



FEBRUARY 2026

NEWS FROM THE TOWNHALL

It was a packed townhall meeting at St Giles' Cripplegate on 14 January 2026. The Barbican Association had invited residents to a Q&A with a broad range of speakers.

Jan-Marc Petroschka and Randall Anderson, co-chairs of The Barbican Association (BA), began with a brief introduction of the panel. The key messages from the speakers are listed below:

Jo Boait, Chair of the Residents Consultation Committee (RCC)

In the past few years, the RCC has encouraged the City of London Corporation to recognise many serious problems across the Estate. Shortly after new management was installed at the Barbican Estate Office, this effort began to bear fruit. The estate office has agreed to a full review of the condition of the blocks. The pilot review is taking place in Ben Jonson House. Once the review is completed, the expense of bringing the Estate back to the state it would have been, had it been maintained appropriately over all these years will be considered. The review is being conducted "without prejudice" but the City has agreed, in principle, to bear that portion that is attributable to poor management of maintenance.

Now the RCC is focussing on the BEO's planning and implementation, which is taking longer than expected – due to the BEO having to start from scratch in most areas.

As part of their planning, the BEO developed plans for various emergencies and successfully applied this in response to the failure by Thames Water to provide hundreds of flats with water.

The first formal Planned Preventative Maintenance Schedule is in draft - about 20% of items are new and another 25% previously arranged on an ad-hoc basis. A major works programme is also being drawn up.

- All BEO teams are working hard to ensure that, going forward, the Estate will be maintained appropriately and kept in good condition, with service charge bills reflecting the work undertaken on our behalf, supported by transparent, robust processes and systems.
- A key project underway is the expert witness review of Ben Jonson House, which serves as a test bed for problems across the whole Estate. This review will establish failings in the historic maintenance of our Estate and who should pay for putting them right.

Save THE DATE
**THE BARBICAN ASSOCIATION
AGM**

Thursday, 9th April, 6.30pm
City of London School for Girls

Save THE DATE
**THE BARBICAN ASSOCIATION
SUMMER PARTY**

Saturday, 12th September,
2–4pm, St Giles' Cripplegate



- At preparation stage is the appointment of an architect tasked to produce a holistic solution for the building envelopes of all blocks and to oversee the work ensuring that our homes are wind- and watertight, in a reasonable condition and compliant with relevant regulations and legislation. The architect will document appropriate repair and maintenance methodologies for each block – something that has not existed before.
- There is plenty more to do, and it will take time. However, priority issues are being addressed, and I am very encouraged to see that the Estate Office management team have a ‘can do’ mindset and are working hard on our behalf to ensure that things get done properly.

Dan Sanders, Director of Property and Estate Management – Barbican Estate Office (BEO)

- Last year saw a significant restructuring of the BEO which now has a full complement of suitably qualified and experienced staff. This gives us the capacity to plan and deliver consistently through 2026 and beyond.
- There have been many challenges, most especially those involved in complying with the Building Safety Act. It fundamentally changes how high-rise residential buildings are assessed, managed and overseen. For quite some time the regulator had been reviewing and requesting further information about the records for the three towers. The Building Assessment Certificates have now been issued.
- Following Chigwell’s withdrawal from their Barbican repair contract, it was decided to bring the repairs service in-house. This will be a step change in how we deliver repairs and maintenance, with the advantage of giving us far greater control over quality, accountability and resident experience. Elkins are carrying out the repairs function on a temporary basis while we build the in-house team and systems.
- We will soon begin piloting a new Barbican App for residents, with the wider rollout planned for March. This App will allow residents to report repairs more easily and track progress. Existing reporting routes will remain available to residents.
- We are also undertaking a full governance review of how the Barbican is managed. This review will look at all stakeholders across the Estate, the BA, RCC, leaseholders, the City as landlord, and the various committees and forums. The review will examine how decisions are taken and escalated, how resident voices are heard and responded to, how assurance and challenge are built into the system, and how we create governance arrangements that support delivery.
- We are committed to improving services, rebuilding trust, and delivering a Barbican Estate that is safe, well-managed and sustainable for all residents.

