



JULY 2026

SAVE THE DATES:

NEXT MEETINGS FOR:

BAGC

24 September 2026

RCC

26 October 2026

Please contact your House Representative for more details.



THE BARBICAN ASSOCIATION SUMMER PARTY

**Saturday, 12th Sep 2026
2–4pm
St Giles' Cripplegate**



BARBICAN SABREURS

(as featured in *Barbican Life* magazine) are meeting in the **Deli on Long Lane** on **Friday 31st July** from **6pm** and are hoping other Barbican residents will join us. Please drop us a line to barbicansabreurs@gmail.com so we have an idea of numbers.

The aim with these updates is to keep things clear, open, and useful – whether you're deeply involved in Barbican life or just getting started. As always, feedback and contributions are very welcome and you can reach the editorial team on newsletter@barbicanassociation.co.uk.

Keeping Cool in a Barbican Heatwave

The late June heatwave (24 to 26 June) prompted a lively exchange of experiences, tips and even live temperature readings from residents across the Estate. With outside temperatures approaching 40°C in some locations, one conclusion quickly became clear: **flat orientation makes an enormous difference.**

Data shared by residents showed striking variations. A south-facing flat exceeded 30°C indoors despite extensive efforts to keep cool, while a west-facing flat with nothing more sophisticated than standard blinds remained a more bearable 26°C.

Among the practical solutions discussed, **solar blinds** emerged as the standout low-tech winner, with one resident reporting an impressive 8°C difference between outdoor and indoor temperatures. Residents also recommended ceiling fans, careful use of cross-ventilation in through-flats, and portable air-conditioning units.

The conversation inevitably turned to air conditioning. External condenser units remain prohibited under current Estate rules, while newer monobloc systems that do not require an external unit appear to occupy something of a grey area.

Perhaps the most important outcome of the discussion was not about technology, however, but governance” to “The discussion also raised a governance question: whether the Estate’s existing rules on cooling remain fit for purpose.

140 Aldersgate Street

— where the new Pret is —

The application for planning permission re 140 Aldersgate Street (26/00748/FULMAJ) proposes a refurbishment which would see the existing eighth and ninth partial floors removed and replaced with two full length floors resulting in a 4.3 metre increased height; the main entrance moved from Aldersgate Street to Long Lane/Cloth Street; the relocation of the currently closed public toilet to Aldersgate Street next to Braidwood Passage; and recladding throughout.

The submitted daylight and sunlight assessment shows that the proposed full-length floors and increased height will restrict the amount of both the daylight and sunlight currently enjoyed by several flats in John Trundle Court, Lauderdale Tower and Seddon House.

Here is the planning portal:

The planning portal is at <https://www.planning2.cityoflondon.gov.uk/online-applications/searchdo?action=simple&searchType=Application> and the daylight and sunlight assessment is shown as “140 ALDERSGATE DLSL REPORT”.



Although 08 July is shown as the last date for comments, these will be considered, at least, up to the day before the decision-making committee meeting. Please contact me if want any further information or assistance in subjecting a comment.

Fred Rodgers
BA Planning Committee
fredrodgers@me.com

Rights to Light and 1 Silk Street Update

Concerns about the potential impact of the proposed 1 Silk Street development on daylight and sunlight levels for nearby residents continue to attract attention, particularly among leaseholders in Cromwell Tower and Speed House. In response, residents have established an action group to help coordinate information sharing, engagement and collective action on rights-to-light and daylight-related issues.

Residents interested in becoming involved or learning more can contact the group at silkstreetdaylightactiongroup@gmail.com.

Meanwhile, activity at the 1 Silk Street site is becoming increasingly noticeable. Residents may be aware that soft-stripping works are now underway. This early phase of demolition involves the removal of non-structural elements from within the building before more substantial works commence. While the process can be noisy, these activities are being carried out within permitted construction hours, which allow work to begin from 7.00am.

As the project progresses, we’ll no doubt be hearing more about both the development itself and the daylight issues it raises, so residents may wish to keep an eye out for future updates and opportunities to get involved.

Volunteers Needed for the Barbican Summer Party

The Barbican Summer Party returns on Saturday 12 September at St Giles’ Church and Terrace, and the organisers are looking for volunteers to help make the day a success.

A wide range of assistance is needed, including setting up before the event, helping things run smoothly during the day, and packing away afterwards. Whether you can spare an hour or a larger chunk of time, every contribution helps. There are plenty of different roles available, so there’s something to suit all levels of experience and availability.

The Summer Party is one of the highlights of the Barbican community calendar, bringing residents together for an afternoon of fun, food and conversation. Volunteering is a great way to meet neighbours, support a well-loved local event and help strengthen our community spirit.

The organisers would be delighted to hear from you.

For more information, or to offer your help, please contact:

Miranda Quinney
mirandaquinney@yahoo.co.uk
07729 064483

Fire Safety on the Barbican Estate – A Few Simple Steps Can Make a Big Difference

On the Barbican Estate, fire safety is everyone's responsibility, and a few simple precautions can help protect you, your family and your neighbours.

The Barbican Estate Office regularly provides residents with guidance on reducing fire risks in their homes. Key recommendations include keeping escape routes clear including balconies and lift lobbies, taking care when cooking, avoiding overloading electrical sockets, checking electrical appliances are in good condition, and ensuring that smoke or heat alarms are fitted and working correctly. Residents are also reminded never to leave burning candles unattended and to dispose of smoking materials safely.

