

MARCH 2025

# STATE OF THE NATION

## ALL CHANGE

**This April brings a change in leadership for both the Barbican Association and the Barbican Residents' Consultation Committee. Outgoing chairs Adam Hogg and Sandra Jenner share a quick and digestible recap of the progress made over the past three years.**

### HISTORY

The Barbican was originally planned as a residential estate in the 1950s, with the first building, Speed House, completed in 1969. It includes over 2,000 homes, mostly on long leases, along with the Arts Centre, the Guildhall School of Music and Drama, the City of London Girls' School, Exhibition Halls, and public Highwalks.

The entire estate is Grade II listed, with its landscaping designated Grade II\*, and it sits within a Conservation Area. Alongside the nearby Grade II listed Golden Lane Estate—also designed by Chamberlain, Powell, and Bon—the two estates house over half of the City of London's residents.

For more than 4,000 of us, the Barbican is home. We

live here, contribute to its upkeep through service charges, and some have been here since it first opened. We are the Barbican, and we appreciate its unique character, from its gardens to its world-renowned cultural institutions.

We are saddened by:

- The increasing number of high-rise buildings around us, which have gradually impacted our surroundings.
- The neglect of our estate—our homes—by our landlord, the City of London Corporation.

As residents, we are the caretakers of this remarkable estate, one of Europe's finest examples of urban design. If we don't stand up for it, no one else is likely to.

## RESIDENT AND LEASEHOLDER REPRESENTATION

We express our views to our Landlord, the Freeholder, collectively through:

- The Barbican Association (BA) and the Residents' Consultation Committee (RCC) for estate-wide issues.
- House Groups for matters specific to individual buildings.

Residents can also raise concerns and make representations on their own.

**The Barbican Association (BA)** has been representing residents for over 30 years and is a member of the Federation of Private Residents' Associations (FPRA). All residents are encouraged to join for an annual fee of £5, which includes access to a local discount scheme. Additional funding comes from advertising in Barbican Life magazine.

The BA is managed by a General Council (GC), which includes:

- 9 elected members (voted in at the AGM)
- A representative from each House Group
- The RCC Chair

The GC meets every two months, and meeting minutes are available on the BA website. The Chair and Deputy Chair are elected by the GC after the AGM.

The BA is a Recognised Tenants' Association (RTA) under the Landlord and Tenant Act 1985, allowing it to formally represent leaseholders in disputes with the City of London. The City covers administrative costs, and each property has one vote on RTA matters at the AGM. If needed, the BA can use funds to appoint legal or specialist advisors.

BA Subcommittees include:

- **Planning:** Engages with the City on planning applications and the City 2040 Plan.
- **Security:** Works with the police and monitors anti-social behaviour.
- **Arts Centre:** Meets with management to discuss day-to-day and long-term issues.

The BA also responds to City consultations on traffic, environmental, and health issues, as well as organizing and funding campaigns.

**The Residents' Consultation Committee (RCC)** was established by the City in 2003 after long leaseholders voted on how they wanted their views represented to their landlord, the City of London.

Its main role is to ensure that the opinions of long leaseholders and freeholders who pay service charges are conveyed to the **Barbican Residential Committee (BRC)**—the City body responsible for overseeing the Barbican Estate.

The RCC meets quarterly with City Officers to review and comment on all public documents prepared for the BRC. The City provides administrative support for these meetings. RCC minutes are shared with the BRC, and for the past two years, the RCC Chair has attended BRC meetings to provide additional context.

All RCC papers and minutes are available on the City's website. Meetings are live-streamed, with recordings accessible on YouTube, as are BRC meetings.

The RCC is a committee made up of:

- A representative from each House Group
- A Chair and two Deputy Chairs, elected annually at the AGM
- The Chair of the Barbican Association

The RCC has always had sub-committees and working groups focused on key issues like service charges, service levels, and asset maintenance. However, two new committees have recently been formed in response to concerns raised in the **BEO Review** about accountability and planning:

- **BEO Reporting Committee** – Comprising eight leaseholders, this group monitors the Estate's management by the Barbican Estate Office (BEO).
- **Major Works Programme Board** – Will oversee the development and delivery of the 25-year major works plan for the Estate, ensuring proper planning and project management. It includes leaseholders, BEO Officers, and specialists as needed.

Once these new committees are fully established, existing working groups will be reviewed to avoid duplication.

As a consultative body, the RCC cannot enter into disputes with the City on behalf of leaseholders.

