The Barbican Association General Council

Draft Minutes of the Meeting on Thursday 24th September 2026

At 630 pm in The Lilac Room

Present (crossed out not present):

Elected Members: ~~Jan Marc Petroschka (Chair)~~ Randall Anderson (Deputy Chair) Alessandro Ferrari David Preston (Secretary) ~~Jane Quinn~~ ~~Sheila Robinson~~ ~~Stephan Solominidis~~ ~~Barnaby Spurrier~~ François-Xavier Villemin	**House Groups Represented:** Graham Wallace (Andrewes) Helen Hulson (Ben Jonson) ~~Humfrey Brandes (Brandon)~~ ~~Andy Hope (Breton)~~ ~~John Taysum (Bryer)~~ Julia Robinson (Bunyan) Paul Moriarty (Cromwell) Martin Farebrother (Defoe) ~~Linda Partridge (Frobisher)~~ ~~Annette Rudkin (Gilbert)~~ ~~Miranda Quinney (John Trundle)~~ ~~Richard Collins (Lambert Jones)~~ ~~Alberto Garciga (Lauderdale)~~ ~~Martin Luff (Mountjoy)~~ ~~John Holme (Postern)~~ Jane Smith (Seddon) ~~Paul Johnson (Shakespeare)~~ Graham Spickett-Jones (Speed) ~~Brendan Barnes (Thomas More)~~ ~~Nicola Baker (Wallside)~~ Bernard Hughes (Willoughby)
Other Members: ~~Christopher Attwood (Treasurer)~~ ~~Jo Boait (RCC)~~ ~~Nigel Dixon (Assistant Treasurer)~~ Adam Hogg ~~Hannah Logan Co-Opted Member (Parent Rep)~~ Helen Hudson (Barbican Life) Richard Setchim	
Deputies and Guests: Fred Rodgers (Breton)	

1.	**Apologies for Absence**
	Nicola Baker, Brendan Barnes, Jo Boait, Nigel Dixon, Alberto Garciga, John Holme, Andy Hope, Linda Partridge, Jane Quinn, Miranda Quinney, Sheila, Robinson, Stephan Solomonidis, and Barnaby Spurrier had all sent apologies for absence.
2.	**Approval of the Minutes of the meetings held on the 18th of June 2026**
	One incorrect name within a title was reported and some poorly placed page breaks were identified. These were both corrected and the Minutes of the BAGC meeting held on the 18th of June 2026 were approved.

3.	**Membership secretary's report**
	The Barbican Association (BA) membership secretary reported that since the last major membership count, that took place in 2026, the number of members had risen 2.7% from 1387 to 1425. The number of leaseholder members had risen 3% from 1203 to 1239**.** The number of flats with at least one occupying leaseholder had increased from 980 to 1012. The total number of leasehold flats in the Barbican is 2016. The secretary thanked the BAGC members and other individuals who had worked so effectively to attract new members. The figures mean that the membership is now above the 50%-mark (or 1008 flats), of the percentage of leaseholder flats with at least one leaseholder living within, that justifies Recognised Tenants' Association (RTA) status. It was agreed that, given that the BA is just about the 50%, there should be continued efforts to attract new members, with a target of reaching 60% of leaseholder flats with at least one leaseholder living within by the BA Annual General Meeting in April 2027.

4.	**Treasurer's Report**
	The March 2026 edition of the magazine generated net income before tax for the BA of c.£7,300. The June 2026 edition of the magazine generated net income before tax for the BA of c.£6,600. The September and December 2026 editions of the magazine are forecast to generate net income before tax for the BA of c.£8,000 each. Net income from the magazine for the year is forecast to be c.£29,600 (c.£24,000 after tax). Membership subscriptions in the year to date have been c.£7,200. This represents the net amounts received directly from members still paying by standing order and via the Membership Mojo platform. The costs of administering the membership are reimbursable by the Corporation. Amounts claimed but awaiting payment from the Corporation for the period 1 October 2025 to 31 March 2026 are c.£11,062, with a further c.£14,400 of reimbursable expenses incurred so far since 1 April. Approximately £32,700 has been spent on legal and professional fees in the year to date, net of contributions towards the campaigns. Bank interest received in the year to date is c.£2,550. The combined cash balance on the bank accounts at 31 August 2026 was £138,928 (vs £149,973 in the previous report). Significant items since that date which will change the bank balance include: • 2025 tax payment to HMRC of £3,689 • 2026 Summer Party expenses of c.£2,930 (vs contribution from the City of £3,000) A question was raised at the last BAGC meeting regarding expenses and whether the BA should consider setting a threshold for the minimum cash balance to deal with contingencies. Based on a quarterly run rate of c.£6,500 expenses, the Treasurer proposed that a minimum cash balance of £13,000 be maintained and this was unanimously approved by the members present.

