

The Barbican Association General Council

Draft Minutes of the Meeting on Wednesday 22 November 2023

At 7 pm In the Lilac Room

Present (crossed out not present):

<p>Elected Members: Adam Hogg (Chair), Deputy Chair: Ted Reilly Hon Sec: Roy Sully Jane Smith (Planning Subcommittee Chair) Brendan Barnes Helen Hudson David Bradshaw Randall Anderson Jan Marc Petroschka</p>	<p>House Groups Represented: Lionel Meyringer (Andrewes) Helen Hulson (Ben Jonson) Humphrey Brandes (Brandon) Andy Hope (Breton) John Taysum (Bryer) Derek Penney (Bunyan) Tim Cox (Cromwell) Helen Hudson (Defoe) Jenny Nisbet (Frobisher) Ian Dixon (Gilbert) Richard Collins (Lambert Jones) Gail Beer (Lauderdale) Martin Luff (Mountjoy) David Graves (Seddon) Sandy Wilson (Shakespeare) Nadia Bouzidi (Speed) Brenda Szlesinger (Thomas More) Miranda Quinney (John Trundle) Mary Bonar (Wallside) Fionnuala Hogan (Willoughby)</p>
<p>Other Members: Tony Swanson (Hon Treasurer) Jim Davies (Membership Sec) Sandra Jenner (RCC)</p>	
<p>Deputies and Guests: Hannah Logan Co-Opted Member (Parent Rep) Averil Baldwin (BQA) Monique Long (Mountjoy)</p>	

1.	Welcome to New Members and Apologies for Absence
	<p>The Chairman welcomed Averil Baldwin who was joining the meeting to speak for Barbican Quarter Action, and those who were deputising for House Group Representatives unable to be present.</p> <p>Apologies had been received from Brendan Barnes (to whom birthday greetings were extended), Martin Luff, Brendan Barnes, Tim Cox, Tony Swanson, Fionuala Hogan, David Graves, Andy Hope, Sandra Jenner, Mary Bonar and Miranda Quinney.</p>
2	Approval of Minutes of meeting held on 20th September
	The minutes were approved.

Averil reported that the Corporation had submitted a planning application a few days before for a large-scale redevelopment that would entail the demolition of the Museum of London and Bastion House. The application flew in the face of all the arguments that had been advanced by BQA for the re-use of the existing buildings and ignored the expressions of interest that had been submitted by developers willing to contemplate the re-use earlier in the year, expressions which the Corporation had at the time deemed to be credible. The application was currently being processed and would be put out to public consultation shortly.

Nobody on the BAGC supported the Corporation plans but there were concerns about how successful the BQA might be in thwarting them. Averil explained that the Corporation was very likely to grant itself planning permission but the real fight would happen when the application was called in by the Secretary of State. He had recently overturned consent to readopt the Marks and Spencer store in Oxford Street, citing many of the reasons that the BQA had advanced in relation to London Wall West. There was now much more concern in the planning process about the environmental impact of re-development, in addition to which developers were proceeding cautiously in the post-pandemic world where the demand for office space was far less certain than it might have been only a few years ago. BQA also had the influential support of the Twentieth Century Society.

BQA were therefore confident that it was well worth fighting the application but to do that effectively required more investment to meet the expenses of the expert advisers that it needed to engage. This would be done through a crowdfunding campaign which has already been put together and would be launched when the public consultation began. But the experts needed to set to work at once so the BQA was asking the Barbican Association to underwrite the campaign.

The BA had so far committed £73,522 to the campaign of which £60,272 had been spent, leaving a balance of £ 13,250. The next stage would cost £35,200 so the underwriting requirement was £ 21,950. BQA were confident that the crowdfunding campaign would raise that much in which case the BA would receive its money back.

Apart from the immediate benefit of preventing the re-development, by supporting BQA the Council would be contributing to a learning process which would be very useful when the need arose to confront other unsuitable planning applications such as the one soon to go in for the redevelopment of Linklaters in Silk Street.

The BAGC recognised that whilst it had good reserves and a strong cashflow from subscriptions and adverts in Barbican Life, it could not finance every campaign against unwelcome re-development. It was therefore agreed that a simple financial projection over five years should be prepared so that the BA had a clear idea of how much it could devote to campaigning if further demands arose.

The proposal to advance £21, 950 to BQA was therefore put to a vote and passed: sixteen votes in favour and one against.

The Chairman thanked Averil for her presentation. Averil left the meeting.

Action: Tony to produce a financial forecast. All to encourage objections to the planning application when it comes out.

