



## Barbican Association AGM

The AGM of the Barbican Association was held in the City of London School for Girls on Thursday 27th April. Some one hundred and fifty members were present.

Claire Spencer the new Managing Director of the Barbican Arts Centre outlined her plans for its future.

There is now a new leadership team in place which is turning its attention to Renewal.

The renewal project will first address the building infrastructure and will then be followed by the design elements.

Sustainability will be the watchword and they will not be building another square foot.

Adam Hogg Chair and Ted Reilly Deputy Chair updated the meeting on the Association's activities over the past year.

Residents sometimes seem to be the only **guardians** of this fantastic place we live in.

On the BA and RCC response to the **Lisvane review of City governance** some progress has been made. Residents wanted three things:

- (1) More control over service charges. A review of the Barbican Estate office is nearing completion.
- (2) A strategic body to look after the Barbican as a whole. City has asked officers to look into this.
- (3) Residents to be listened to more. The chair of policy and resources has announced a "residential reset" to do just that.

On the future of the **London Wall West** site, the BA has supported the Barbican Quarter Action Group by funding their work. So far the proposals have not gone for a planning application and the City has issued a call for ideas for use of the site.

**Climate action:** Residents consistently say they want more control over their heating.

- (a) The City has agreed to fund an experiment on Wallside to

assess feasibility. If it works other blocks could decide to pursue this.

- (b) The BA/RCC is also pursuing an experiment on insulating soffits.

- (c) And in return will deliver another webinar on energy efficiency.

**Beech Street** zero emissions proposal: The BA took a neutral stance – because views differed around the estate – but pointed out the disadvantages of the existing proposal and sought a wider area proposal, so as not to divert traffic down local streets.

**Electric vehicle charging:** Scheme completed since October. There have been no complaints about the new more transparent billing system.

**Review of BEO:** RCC Chair Sandra Jenner updated that the final report - which will make recommendations for improvement - will be presented to the RCC and BRC on May 24th. RCC will then communicate and consult and review it and give views.

### Elections

The following were elected:

Treasurer – Tony Swanson

Auditor – Tony Croot

Also 9 elected members of the BAGC:

Randall Anderson

Brendan Barnes

David Bradshaw

Adam Hogg

Helen Hudson

Jan-Marc Petroschka

Miranda Quinney

Ted Reilly

Jane Smith

For fuller details of the AGM including Claire Spencer's slides please go to the BA website.



## What the Arts Centre is up to

This year's Barbican Association AGM opened with a talk by Claire Spencer, the Barbican Arts Centre's CEO, in post for almost a year. She spoke about the Barbican Centre's refreshed vision, its new leadership team, and, in some detail, about the Barbican Renewal project.

Its purpose, she explained, is to be "London's creative catalyst for the arts, curiosity, and enterprise" and its values "inclusive, sustainable, connected, daring, joyful." The Barbican Estate "itself is a place of daring", she added.

On the renewal project she said that a lot of the project was about the state of the building – its systems were no longer fit for purpose – but in recovering those they were also looking to future-proof the Centre.

The BAC is huge - 46,000m<sup>3</sup> – bigger than the British Museum, the V&A, and Tate Modern. They have appointed a top team of architects and engineers and will bring on board fundraisers because that will be important as the project progresses.

They had done a lot of listening, consulting with artists, users, residents, staff, visitors, and from all five consistent messages had emerged: fix the fundamentals; care for and celebrate the heritage; resolve wayfinding, inclusivity, and welcome; improve the overall audience experience; and seize the opportunity of underused spaces.

The work on repairing the fabric and infrastructure would ramp up over the next two years, whereas the design

elements have much longer timescales. The team has identified 20 separate projects, but they have prioritised five to start with:

- The building's infrastructure
- Exhibition Halls and Beech Street
- Conservatory (+ garden room and restaurant block and gallery foyer)
- Foyers and lakeside
- The Silk Street entrance, including better access for loading into the Hall

And they have a set of design principles:

- We won't build another square foot
- Heritage guardians
- A new public realm
- Activate the street – improve Beech street
- Sense of Welcome

She added that sustainability underpinned everything, and said that currently they were at RIBA stage 2 (in 2023/24) and would move to stage 3 in 2024. She concluded with the vision for the Renewal project: "To care for the things people love about the Barbican, whilst opening up the creative experience for everyone."

## Heating

### THE BIG TURN OFF

So, the heating was turned off on the 3rd of May.

