

The Barbican Association General Council
Minutes of the Meeting on Thursday 23rd January 2025
At 7 pm in The Lilac Room
Present (crossed out not present):

Elected Members: Adam Hogg (Chair) Jan Marc Petroschka (Deputy Chair) Roy Sully (Hon Sec) Jane Smith (Planning Subcommittee Chair) Brendan Barnes David Bradshaw Randall Anderson Miranda Quinney Deborah Oliver	House Groups Represented: Lionel Meyrinniger (Andrewes) Helen Hulson (Ben Jonson) Humphrey Brandes (Brandon) Andy Hope (Breton) John Taysum (Bryer) Derek Penney (Bunyan) Paul Moriarty (Cromwell) Martin Farebrother (Defoe) Linda Partridge (Frobisher) Ian Dixon (Gilbert) Richard Collins (Lambert Jones) Gail Beer (Lauderdale) Martin Luff (Mountjoy) Ania Korszun (Seddon) Sandy Wilson (Shakespeare) Graham Spickett-Jones (Speed) Brenda Szlesinger (Thomas More) Miranda Quinney (John Trundle) Mary Bonar (Wallside) Fionnuala Hogan (Willoughby)
Other Members: Tony Swanson (Hon Treasurer) Sandra Jenner (RCC) Hannah Logan Co-Opted Member (Parent Rep) Helen Hudson (Barbican Life) David Preston (Administrator)	
Deputies and Guests: Fred Rodgers (Breton) Elizabeth Simpson (Seddon) Paul Swain (Lauderdale)	

1.	Apologies for Absence
	Lionel Meyringer, Helen Hudson, Miranda Quinney, Brendan Barnes, Randall Anderson, Tony Swanson, David Preston, Ania Korszun, Mary Bonar, Andy Hope and John Taysum had sent apologies for absence.
2	Approval of Minutes of meeting held on 24th October 2024
	The minutes were approved without comment.

3.	Matter Arising
	The City of London were finally applying for dispensation for failing to consult over the employment of temporary workers in 2017. All RTAs had been asked to let the BEO have details of their Secretary with whom the City/Tribunal could communicate. Action. All House Groups to let the BEO know who their Secretary is if they have yet to do so.
4.	Planning
	a. Draft City Plan. English Heritage had objected strongly to the effect that further tall buildings would have on heritage buildings and their settings. The next stage in the process was for the formal inspection of the draft plan to happen on 28th March. If the BA wished to make its case before the inspector, it might need funds with which to instruct lawyers. There was about half a day of time left from the £5,000 the BAGC had agreed at drafting stage, but this was unlikely to be enough. The Council gave Jane Smith approval to obtain a financial estimate for the additional funds that might be needed b. Healthy Neighbourhood. The Chair thanked Jane Smith for drafting the BA response which had been circulated. There were no comments. c. Following a meeting with the Town Clerk the Chairman had, at the Town Clerk's suggestion, written to the Town Clerk expressing residents' concerns about the effect of planning decisions were having in residential neighbourhoods. The BAGC did not doubt the legal position but some felt that the City could do more, for example by forbidding noisy work on a Saturday. On the other hand, there might be merit in allowing Saturday working if this meant a job got finished sooner which would result in less inconvenience overall: the position was not clear cut. Some felt that developers should be pressed to make available Section 106 money for residential amenity to compensate for the disturbance a development created. Other voices warned that whilst superficially attractive, "horse trading" had a downside. Once the developer had agreed to stuff the residents' mouths with gold (as it were) the residents were in a much weaker position to subsequently complain about inconveniences such as noise and dirt. There was general agreement that enforcement could be strengthened, albeit the City has too few staff to do the enforcing but the experience of the development at 1 Golden Lane suggested that patient and steady pressure from residents could deliver results. Action. The Planning Sub Committee would take the matter forward. d. Other Updates: • The Judicial Review process in relation to London Wall West had started this week. • A meeting of residents and planning staff had taken place in relation to Silk Street; a further meeting would be held following the forthcoming public consultation. • The Section 106 agreement for 45 Beech Street had yet to be approved so the redevelopment had yet to start. Shakespeare Tower were mobilising support to ensure the construction programme was as unobtrusive as possible. • A development at Milton Gate would result in a couple more storeys being added to the building there. Action. Please lodge an objection so that it cannot be passed on delegated authority. • At 48 Chiswell Street revised designs had been submitted to reduce the impact of the extra two floors on Ben Jonson House. The BAGC were generally concerned that four major developments would be happening at the same time in the space of a few hundred yards. There seemed little that could be done about this.

Commented [AHI]: Though I agree re no case to answer I don't think we should say it.