## PROGRESS OVER THE PAST THREE YEARS

Working together, the **RCC** and **BA** successfully pushed for a review of the Barbican Estate Office (BEO), leading to:

- The appointment of **independent consultants, Altair**, whose reports (published in 2023) highlighted serious failures.
- **Changes in senior management**, including the appointment of Dan Sanders as Assistant Director of the BEO.
- A **professional management team** and a new **organizational structure**.
- Consolidation of all **building/property services and financial management** under Dan Sanders.
- Acknowledgment from the City that **poor contractor management and lack of planned maintenance** had resulted in overcharging.
- The creation of:
  - **The Reporting Committee** – allowing long leaseholders to directly scrutinize BEO operations.
  - **The Major Works Programme Board** – involving leaseholders and experts in planning long-term estate maintenance.

While these groups **do not have decision-making power**, they report quarterly to the RCC and BRC.

### RCC Contributions:

- A leaseholder representative was involved in the **procurement of Altair** and was a member of the BEO Review Project Team.
- Established a resident group to investigate **water**

**penetration issues**, identifying 2,000 cases—some unresolved for years—now being addressed in a **permanent repair plan**.

- Provided leaseholder input into:
  - **Selecting a new Repairs & Maintenance contractor** (starting April 1).
  - **Developing a Preventive Maintenance Plan** and a **25-year Asset Maintenance Programme**.
  - **Improving service charge transparency**, contributing to a **£2.4M reduction** due to better planning and contractor management.
  - **Temporary window repairs**, while a long-term solution is planned.
  - **Seeking restitution** for past estate neglect and overcharging, leading to a City commitment in a ‘without prejudice’ letter to all residents (September 2024) to evaluate potential rebates.

### BA Contributions

- Provided a **detailed response** to the **City Plan 2040** and will participate in the next consultation stage.
- Engaged in consultations on the **Healthy Neighbourhood initiative**.
- **Partially funded and continues to support** Barbican Quarter Action’s **Judicial Review application**.
- Pushed the City to take **concrete steps to improve its relationship with residents**.

## PLANNED GOVERNANCE REVIEW

The leaseholder/resident representation model described above has been in existence since 2003 and there is an outstanding commitment from the BA and RCC for it to be reviewed.

The Assistant Director, Dan Sanders, has also concluded that the governance model, including the

BRC, needs to be reviewed to avoid duplication and provide clarity and transparency on roles and responsibilities. Independent Consultants will be commissioned to undertake this important review and residents/leaseholders will be given the opportunity to offer their views.

## BARBICAN ASSOCIATION AGM

The BA AGM will take place on Thursday 10th of April in the City of London Girls School at 7.00pm

# Barbican Association Discount Scheme Participants



## FOOD AND DRINK

3SP Moorgate  
Artillery Arms  
Barbican Brasserie  
Barbican Grill  
Barbican Kitchen  
Bengal Tiger  
Chatora 10% **NEW**  
Chiswell Street Dining Rooms  
**NEW MENU**  
Côte  
D&D London  
Coq D'Argent  
FARE Restaurant + Bar  
German Gymnasium  
Fish Central  
Fish Market  
The Jugged Hare **NEW MENU**  
Malmaison Bar & Grill  
Mayura Barbican

Moshi Moshi Sushi  
New Street grill  
Origin City  
Paternoster Chophouse  
Pham Sushi  
Vecchio Parioli

## HEALTH, BEAUTY AND WELLBEING

Barbican Dental  
Barbican Physio  
Counselling and Coaching  
Cranio-Sacral Therapy  
Cubitts Optometrist & Spectacles  
Health in the City  
London Eye Optique  
No74 Hair  
Personal Training  
**LEARNING**  
Languages 2000

## SALES AND SERVICES

Citi Clean  
Crispins Removals and Storage  
Mail Boxes Etc, Barbican  
Urban Locker Self Storage  
**UPDATED**



## CULTURE

Charterhouse  
Ed Cross Gallery  
Hato Press  
LSO Live  
Velorose Gallery

## FURNISHING

Adams Blinds  
MILK Concept Boutique  
MyDreamKitchen **UPDATED**

# Lease Extension Information Evening

We've nailed down the 15th May at 6pm for our next Lease Extension Information session. We'll hold this fourth session online with Teams and we will record it. Some residents are already booked in, and if you'd like to join us, please let us know on [barblifeedit@gmail.com](mailto:barblifeedit@gmail.com) and we will send you the link.



## YOUR BA MEMBERSHIP

### REMINDER TO CANCEL YOUR STANDING ORDER

Our previous membership system relied on standing orders and cheques, but with our new system, we now accept payment annually by card payments. Please remember to cancel your standing order. If you have trouble paying by card online, feel free to reach out to me, and we can arrange an alternative method when your renewal is due.

David Preston  
Membership Secretary  
[membership@barbicanassociation.co.uk](mailto:membership@barbicanassociation.co.uk)