Historically the BEO has been put under pressure by a

small group of residents, demanding that the heating season be extended. At current prices this is a cost to the service charge of £5,100 per hour. In an attempt to make the decision on early/late turn off objective, the following protocol was introduced, after being approved by the Residents Consultation Committee (RCC).

*The heating season will only be extended when the Met Office minimum temperature forecast for three successive days is 10 degrees C or less.*

This was the basis of the 3rd of May turn off. You can learn more about this and how the heating is controlled in the pack we provided after the webinar. It's here:  
<https://tinyurl.com/3ynbmh7u>

### WORK OVER THE SUMMER

Over the summer, the Underfloor Heating Working Party (UHWP) and the Barbican Association (BA) will be working with the City's Climate Action team in several areas.

All these investigations and interventions will require resident support and Barbican residents are a hard bunch to satisfy. We'll do our best.

### BUILDING INTERVENTIONS

Our flats were designed and built in the 1970s with little thought given to their thermal efficiency. Our resident engineers are working with the City's Energy team to investigate:

#### Soffit insulation

We hope to carry out some trials to determine the effectiveness of insulating the soffits (as you walk around the podium under the low-rise blocks look up at the white painted area above you). This is not technically difficult, but we will have to negotiate the challenges that our listing presents.

#### Draughts

We are looking at eliminating draughts in the common parts of the staircase blocks.

#### Internal wall insulation

We are hoping to be able to provide designs for unobtrusive internal wall insulation that residents or their contractors can install themselves.

#### Double glazing

Similarly we are looking at a double-glazing system that can be fitted to our existing window frames.

### INDIVIDUAL CONTROLS

The UHWP has been working on providing individual controls for our heating for some time, It now seems likely that with potential funding from the City we will be able to carry out an experiment into its technical and economic feasibility. Our resident engineers are working with Schneider, a large firm of electrical engineers to design a control and metering system. At the same time, the BEO's commercial team are looking at ways to overcome the commercial challenges.

### SMART INTERVENTIONS

These are interventions that require no changes to our buildings and include:

#### Use of weather forecasts

Our heating is essentially controlled by night-time temperatures, with no thought for next day's weather. A smarter system might increase the heating load when colder weather is forecast and reduce the load for warmer weather. It could also avoid switch-ons for short periods, which are costly and ineffective.

#### Better distribution of load over the day

Most of our heating comes on in the night, reflecting the fact that the Barbican is just one enormous storage heater and that electricity costs less at night than during the day. The day/night rate differential appears to be small, but these rates are based on historic use, and a move to more daytime power would significantly shift this differential. There's a balance to be found here.

## CULTURE MILE BUSINESS IMPROVEMENT DISTRICT (BID)

Following a ballot of local businesses within its area, the BID has been given the go ahead. The BID's area is far more extensive than that of the recently proposed Barbican and Golden Lane Neighbourhood Area.

According to the BID's proposal: The Culture Mile BID wants to work collaboratively with its residential communities, recognising the valuable contribution the wider community makes to the vibrancy and identity of the area.

However, the BID's board has yet to be constituted. As a result, details of how and when engagement with residents will be effected will "follow in due course". In the meantime, further details of the BID's proposal can be found online at [culturemilebid.co.uk](http://culturemilebid.co.uk).

More details on the BA Website.

# 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 or [barblifeedit@gmail.com](mailto:barblifeedit@gmail.com) for further information.



## FOOD AND DRINK

Barbican Brasserie – **NEW**  
 Barbican Kitchen  
 Chiswell Street Dining Rooms  
 Coq d'Argent & sister restaurants  
 FARE Restaurant + Bar – **NEW**  
 Fish Central  
 The Jugged Hare  
 Moshi Moshi Sushi – **UPDATED**  
 Pham Sushi – **UPDATED**  
 Pho Vietnamese Cafe/Restaurant  
 Stem and Glory  
 Mayura Barbican – **NEW**

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 and Storage – **NEW**  
 Mail Boxes Etc, Barbican  
 Prince of Wales Dry Cleaners  
 Urban Locker Self Storage

## CULTURE

Charterhouse  
 Ed Cross Gallery – **NEW**  
 LSO Live  
 Velorose Gallery

## FURNISHING

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

# LEASE EXTENSIONS

## Need More Information?

Barbican Life are planning a series of meetings (some in person, and some on Zoom) with solicitors in the coming months. Let us know if you are interested and we'll send you invites.  
 Email: [barblifeedit@gmail.com](mailto: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.

Search on the Barbican Talk website for "SHARE YOUR LEASE EXTENSION EXPERIENCE" and see what other folks have done.