Averil Baldwin and Jill Meager, Barbican Quarter Action (BQA), London Wall West (LWW)

- BQA, a resident activist group, was set up in 2022 to promote the reuse, adaptation and retrofit of the former Museum of London and Bastion House rather than their demolition.
- Since then, the BQA has marshalled resources and led the campaign to save the buildings, garnering support from the Twentieth Century Society and over 900 objections.
- Through the work of BQA a full judicial review will be held on the 10 and 11 March 2026 at the Royal Court of Justice.
- BQA now needs to raise a further £20K through crowdfunding to cover the costs of the judicial review.

Robin Pembroke, Barbican Quarter Action (BQA), 1 Silk Street (1SS)

- The 1 Silk Street campaign has generated over one thousand objections to the proposal.
- We recently received confirmation from the City of London Corporation that following the volume of objections the developer was working on amendments to their scheme.
- Once submitted there will be another round of public consultation of 37 working days. Objections submitted so far will remain valid, however, it is advisable to reaffirm concerns in writing.

Liz Hirst, Vice Chair, Barbican and Golden Lane Neighbourhood Forum (BGLNF)

- The Forum is looking at the environment over the medium and long term to create a Neighbourhood Plan for the next 15 years.
- So far, the Forum has published papers on housing, infrastructure, cultural connections and road safety.
- One future issue to consider is specialist housing to match the current demographic with an ageing population and one where over 80% of residents say they never want to leave this place. Specialist housing is in short supply in the City; more is needed.
- The Forum has been investigating the best use of sites like the former Museum of London and Bastion House, as well as the improved use of car parks and the vacant exhibition halls. This takes account of working precedents in cities around the country and further afield.
- In the meantime, the Forum has represented the neighbourhood in the consultation on the City of London’s own City Plan 2040.

The Question-and-Answer session which followed focused on these topics: asbestos removal, waterfall mosquitoes, the state of the lifts, planned use of car parks including storage units, building noise, insulation and house officers.

1 Silk Street Update

Tuesday 10 February.

A handful of residents from the 1 Silk Street campaign are invited for a preview to Lipton Rogers' offices in Cavendish Square. Matthew Lusty on behalf of the developer and Peter Jackson from architects SOM present the revised scheme for the Linklaters site.

Due to the over one-thousand objections received they started evaluating amendments to their original scheme last November. It took five meetings with planning officers to agree revised proposals. Focus was on height and massing – the impact on the Barbican, Brewery, and both conservation areas; impact on residential amenity – privacy, overlooking, day and sunlight.

The result is the reduction of the western block opposite Cromwell Tower by three floors. Part of the lost floor space is recovered by beefing up the volumes and slapping another floor onto the link building next to The Jugged Hare.

While the harm to daylight and sunlight of several Cromwell Tower flats is reduced, there is no relief for Speed House. Improving lighting levels here was deemed unviable and considered less of an issue due to existing poor daylight levels.

There are other changes to the scheme, at the behest of planning officers, so we are told. The formerly crème coloured link building is now clad in red. And the fins enveloping the twin towers, previously concrete on one side and terracotta coloured on the reverse, are now concrete and dark green, adding crushing weight to these monolithic blocks.

This is a lopsided scheme, just as 'joyless, lumpen, and looming' as its predecessor. One can tell that developer and architect have lost the last bit of their little ambition they had from the outset.

Resubmission is planned for end of February. Once validated, the City will consult for thirty-seven working days and we can reassess and reiterate our objections.

Jan-Marc Petroschka

Chair, The Barbican Association
chair@barbicanassociation.co.uk

THE BARBICAN ASSOCIATION NEEDS YOU!

Join with either of these links:

<https://barbicanassociation.co.uk/membership/>

<https://bit.ly/jointheba>

or you can scan the QR code:



Dr David Preston

BA Membership Secretary

membership@barbicanassociation.co.uk

JOIN the BA

A message from the co-chair: Get Involved, Make a Difference: Stand as an Elected Member

Have you ever considered contributing a little of your time to help shape the future of the Barbican Estate? The Barbican Association is actively looking for volunteers to stand for election to the General Council.

Standing for the General Council is not an onerous commitment. Meetings are friendly, supportive, and designed to fit around busy lives. What matters most is your willingness to contribute your perspective and help ensure our community continues to thrive.