<p>4.</p>	<p>Matters arising</p> <p>a. Head of Fabric. The appointment of a Head of Fabric to oversee all building work on the estate was advancing and was expected to be approved by the BRC. The Head of Fabric will report to the Assistant Director responsible for the Barbican Residential Estate</p> <p>b. Membership. Ted continued to advance the migration of membership records to MemberMojo.</p> <p>c. Succession. The Hon Sec was confident that a viable candidate to succeed the Chairman would be willing to present themselves for election at the AGM.</p>
<p>5.</p>	<p>Joint Working Group</p> <p>A discussion paper had been circulated to house groups which the Chairs discussed at a meeting on 27th October. The paper addressed the problem of resident representation and suggested that a new model was needed to replace the existing BA/RCC model which dated from 2003. Rather than two organisations trying to hold the Corporation (as landlord) to account, it might be more effective if this was done through one entity.</p> <p>Differing views on how this might happen had been expressed at the meeting on 27th October but there had been agreement to form a working party to develop ideas. This would comprise three nominees from the RCC and three from the BA, preferably reflecting a range of views and differing residential experiences (tower block, corridor block etc).</p> <p>Earlier in the day a memorandum had been sent to members of the BA by the Deputy Chairs of the RCC saying that the RCC had decided not to nominate any representatives to the working group as it felt that the current structure, whilst not perfect, was adequate.</p> <p>Members of the BAGC had been surprised to receive the memo especially as it had not been sent by the Chair of the RCC. The BAGC were clear that the working party was a good idea and would be disappointed if the RCC chose not to have its voice heard on the working party. Ted was therefore deputed to draft a short message to the Chair of the RCC expressing the concerns of the BA which would be sent by Adam as Chair of the BA to Sandra as Chair of the RCC.</p> <p>There seemed to be a feeling that the motivation to reorder the residential representation may be informed by personal ambition. This was incorrect. But it was agreed that whilst the Chairs of the RCC and BA should be members of the working group, as they possessed the greatest knowledge of what was going on, they should not lead it.</p> <p>Action: Ted and Adam</p>
<p>6.</p>	<p>Updates on RCC Matters</p> <p>a. BEO Review</p> <p>Final interviews for the was Assistant Director for the BRE vacancy would be held on 4th December. The Service Improvement Manager had been recruited and started work four weeks ago. Paul Murtagh and Mike Saunders had left the CoL. Pam Wharf is the interim replacement for Paul. An audit of the repairs process is underway because of unexplained variances in the price for similar works in Ben Johnson.</p> <p>b. Section 20 Notices</p> <p>The CoL has withdrawn from the tribunal having realised that all City housing estates should have been included. The CoL had agreed to discuss a settlement to the BA but have yet to do so. In the meantime the BA has applied to the tribunal to recover £20,000 of legal costs.</p>

7.	Update on Other Matters
	<p>a. Neighbourhood Plan.</p> <p>Jan Marc would give a presentation at the next BAGC meeting. This would be the lead item on the agenda.</p> <p>Action: Jan Marc</p> <p>b. Security.</p> <p>David had circulated the latest ASB Reporter figures which indicated a reduction s Anti-Social behaviour in general. Unfortunately, this did not extend to Lambert Jones Mews where the ease of access to the roof terraces was being taken advantage of by intruders. Following a recent meeting with Chris Hayward David suggested that Chris Hayward could suggest to the Town Clerk that the BESC's proposal to extend the Barbican Centre's Security to include residential areas as well as their current remit be implemented, as this would be as an 'easy win' and one which would please residents. David reminded the meeting that any costs would have to be met by the City as residents are not responsible for any costs on the Podium (where, for all intents and purposes, anti-social behaviour occurs) as this is public highway.</p> <p>Action: David to speak to C, Hayward. All: To complain to police or environmental health if disturbed.</p> <p>c. Arts Centre.</p> <p>Ian had circulated a paper describing a new problem that had arisen through the Arts Centre deciding to hold monthly late-night events about which there had been no consultation. The next would be on 9/10 December. Anybody disturbed either by the event itself or the outpouring of participants at 3 am should call the police or report it to environmental health. If you do not report a problem it will be deemed not to exist.</p>
8.	AOB
	<p>Derek reported that Metwin were using their yard below Bunyan as a general depot for work elsewhere. This often resulted in early morning noise and disturbance. Derek was urged to raise a formal complaint with the BEO.</p>
9.	Dates of next meetings, Thursday 25 th January 2024. AGM on Thursday 25 th April
10.	The meeting closed at 20:50