5.	**Formal complaint under the Barbican Association Constitution concerning the governance standards**
	The complaint raised by the member was twofold, one around a judicial review and the other concerning Recognised Tenants' Association (RTA) status. The chair of the meeting stated that the judicial review part of the complaint is based on the member's misapprehension. There has been no decision taken on a judicial review of Silk Street. If there were to be such a decision it would need to come to the BA General Council and it has not. Currently there are attempts being made to improve the scheme with the developers and the only reason they will engage with the BA is fear of a judicial review. The BAGC is aware that a judicial review would be very expensive, and it would need to have the support of the whole council for this to occur. The complaint part around RTA status has been previously discussed at BAGC meetings and the response to it is the same as always in that the issue will be addressed in the forthcoming Governance Review. There are suggestions that the governance review will be published either towards the end of 2026 or early next year.
6.	**Barbican Conservatory refurbishment**
	Bernard Hughes is concerned that the impact of the refurbishment to the Barbican Conservatory will be significant, especially to the eastern side of the estate. He proposed that and action or monitoring group be set up. The replies stated that this is the usual practice, where nearby neighbours meet the contractor and the developer regularly. Additionally, there is much in the code of construction and the BA's role has always been to ensure this is adhered to.

7.	**Tech News – Digital Cards, ASB Reporter, Data issues**
	Daily Active Users is the number of unique devices using the BA site on each day. A huge spike occurred on a single day in June was due to the launch of digital cards. The site traffic is otherwise quite stable in the 30–100 users a day range. The weekly figures were roughly 200–400 unique devices accessing the site per week, with close to 1000 in the week of the digital card launch. All members are automatically issued with digital membership cards. They have the option of requesting a physical card too (in the MemberMojo form, when joining or renewing). Most members are not selecting that option, so our printing costs are decreasing. The biggest absolute saving should arrive in April 2027, since this is the month with the highest number of renewals each year. We have many years of historical records from the ASB Reporter, and we continue to receive new reports. ASB reports inevitably contain Personally Identifiable Information (PII). This is the point of the ASB Reporter, and there's no problem with gathering such data as the data are gathered for the purpose of fulfilling a useful service. It is not, however, proportionate to retain the data in that form indefinitely. The BAGC was asked to approve a retention period of 1 year on the data in their unaltered form and this was approved.
8.	**Four Working Party reports**
	(a). Planning Group It was suggested that instead of having the whole Barbican estate being listed, it should be upgraded to 2-star listed for each block separately. The basis of this proposed upgrade would revolve around the small block related changes can together produce a major change to the estate. Although this is likely to prove a lot of work, this upgrade is to be raised at the next meeting with the planners.

The city has made changes how decisions are made as to which applications go to the planning committee. Although little is known in detail about the changes, it seems there is to be much more delegation, and the process is to be faster. The previous rule, which is now abolished, was based on 'if more than X number of objections were received, it had to go to the committee. The responsibility now rests with the chair and deputy chair to determine whether it is of significant public interest. They then work with the director of planning as to whether it should be a scheme.

(b) Climate and Zero Carbon Working Party (CWP)

No CWP meetings have been held since the last BAGC meeting, but there are three developments that are worthy of note: the Ambue project, the heating protocol for shoulder months, and climate adaption of listed buildings.

The most recent Ambue information is that the study, now called the overheating study, is due to conclude later this year. It was proposed at a meeting on the 15th of June that CWP meets with Ambue to discuss the technical aspects of their work, but this has yet to be arranged.

At the same June meeting, CWP were asked to propose a protocol to replace the existing BEO discretion for switching on heating in the shoulder months of September and May. The CWP were promised data, including cost information, and a meeting with the Barbican engineers to understand the limitations of the climate heating control system. Stefan Solomonidis, who is a practicing professional in this area, and is very well placed to explore how the system could be adapted for forecasting or to balance the load so that changes could be cost-neutral, is hoping to view the interface soon (a meeting was subsequently set for 30th October). The data mentioned at that meeting has not materialized yet. Consequently, CWP hasn't made the progress hoped for in time for changes to be implemented by the shoulder month of September.

There has been a significant shift in the planning approach to the climate adaption of listed buildings. Planners are under a statutory duty, above the national policy framework, to pay special regard to the conservation of listed buildings. When they apply the standard test, it's a balancing test of harm versus benefit. That statutory duty has led to even quite modest physical changes, quite modest physical harms being categorized in their matrix as substantial harm, and that requires substantial benefits to be demonstrated to balance the books. In practice demonstrating those substantial benefits has proven difficult. What has changed is that the national policy plan framework, which was revised in August of this year, now has a policy on a climate change (CC3), which requires that substantial weight should be given to the benefits of improving the resilience of existing buildings and public spaces to anticipated climate change impacts. As a result, there has been a shift in the balance of harm and benefits where climate adaption is involved.

It is currently uncertain how city offices will respond to the change and what the implications will be going forward for listed buildings, but the question has been raised at the planning and transport committee and the children's and community services committee.

The BEO have asked Ambue to consider this change in their study. Dan Sanders has said that the BEO are also exploring what possible options the City and leaseholders may now have for the next couple of summers to help alleviate some of the immediate pressures that many residents have faced this year. Dan is about to send out a lengthy note on this which will reinforce those points.

(c) Anti-Social Behaviour and Estate Management Working Party (ASB).

