

Draft Minutes of The Barbican Association Annual General Meeting

Date and Time: 9h April 2026 at 7pm

Venue: Main Hall, City of London School for Girls

110 Members were present.

1. Welcome

Jan-Marc Petroschka, Chair of The Barbican Association (BA), welcomed everyone to the Annual General Meeting (AGM).

[A copy of the PowerPoint that outlined the AGM structure including the Agenda is available on the BA website under 'Events']

2. Election of Hon. Treasurer, Hon. Auditor and Eight General Council members

In line with AGM protocol, it was noted that Randall Anderson had been an elected member for over 4 years.

There were nine vacancies for places on the General Council. Two existing members had offered themselves for re-election: Randall Anderson and Jan Marc Petroschka. Six new individuals had applied to be an elected member before the deadline: Alessandro Ferrari; Jane Quinn; Sheila Robinson; Stephan Solomonidis; Barnaby Spurrier; and François-Xavier Villemin.

David Preston, BA secretary explained that as there were nine elected member positions available and that, despite a widespread campaign to attract candidates, only eight people had come forward, so all are duly elected.

Honorary Treasurer, Tony Swanson and Honorary Auditor, Tony Croot stood down at the AGM. Being the only applicants Christopher Attwood and Cormac Vautier were respectively elected as the Honorary Treasurer and Honorary Auditor and were both elected unopposed.

3. Presentation by Assistant Director of Community and Children's Services

Daniel Sanders, who has responsibility for the Barbican Estate, presented an overview of the new Barbican app, Spike as well as the Governance Review.

Launching on the 20th of April, Spike will provide a single digital front door for Barbican residents that has been designed to simplify, connect, and modernise everyday living across the estate. It will provide faster, cleaner communications putting everything in one place including: reporting repairs; real-time announcements; and access to key information and documents. Overall, Spike is a long-term investment in the Barbican community.

A comprehensive review has been commissioned to ensure that Barbican governance is fit for the future. By using a structured, evidenced based approach and working with experts, significant progress has already been made including the assembly of a full document bank and materials organised and ready for review. The review is now transitioning into its next phase of mobilising the process through detailed assessment and analysis with clear timelines and milestones.

[A copy of the PowerPoint that the Assistant Director spoke to is available on the BA website under 'Events']

4. Honorary Treasurer's Report

Prior to the AGM a copy of the Treasurer's Report was uploaded to the BA website and sent to all members in the AGM pack. However, an error in the Report was spotted just a few days before the AGM and after the pack had been dispatched to members. Adam Hogg, a retiring Elected Member and a former BA Chair explained the error and how it had been corrected.

[A copy of the Adam Hogg's speech correcting the error and providing the back story to how this error occurred is available on the BA website under 'Events']

Adam Hogg explained that the error was in the Honorary Treasurer's commentary within the Report where it is stated that a figure of £34,720 which was a settlement received in January 2026 for the 'BA's successful service charge legal challenge'. This was incorrect as it should have read 'for the BA not opposing the City's application for dispensation for failing to issue a Section 20 notice'. Adam Hogg added that that all decisions made at the time were approved by the BA General Council and at no stage did the BA make any legal challenge.

Tony Swanson, the outgoing BA Honorary Treasurer gave a report on The Barbican Association finances. The accumulated fund is £177,144. The revenue from the Barbican Life magazine was £69,149 with a Pre-Tax Profit of £21,509. Income from member subscriptions income contributed £8,969 before the Mojo costs associated with the membership platform. These costs are reimbursed by the Corporation of London under eligible expenses.

Although the 2025 accounts reveal a small loss, this does not include the £34,720 settlement received in January 2026 for the BA not opposing a City of London application to the Tribunal for a Section 20 dispensation (**See above**). The £48,582 in legal and consultancy expenses incurred during the year have been covered in part by a successful crowd funding campaign. The BA received £3,000 towards its summer party expenses from a City of London funding source.

Eligible reimbursement expenses for the half years' October 2024/March 2025 and April to September 2025 totalling £23,260 that are paid in arrears have yet to be paid by the Corporation of London.

[A copy of the full Treasurer's Report including the financial statement is available on the BA website under 'Events']

5. Working Parties Update

Jan-Marc Petroschka (Planning) reported that the major activity in the group this past year had been action around the London Wall West, and 1 Silk Street proposed developments.

Randall Anderson (Communications) reported that the group had been largely focused on more effective and, given the varied profile of Barbican residents, efficacious use of all the BA communication channels, including the website, notices, newsletters, bulletins and the magazine.

Richard Setchim (Climate Change and Net Zero Group) reported on the progress of the work of the group.

[Richard's report can be found on the BA website under Events]

David Bradshaw (Anti-Social Behaviour) and Estate Management reported that the level of anti-social behaviour had remained roughly constant over the last 5 years. He believes residents are frustrated by the lack of resultant action to their anti-social behaviour reports over many years. As a result, residents are viewing the system as rather pointless. However, he is optimistic that a Corporation of London plan, that is currently known only to a few people, will improve things and generate a greater willingness to report anti-social behaviour incidents.

6. Member Questions

Three questions had been received from BA members to be raised at the AGM. The first concerned the Governance Review, the second was about heating charges and the third about Thames Water charges.

[All three questions *can be found on the BA website under Events*]

Question 1 Assistant Director Dan Sanders stated that the consultants undertaking the governance review wanted to establish a document bank before consulting with any parties (including the BEO) to ensure they could objectively look at the legal and governance structures in place without any preconceptions or potentially prejudiced views. The evidence bank has been produced including Terms of Reference, Constitutions, Minutes and actions (where available) of the listed stakeholders. The engagement phase will commence after this document review initiated by CRS and Inside the Box and ALL stakeholders will have their chance to engage and put across views and opinions in due course.

Question 2 Dan Sanders stated that the 18-month rule does exist, but the Corporation put all leaseholders (and Freeholders) on notice of these costs back in August 2023 and continued to reinforce this through conveyancing material and service charge literature until the eventual levy earlier this year. He added that The Corporation maintains the charges are legally recoverable.

Question 3 Dan Sanders Dan Sanders response was that the main issue is there is no real transparency on how Thames Water come up with the Assessed Charge, and the fact that people who use less water seem to be getting a poor deal.

The process doesn't help either. It is bureaucratic — asking each flat to arrange an engineer visit to confirm something we already know, which is that meters just aren't feasible in places like Breton House and much of the Barbican. So rather than everyone having to go through that individually, the Barbican Estate Office is going to take this up directly with Thames Water on behalf of leaseholders. The aim is to deal with it once at an estate level and avoid each household having to repeat the same process.

Dan added that they intend to push them a bit on how these charges are worked out. The BEO will send out an update once they have had that conversation.

A fourth question came from the floor from a Speed House BA member requesting further clarity about the legal dispute raised in the discussion of the Treasurer's Report (Item 4) to which the Deputy Chair affirmed that there had not been a legal dispute. The same Speed House resident asked a further question around conflict of interest in BAGC meetings. and the Deputy Chair replied that he would seek legal advice over the relevant part of the Constitution.

7. Any Other Business

A presentation was made to the following members for the lengthy service and important contributions they have made to the BA: David Bradshaw, Sue Cox, Tony Croot, Adam Hogg, Sandra Jenner and Tony Swanson.

Dates of the remaining 2026 BAGC General Council meetings are: 16th April; 18th June; 24th September and 12th November. All meetings are to be held in the Lilac Room at 6:30pm.