting of the SCWP in February, the City also shared the figures with us.

You will also receive an update from the City and from your House Group about these estimates in due course but you can see a summary in the table on page 2.

We must be careful to appreciate that there will be OTHER SURCHARGES that we don't know about yet - most notably and inevitably for ELECTRICITY.

The price of electricity has risen in leaps and bounds this year, 2022/23, so there will be a surcharge but we don't yet know how much.

The other factor in our electricity charge, as well as price, is usage. After many discussions with the City, we now know that historical readings have not been accurate, and the City and their suppliers are still analysing in order to correct past mistakes. It is now clear that last year, 2021/22, some blocks were overcharged and some others undercharged.

Credits may be due from that exercise but we don't yet know the amounts nor when they will be paid.

We have yet to hear from the City how they all of this.

We have been assured that electricity billing going forward for the period April 2023-March 2024 will be correct.

The TAKEAWAY from these updates is that we have some additional information about our surcharges this year. Be aware that this is just for repairs and major works, and for most blocks there will no doubt be additional surcharges on top of these.

VERY IMPORTANT TO NOTE

| Repairs and Maintenance at the end of January 2023 | | | |
|--|--|--|--|
| Block | Variance from budget stated at the beginning of the 2022/23 period | Average balancing charge /credit per household | |
| | £ | £ | |
| ANDREWES HOUSE | 22,755 | 119 | |
| BEN JONSON HOUSE | 181,838 | 891 | |
| BRANDON MEWS | -7,552 Credit | -290 Credit | |
| BRETON HOUSE | -7,483 Credit | -67 Credit | |
| BRYER COURT | -17,192 Credit | -307 Credit | |
| BUNYAN COURT | 40,677 | 590 | |
| CROMWELL TOWER | 42,279 | 377 | |
| DEFOE HOUSE | 86,628 | 487 | |
| FROBISHER CRESCENT | 5,431 | 79 | |
| GILBERT HOUSE | 4,800 | 55 | |
| JOHN TRUNDLE CT | 12,237 | 92 | |
| LAMBERT JONES MEWS | -8,308 Credit | -1039 Credit | |
| LAUDERDALE TOWER | 15,476 | 132 | |
| MOUNTJOY HOUSE | 19,568 | 306 | |
| SEDDON HOUSE | -14,320 Credit | -188 Credit | |
| SHAKESPEARE TWR | -64,746 Credit | -558 Credit | |
| SPEED HOUSE | 72,465 | 636 | |
| THE POSTERN | 4,306 | 431 | |
| THOMAS MORE HSE | 86,693 | 525 | |
| WILLOUGHBY HOUSE | 31,761 | 215 | |

The items in red are where you will receive a credit.

1. The surcharge is the ADJUSTMENT we pay because the City's budgeting at the beginning of the period is always just an estimate.

This is because there is no planning when it comes to repairs... the City has no idea what repair requests will arrive throughout the year .. the City doesn't work that way residents request and Metwin do and Metwin bill... that's generally how it's been for the last 10+ years.

We are now encouraging the City to re-examine this method and try and be proactive with maintenance, especially with the window replacements, which are still done ad-hoc at huge expense.

2. The surcharge is added to the last of the 4 service charge bills and we receive this last one mid-2023 after the end of the service charge period April 2022 - March 23, and giving the City enough time to check all the figures etc.

Rarely, in the past, this has been a joyful credit, but recently and especially last year, for most Barbican residents, the surcharge has been a hefty amount on top of what you were expecting.

3. Again, like the mid-year letter in 2022, the updates we have been given are ONLY for the repairs and major works.

IMPORTANT TO NOTE that these updates are ONLY UP TO AND INCLUDING THE END OF JANUARY 2023. There will be additional costs for the two months up to April but we have no guidance on what these may be.

SAVE THE DATES

Lease Extension Information Sessions

Next one 16th May.

Let us know if you are interested and we'll send you invites (email barblifeedit@gmail.com). If you have questions and don't enjoy Zoom or email, please contact us and we'll share what we know to get you started.

Phone 078 42 23 52 68 or drop in a note with your contact details to 15 Defoe House and we'll call you back.