Many residents may not be aware that the **London Fire Brigade offers free Home Fire Safety Visits**. During a visit, firefighters will assess your flat, identify any potential fire hazards, discuss your escape plan, and provide tailored advice to improve your safety. Where appropriate, they can also install smoke alarms or heat alarms free of charge.

It is helpful to understand the different types of fire detectors:

- **Heat detectors** respond to a rapid rise in temperature rather than smoke. They are recommended for kitchens, where cooking fumes or steam can cause nuisance alarms if a smoke detector is installed.
- **Smoke detectors** sense smoke particles and provide an early warning of most fires. They are best installed in circulation spaces such as hallways and landings, and in living rooms where appropriate.

As a general guide, smoke detectors should not normally be installed in kitchens or bathrooms because steam and cooking fumes can trigger false alarms. Heat detectors are specifically designed for kitchen environments and provide reliable protection without unnecessary activations.

Whichever type of alarm you have, remember to test it – ideally once a month – and replace batteries where applicable. If your alarms are mains-powered, they should still be tested routinely to ensure they are functioning correctly.

By following the Estate Office's fire safety guidance and taking advantage of the London Fire Brigade's free Home Fire Safety Visit service, every resident can help make the Barbican a safer place to live. Your safety is everyone else's safety.

If you would like to arrange a free Home Fire Safety Visit, you can contact the London Fire Brigade through its website or by telephone to book an appointment at a convenient time.

Governance Review – Update

The City of London is reviewing how the Barbican Estate is governed, recognising that current structures have not kept pace with the Estate's evolving needs.

The aim is to create a system that is clearer, more transparent and easier to engage with, with better-defined

roles, stronger accountability and improved representation for residents and stakeholders.

The review will be carried out in several stages:

- A fact-finding phase analysing existing committees, roles and legal constraints
- An initial report identifying issues and options for change
- A consultation period, including meetings with residents and stakeholders
- Benchmarking against other estates
- A final report with recommendations and an implementation plan

As part of the fact-finding phase, extensive documentation has already been provided to the independent consultants, Charles Russell Speechly and Inside the Box. This includes sample leases from across the Estate, committee and working party terms of reference and papers, information supplied by every House Group and Residents' Association, the Wallside enfranchisement transfer document, and the Altair report. The consultants have also been given a guided tour of the Estate to provide practical context alongside the documentation.

Importantly, residents are expected to play a key role through the consultation stage, helping to shape future governance arrangements. A roadmap setting out consultation opportunities and timescales is expected once the formal project kick-off has been confirmed.

The total estimated cost of the review is around £100,000, funded by the City of London, although this may be adjusted as the project develops.

Overall, the intention is to modernise governance so it is simpler, more effective and better aligned with residents' expectations today.

Car Parks, Storage Lockers and Cycle Spaces Under Review

The City of London is launching a review of car parking, storage lockers and cycle provision across the Barbican Estate to better understand how these facilities are currently being used and how they might be improved for residents.

The review will examine occupancy levels, waiting lists and utilisation patterns. It will also look at whether additional parking, storage or cycle facilities could be made available to residents, while ensuring the Estate's assets are managed as efficiently and financially sustainably as possible.

As part of the work, the review will assess all types of parking provision, including resident, visitor, accessible, EV charging and motorcycle spaces, alongside storage lockers and cycle facilities.

The study will explore potential commercial opportunities where capacity allows.

The aim is to develop a clearer picture of current and future demand, ensuring that parking, storage and cycle facilities are used as effectively as possible and continue to meet the needs of residents in the years ahead.

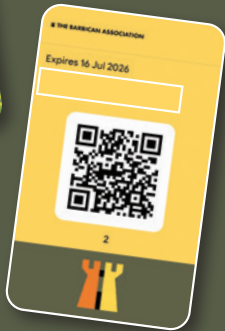
BARBICAN ASSOCIATION
DISCOUNT SCHEME

A list of organisations offering discounts or other incentives to Barbican Association members.

If you are not already a BA member, make sure you join the Barbican Association to qualify as with most of those organisations listed below, just one visit will more than cover your annual BA membership subscription cost.



OR



SCAN ME



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

ESTATE ESSENTIALS

To scan the QR code, open your phone’s camera (or QR scanner app), point it at the code, and tap the notification that appears to open the link or information contained in the QR code.

BEO:	<i>Barbican.Estate@cityoflondon.gov.uk</i>	0207 029 3958
Repairs	<i>propertyservices@cityoflondon.gov.uk</i>	0207 029 3909
Out of hours		020 7029 3953
Report dockless e-bikes	<i>Barbican.Estate@cityoflondon.gov.uk</i>	with the subject ‘ Lime Bikes ’

Report noise nuisance		020 7606 3030
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Broken lights	<i>dbebarbicanlighting@cityoflondon.gov.uk</i>	
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VIEW THE ESTATE ESSENTIALS PAGE ONLINE TO SEE MORE:

Fire Safety
Residents Information Pack
About the Garchey
About ventilation
About the BA
Barbican Life Magazine
Barbican Living
Barbican Talk

barbicanassociation.co.uk/estate-essentials/