The chair of the ASB provided a report, stating that the ambition should be to maximum safety on the estate and that decision-makers, the police, and others are aware of what happens on the estate, not what they think happens or doesn't happen. The chair added that better rules-based signage, based around estate standards, is most important. Furthermore, the current ASB reporter is no longer fit for purpose as it is more of a 'temperature check' than something active. Instead, the system should be one focussed on letting the police know.

The chair believes it is necessary to appeal to various corporate bodies, including Parkour organisations to further discourage criminal activity and/or ASB. Another idea was for a video be made of Dan Sanders speaking on the ASB/Crime and related rules within the estate, be uploaded to YouTube.

	A meeting is to be held of two BAGC members (David and Stephan) with the chair of the ASB to brainstorm various ideas, including the possible of use of AI in categorising the ASB activities and providing a phone-call option to the reporting, to help deliver the vision outlined above ahead of the next BAGC meeting. **(d) Communications Group** Since the last BAGC meeting the Communication Group have been working on the rebranding and communications strategy and editorial planning, with an increased frequency for the newsletter. After working one the physical assets, phase two will be to consider things digital. Although membership growth isn't specifically part of the comms team remit, they are very interested and willing to collaborate on that. To this end we have worked on a postcard campaign and have persuaded the BEO to run a campaign for the BA to target non-resident leaseholders.
9.	**Summer Party review**
	The Summer Party Welcome Desk recorded approximately 200 Barbican residents who stopped to register. The actual attendance was considerably higher than the number recorded at the Welcome Desk, as many guests walked past without registering. Overall attendance appeared to be greater than in previous years, estimated at approximately 600 people. There also appeared to be significantly more families with children attending than in previous years. Through meetings at the event 13 new members were signed up. There were 22 stalls representing Barbican resident groups and local cultural and community organisations. The range of activities, particularly those aimed at children, contributed to the family-friendly atmosphere of the event. A total of £1,040 was collected for City Food Club, a local charity run by Family Action. This represented a 20% increase on last year. The event was sponsored by the City of London Stronger Communities Fund. The sponsorship received totalled £3,000, just above the event cost of £2,994.69 The use of the inside of St Giles' Church and the adjoining terrace worked well. This arrangement allowed a larger number of people to attend while also addressing the issue that an indoor-only event can become very noisy. The additional indoor space provided a useful alternative to relying solely on outdoor areas and offered some protection against poor weather. Guests did not make full use of the outside community picnic area. This may be worth reviewing when considering the layout and use of outdoor space for future events. In future years it is recommended that greater use be made of BA's online channels and the various Barbican WhatsApp groups. Additionally having a dedicated person, or closer crossover with the BA Communications Group, to coordinate communications of the event would be hugely beneficial. Furthermore, the pivotal role played by the Barbican Association should be better communicated as part of the event publicity. Communications around the Summer Party have the potential to provide a unifying voice for resident-led groups and activities. This could also be an effective way of introducing residents to the work of BA and encouraging more people to become members. There was some negative feedback about holding the event on the second weekend in September. However, this timing was largely dictated by the availability of St Giles Church which was not available on the first Saturday in September and had limited availability on the first Sunday. In addition, the church's tables were not available until September as they are in use for the Book Fair. This year's event unintentionally clashed with Rosh Hashanah. In future, dates should be checked against major religious and community events when selecting the date for future parties. There have been requests to return to using the Gardens. This would be attractive in principle, but there would still need to be access to an indoor space in case of wet weather. The successful use of St Giles Church this year demonstrates the value of having such a

	facility available. There have been requests to extend the event beyond the current 2–4pm format. However, the relatively short public-facing period needs to be considered alongside the significant amount of time required for set-up and take-down. The current arrangement effectively requires a full working day, approximately 10.30am–6pm, for volunteers. Overall, the 2026 BA Summer Party was well attended and appeared to attract a larger and more diverse audience than in previous years, particularly families. The combination of resident-led groups, local organisations and children's activities created a strong community focus. The use of St Giles Church and its adjoining terrace was effective in accommodating the larger attendance, while the token system for welcome drinks provided a practical way of managing refreshments. For 2027, the main opportunities are to strengthen communications and promotion, improve coordination with BA's communications channels, carefully consider the event date in relation to other community and religious events, and explore whether the Gardens can be used while retaining a suitable wet-weather option. A key consideration will be balancing any desire to increase the length or scale of the event with the availability and wellbeing of the volunteers required to deliver it.
10.	**Car Parking charges dispute**
	The Chair of the meeting stated that the Planning and Transportation committee had recently announced that Barbican residents cannot avail themselves of discounts in City-run car parks. Any non-Barbican City residents can partake of the discount but not those on the estate. His view is that this is illegal discrimination and requested that the BA support financially a challenge to this to the maximum of 5000 GBP plus VAT. This was approved unanimously.
11.	**AOB and Dates of Next Meetings**
	BA Steering Group (Elected Members and RCC Chair ONLY) Monday 19th October 2026 5.30 pm Lilac Room BA General Council Thursday 12th November 6.30pm Lilac Room