Elections

We have a Common Council by-election for Cripplegate Ward coming up:

22nd Mar: Wardmote, 7pm at Frobisher Room 6, Level 4, Barbican Centre

23rd Mar: Polling day, 8am-8pm, Barber-Surgeons Hall, Monkswell Square and Sir Ralph Perring Centre, Golden Lane

(see candidates information on pages 3,4 and 5 overleaf)

Salvage Store Opening

Saturday 18th Mar 2pm to 4pm at level 03 below the south end of Willoughby House (access from the podium via the lift).

Barbican Association AGM

Thursday 27th Apr 7pm at the City of London School for Girls

BARBICAN SALVAGE

...would appreciate your help! We need more original fittings that have been replaced during building work - specially the items shown here:



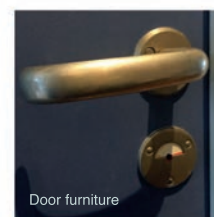
Original bath taps and mixer tap



Hob knobs



'Flying saucer' knobs



Door furniture

CRIPPLEGATE WARD ELECTION

Meet the Candidates

DAWN FRAMPTON

My name is **Dawn Frampton**. I am a resident on Golden Lane Estate. I am standing as an Independent in the upcoming Cripplegate By-Election.

I have lived in EC1 all my life and on the Golden Lane Estate since 1997. I am a Council tenant and also raised my children here. Having lived in three of the blocks on the Estate, Crescent House, Bowater House and now Cuthbert Harrowing House, I know a lot of the concerns people have and are experiencing.

Some of the basic things that I would like to see changed:

- to keep pushing for decent windows in Crescent House and the whole of the Golden Lane Estate, it is appalling how many years it is taking to get the project started;
- for our service charges to represent the 'services' we receive, these have diminished over the years without explanation or consultation, the cleaning standards in our blocks are just not getting any better;
- the cleanliness of the streets, which are full of grit and dust, particularly after all of the redevelopment that takes place all around us;
- to reduce anti-social behaviour in and around our Estates, ie skateboarding, endless delivery drivers charging up and down the concourses and highwalks, urinating in certain hot spots, we have a right to feel safe where we live;
- to push for a massive re-think of the appalling London Wall West plans, another unsightly, unwanted, unnecessary project. Better planning decisions for people living locally, less overdevelopment, demolition and even taller 'just for the sake of it' projects.

Voting for someone who has spent their whole life in the City means that I will be much better placed to represent you. I am fully aware that the Barbican Estate and Golden Lane Estate are closely connected and are experiencing the same issues, such as capital repairs, cleaning standards and anti-social behaviour. As your councillor I will keep pushing and holding the City to account on these issues. Change is possible. I will be joining a team of newly appointed



Cripplegate Ward members and, working alongside them, we will be an even stronger team.

You can contact me at dawnforcripplegate@gmail.com or come and meet me on Thursday 9th March from 6.30-8pm at the Ralph Perrin Centre, Golden Lane Estate (above the swimming pool) where I will be holding a meet and greet. Please come and join me for a chat. Also look out for my leaflet where you will find a QR code which will take you to my blog. I look forward to seeing you at the hustings and meeting you over the coming weeks. Thank you!

CRIPPLEGATE WARD ELECTION

Meet the Candidates

ANGUS MYLNE

My name is Angus Mylne, and I am standing as an independent candidate for the Cripplegate ward.

As both a tenant and an employee of the City, I understand the interests of the Corporation, but appreciate how these affect residents in practice. My priority as your councillor would be to both raise the issues, but also promote the community values of the Barbican and Golden Lane Estates.

I have come to love our corner of the City, and so while I appreciate the close-knit atmosphere of each place, I want to raise certain issues at Common Council level that continue to blight this wonderful part of London. In my time as a resident, I have seen the way the community has come together so readily to help those most vulnerable – most notably during the Pandemic. The willingness to help each other as neighbours is what inspired me to run, and to want keenly to raise your voice in the Guildhall.

What do I stand for?

- **Fighting for residents' voices to be heard in Guildhall, particularly for transparency in maintenance works and service charge bills.**

- ❖ Particularly working with the RCC who I understand are demanding more transparency and efficiency of service charges. Supporting this (in both estates) is pivotal for strengthening that voice in Guildhall.
- ❖ Pushing the city to better engage with maintenance of the estates

- **Ensuring clearer lines of communication exist with the city, and avoiding significant delays before residents have responses to queries.**

- ❖ Ensuring that communication response times are not exorbitant, which causes consternation and frustration amongst all residents.