The Barbican Association acts through its General Council. At its Annual General Meeting in April we will elect the nine Elected Members on the Barbican Association General Council. The Elected Members and the House Representatives make up the council.

In most respects, all members of the BAGC have the same responsibilities. However, Elected Members represent the entire Barbican Estate. Only Elected Members are eligible to be elected Chairman of the Association. In addition, the Elected Members assist the Chairman and Deputy Chairman in preparing the agenda for the BAGC. Becoming an Elected member is a great way to be involved in the future of the Estate. We are hoping to have more people actively involved with the operation of the Association and would encourage you to consider running to be an Elected Member.

We're a community built on neighbourliness, fresh ideas, and shared pride in this remarkable place we call home. To keep that spirit strong, we need new voices, diverse perspectives, and residents from every corner of the estate. Whether you have lived here for three months or thirty years, whether you're already deeply involved in estate matters or curious and interested in participating – you are warmly welcome. Get in touch.

Randall Anderson

Deputy Chair, The Barbican Association

randall@barbicanassociation.co.uk

Make Yourself Count: Become Our Treasurer!

After nearly 10 years as Treasurer I seek a different role on the Barbican Association General Counsel. As an ex-banker I've enjoyed contributing to the BA's success in supporting residents.

The role requires:

1. Producing the audited end-of-year accounts for the AGM in April of each year and standing for re-election.
2. Maintaining an electronic spreadsheet of BA financial activity which automatically populates the balance sheet derived from a monthly bank statement.
3. Control one current and two savings accounts with a combined 5 figure balance.
4. Pay Barbican Life magazine creditors and the Membership Secretary expenses electronically through a banking app.
5. Be aware of the Assistant Treasurer's oversight of Barbican Life debtors.
6. Be available for the General Counsel meetings.
7. Claim eligible Recognised Tenant Association expenses from the Corporation of London half yearly.
8. Settle the annual corporation tax due on Barbican Life Magazine profits.

I am happy to answer any questions about the role, assist in transferring signing authority and share the spreadsheet and files to a successor.

Tony Swanson
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House Groups

Staying engaged at the local level is one of the simplest and most effective ways to feel part of the Barbican community. Houses have their own groups - some run email lists, others use WhatsApp or web platforms - and you're warmly encouraged to join in, whatever your level of involvement. You can take an active role by joining your House Group, or simply sign up to receive updates and stay informed about local issues, events, and neighbourly news. Even occasional participation helps keep communication strong and ensures your block remains connected, supportive, and well-informed.

You can find the contact details for your House Groups on the Barbican Association website at barbicanassociation.co.uk/about-the-barbican-association/whos-who/ or scan the QR code.



We Need You

The Barbican Association (BA) is a Recognised Tenants' Association, representing all residents of the Barbican Estate. The prime focus of the BA is to serve residents, and to ensure the Estate remains a wonderful living environment. Over the last years there have been many challenges, some relating to the upkeep of the Barbican itself and others, from outside the Estate, involving inappropriate and overbearing developments being proposed, gaining planning consent and being constructed. These challenges are unlikely to disappear in the coming years.

Consequently, the BA needs to be a strong and forceful body. It is important that we have a robust membership; this enables us to truly represent the interests of residents.

Our decision to move off standing orders has led to some people inadvertently dropping off membership. So, if you wish to be represented and to take advantage of the many benefits of membership, we are asking you to please review your membership status and join or rejoin the BA. Equally if you have neighbours or friends in the Barbican who are not BA members, please use this note to help persuade them to join.

IT IS EASY TO JOIN/REJOIN BY FOLLOWING THIS LINK:

<https://barbicanassociation.co.uk/membership/>

or this quicker link:

<https://bit.ly/jointheba>

or you can scan the following QR code.



You will need a credit/debit card to pay the £5 annual fee. If for whatever reason you seek alternative ways of payment please contact the Membership Secretary for details.

Dr David Preston
Membership Secretary, The Barbican Association
membership@barbicanassociation.co.uk

THE BARBICAN ASSOCIATION DISCOUNT SCHEME

A list of organisations offering discounts or other incentives to The 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.**