	The situation was not helped by the lack of expertise in the Corporation which had no independent design panel.
5.	Financial Report
	At the end of the year the BAGC had assets of £197,211 largely in the form of cash in the bank or money on deposit. This was agreed to be a solid position. In reply to a question the Chairman explained that whilst the BAGC as an RTA was not subject to taxation <i>Barbican Life</i> , as a commercial enterprise, was.
6	Suggested Amendment to the BA Constitution
	Brendan Barnes and Jane Smith had been looking at the BA's constitution. This was prompted by the realisation that in one place the Constitution was ambiguous and in another it differed from longstanding practice. It had been added to over the years and become a bit unwieldy. The Chairman thanked Jane and Brendan for their efforts and for the paper they had circulated which highlighted areas for possible improvement. In general, the BAGC welcomed the suggestions which Jane and Brendan proposed. In answer to a question Jane explained that the Constitution did not conflict with provisions of the Landlord and Tenant Act. Action: Jane and Brendan to produce a revised draft with tracked changes which the BAGC could consider before placing it before the membership at the AGM.
7	Membership Fees
	There was general agreement that the membership fee of £5, a figure established in the last century, seemed very low; albeit with £200,000 behind it the BA was scarcely in need of extra funds as the City of London met many of the day-to-day running expenses. Action: A working group would investigate the need for an increase. Members would be Roy Sully, David Bradshaw, Brenda Szlesinger and Paul Moriarty, together with the Treasurer and Helen Hudson, editor of Barbican Life which is the principal source of income.
8	Succession
	Both Adam and Jan Marc planned to stand in the City of London elections on 20th March. If successful, this would leave a constitutional void as neither would be eligible to continue in office with the BA. If that happened Roy as Hon Sec would be asked to hold the reins until the AGM on 10th April. That would be no more than a stop gap. Adam urged members of the BAGC to identify those who might be willing to succeed him in the Chair. The workload was likely to decrease in the future and the appointment of David Preston as Administrator meant there was much more support than hitherto.
9	AGM
	The AGM would take place on Thursday 10th April in the City of London School for Girls. Roy and David were making the necessary arrangements. Assistance would be required to check people in and run the bar afterwards. Dan Sanders would be the guest speaker. Action: Volunteers to make themselves known to David and Roy

Commented [AH2]: Though you could be right It is unlikely to encourage them to come forward

10	City of London elections
	BA hustings would happen on 4th March in the Welsh Church (Cripplegate), 5th March in St Giles (Aldersgate) and 6th March in St Giles (Cripplegate). The BA manifesto which had been given to candidates in 2022 had been circulated. This was felt to be reusable, albeit it was largely a list of generalised statements with which few would disagree. The BAGC felt it would benefit from more specific points of action to which electoral candidates could pledge themselves (or not). House groups were invited to supply some action points Action: Adam to write to House Group Chairs to obtain comments.
11	Guildhall School of Music and Drama
	The school were keen to be better known among residents. Sandra and Miranda had met with a representative of the school who would supply a quartet to play at the summer party. A further meeting would happen on 6th March to advance plans. Speed House had other concerns about the school who were planning to instal air conditioning units on the roof which adjoins Speed House.
12	Transformation Board
	The Re-organisation plan had been published and a couple of key appointments made. The Revenues and Finance manager remained unfilled which was placing extra work on Dan Sanders. A newsletter describing progress was due to be circulated to residents and the keenly awaited App was due out at the end of April.
13	Residents' Consultative Committee
	Sandra provided an update following the meeting in November. The main item of interest was the underspend in 2023/24 of £2.3 million which was therefore owed to residents. That was balanced by an overspend in 2022/23 which had to be recovered. The exact figure for the latter was not known but expected to be lower than the former figure; so some sort of refund could be expected.
14	Barbican Centre
	Ian Dixon had circulated a paper summarising the regular meeting held between the representatives of the BA and Barbican Centre Management on 16th January. The main item was the publication of the Centre's redevelopment plans which were going out for consultation at the end of January. A series of events was planned which House Groups were urged to encourage their residents to attend. It was noted that the timing of the building works might well coincide with the various other local schemes mentioned above. Action: House Groups to encourage engagement with the consultation
15	Security
	David Bradshaw provided a brief verbal report about security, advising that reported ASB incidents were only 11 for the month of December which is less than half the number reported for the same period the previous year - probably because of the colder weather. He also advised that he was awaiting proposals from Dan Sanders aimed at helping to reduce the amount of ASB activity across the Estate. These proposals, Dan had said, should be available in January/February time.
16	AOB
	None

Commented [AH3]: This suggests a degree of cynicism might offend Dan can we delete it

17	Dates of future meetings
	Thursday 13 th March 2025 with the AGM on Thursday 10th April 2025.