- **Campaigning for a City backed Check in service for elderly/vulnerable residents**

- ❖ Ensuring that elderly residents without access to transport have clear pick-up locations – all too often vulnerable residents are unable to direct



taxi services to simple pick up locations (working in partnership with CPAs)

- **Promoting the young residents club within GL estate, and starting a new one in Barbican**

- ❖ Through this we can further foster the sense of community in the next generation of residents growing up on the estate.

- **Ensuring the safety of residents in both estates**

- ❖ Greater police presence so that residents can feel secure in both estates, and working with the City Police to increase education on crime in the schools and communities that they protect.

As a student, I have the time to dedicate to this role. Democracy deserves vigour, and I want to bring energy back to a city democratic process that has become viscous with age.

CRIPPLEGATE WARD ELECTION

Meet the Candidates

LIONEL MEYRINGER

I love the City, I love the Barbican Estate and the unique amenities it provides, and particularly the strong sense of community.

After visiting as a child, I have now lived here for almost twenty years and would not want to live anywhere else.

I have been a member of the Andrewes House Group Committee for almost six years, currently holding the position of Secretary, and I have been the House Group representative on the Barbican Association General Council for almost five years. I was also a member of the LWP2 Residents' Consultative Committee. This has afforded me good experience of the issues facing residents and opportunities to resolve them.

My particular areas of interest are:

- **Enhancing the environment, for example:**
 - ❖ gardens: I have volunteered at the Barbican Wildlife Garden for about six years; and
 - ❖ air quality: I took part in the 2021/22 Science in the City project on air quality in the Barbican and Golden Lane Estates, collecting data using diffusion tubes and an aerosol monitor.
- **Influencing planning decisions, ensuring that they take into account residents' views, for example, making representations in respect of:**
 - ❖ licensing decisions; and
 - ❖ alterations to the boundaries of the Barbican and Golden Lane Conservation Area.

In terms of my background, most of my career has been spent in the City as a Project Manager in Finance IT, so I know that to affect change you need to work with people to get things done.



If you vote for me you will get:

- An independent resident who knows about local matters first hand;
- Someone able to put the time in; and
- Someone passionate about living in the City.

Lease Extension Information Evening

We've nailed down the 16th May at 7pm for our next Lease Extension Information session
We'll hold this fourth session in person in the Lilac Room (under Seddon House).

Some residents are already booked in, if you would like to join us, please let us know for numbers
(barblifeedit@gmail.com or 078 42 23 52 68)

Volunteers Sought for Membership and Website

After many years of excellent work supporting the BA, Cathryn Worrell, our Website coordinator and Jim Davies our Membership Secretary are moving away from the Barbican. The BA needs two volunteers to help the BA Maintain and upgrade its membership and communication systems.

WEBSITE COORDINATOR

The BA has an established website, which runs on WordPress. A large part of the content is posted directly by members of the BA general Council. The role of the Website Coordinator will include:

- maintain the site
- post material
- assist others in posting material
- send out messages to the BA's email database

Cathryn Worrell, our current Website Coordinator, is very happy to work with the new Web Coordinator during the handover period.

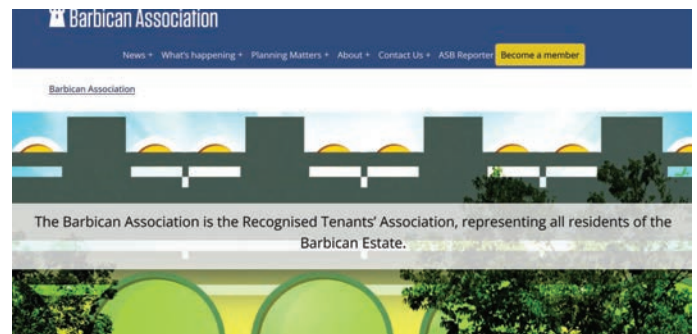
MEMBERSHIP SECRETARY

The BA has over a thousand members and an established database of members. The role of the Membership Secretary will include:

- Assisting with the migration of our system to the membermojo system
- Ensuring that our systems are GDPR compliant
- Managing the printing and distribution of membership cards

Jim Davies, our existing Membership Secretary, is very happy to work with the new Membership Secretary during the handover period.

If you'd like to know more about either or both of these roles, please contact Adam Hogg chairbarbassociation@gmail.com.



LEASE EXTENSIONS



Lease Extension Information Evening

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Barbican Association

Representing the interests of Barbican residents

Membership Form

Or join online at <https://barbicanassociation.co.uk/join/>

| | |
|--|--|
| <i>Barbican Flat and Block</i> | Primary Member Name |
| Postal Address (If different from above) | E-Mail Address <input type="checkbox"/> Join our mailing list Telephone Number |
| Additional Member Name | Additional Member Name |
| E-Mail Address <input type="checkbox"/> Join our mailing list Telephone Number | E-Mail Address <input type="checkbox"/> Join our mailing list Telephone Number |
| Additional Member Name | Additional Member Name |
| E-Mail Address <input type="checkbox"/> Join our mailing list Telephone Number | E-Mail Address <input type="checkbox"/> Join our mailing list Telephone Number |

Membership fee £5 if paid by standing order OR £8 if paid by cheque, made payable to 'Barbican Association'. Fee is per flat, not per person. For addresses outside the Barbican add £3 for UK, £6 for Europe, £9 for the rest of the world. Please contact us for alternative ways to pay. Please do not complete the mandate for Monzo, Starling and similar accounts. Please do not just transfer money into our account.

Please return your completed form to: **Barbican Association, Box 105, 128 Aldersgate Street, Barbican, London EC1A 4AE.**

Email: membership@barbicanassociation.co.uk.

The Barbican Association keeps a database of the names, addresses, telephone numbers and e-mail addresses of Association Members. Information from the database is used by our General Council and Affiliated House Groups for maintaining and increasing membership, distributing our publications, managing and reporting on our finances and accounts, and carrying out other objectives of the Association. We also disclose information about our membership to the Corporation of London, including the Barbican Estate Office, in order to maintain their recognition of the Association. By becoming a member of the Association you consent to the use of your information for these purposes.

Standing order mandate (please complete in block capitals)

| | | |
|----|--------|---------|
| To | Bank | Address |
| | Branch | |

Please credit the account

| Bank | Sort code | Account number | Beneficiary's name |
|-------------|-----------|----------------|----------------------|
| Lloyds Bank | 30-91-79 | 27933660 | Barbican Association |

Commencing

| First payment date | Repeating | Until | Reference (office use only) | Amount | Amount in words |
|--------------------|-----------|----------------|-----------------------------|--------|-----------------|
| ASAP | Annually | Further notice | | £ | |

| Name of account to be debited | Sort code | Account number |
|-------------------------------|-----------|----------------|
| | | |

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| Name | Signature |
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| | |
|------|-----------|
| Name | Signature |
|------|-----------|

| | |
|----------|------|
| Address | Date |
| | |
| Postcode | |

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.

Local businesses which wish to participate and offer a discount or other incentive to BA members should contact Helen Hudson, 07842 23 52 68



Please visit barbicanlife.com to see more details and contact information for our local firms or scan the QR code with your cell phone camera.

FOOD AND DRINK

Barbican Brasserie - **NEW**
 Barbican Kitchen
 Bowling Bird
 Chiswell Street Dining Rooms
 Coq d'Argent – Bank
 Fish Market restaurant
 Fare
 Fish Central
 German Gymnasium – King's Cross: any day
 The Jugged Hare
 Moshi Moshi Sushi - **UPDATED**
 New Street Grill
 Paternoster Chophouse
 Pham Sushi - **UPDATED**
 Pho Vietnamese Cafe/Restaurant
 Stem and Glory
 Vecchio Parioli
 Wood Street Bar and Restaurant

HEALTH, BEAUTY AND WELLBEING

Barbican Dental
 Barbican Physio
 Barry's Bootcamp
 City Psychotherapy
 Counselling and Coaching

Cranio-Sacral Therapy
 Health in the City
 London Eye Optique
 No74 Hair & Beauty
 Personal Training
 Psychotherapy City
 Roger Gracie Academy Moorgate - Brazilian Jiu Jitsu - **NEW**

LEARNING

Languages 2000 - **UPDATED**

SALES AND SERVICES

Abracadabra Services
 Citi Clean
 Crispins Removals - **NEW**
 Mail Boxes Etc, Barbican
 Prince of Wales Dry Cleaners
 Urban Locker Self Storage

CULTURE

Charterhouse
 Ed Cross Gallery - **NEW**
 LSO Live

FURNISHING

Adams Blinds
 MILK Concept Boutique - **UPDATED**
 MyDreamKitchen