



SAVE THE DATES:

THE BARBICAN
ASSOCIATION
SUMMER PARTY

SATURDAY,
12TH SEP 2026
2-4PM
ST GILES' CRIPPLEGATE

supported by



NEXT MEETINGS FOR:

BAGC 24 September 2026
RCC 26 October 2026

Please contact your House
Representative for more details.

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.

This issue we have a report from the
**Chair of the Residents'
Consultation Committee (RCC).**

The RCC represents residents on matters that relate to our leases and service charges. The RCC reviews and audits service charges to ensure they are accurate given the data provided. To read more visit the City of London website democracy.cityoflondon.gov.uk and drill down to the Barbican Estate Residents Consultation Committee.

Here is the RCC page on the
City of London website:



NEXT ISSUE: BUILDING REGULATIONS AND FIRE SAFETY: *What happens when residents struggle to obtain clear answers about fire safety and building regulations? One resident shares her experience navigating the system, and we'd like to hear from others who have faced similar challenges.*

Residents' Consultation Committee (RCC) – Chair's Half Year Report

I have been RCC Chair for about 18 months. Prior to my election to this role, Dan Sanders had been appointed as the Assistant Director of the Barbican Estate and the City of London had committed “to addressing maintenance and practice failures that have affected the Barbican Estate” and sent a ‘without prejudice’ letter in September 2024.

Building on this and the work of my predecessor, my main focus has been to ensure that the previous mismanagement and neglect of our Estate did not continue and that our houses are wind and watertight and in the condition that they would have been if they had been appropriately maintained and repaired.

Progress

Dan Sanders is now the Director of Property and Estate Management – Barbican; a title that reflects his responsibilities. He has built his senior management team over the past two years and, together, they are building a robust regime for the management of the Estate.

The BEO has committed to ensure that repairs:

- Tackle the root cause of issues and not just treat symptoms.
- Are carried out in a timely manner.
- Do not breach Listing regulations
- Are only charged to service charge payers if allowed under the lease agreement.
- Do not compromise any warranty cover.

Resident involvement has increased and is described in more detail below

Assurance Measures

Residents are on committees that monitor reports on:

- Planned Preventative Maintenance
- Major Works / Capital Expenditure
- Health & Safety Compliance
- Projects
- Contracts
- Service Charges

These assurance measures will be embedded over the coming months. Key Performance Indicators are being refined and will be developed (and monitored) for all service areas. All appropriate contracts will be awarded, including, for example, those that are needed for the newly identified Planned Preventative Maintenance items.

Repairs and Maintenance

- The repairs service and reporting line are due to move in-house on 1 September 2026. Capability (including new systems and procedures) has/is being developed so that the service will be fully operational and compliant at go-live. Elkins has been undertaking the repairs work

on a temporary basis (alongside their roofs/balconies contract) and the demobilisation process has started. As advised by the Estate Office, during this handover period, from 31 July to 1 September, new non-emergency repairs appointments will not be scheduled. Residents can still report non-emergency repairs as usual, and these requests will be logged and picked up by the new team from 1 September. The Estate Office have asked for non-emergency repair requests to be reported to **BRE-Repairs@cityoflondon.gov.uk** during this period.

- As residents are keenly aware, despite significant efforts by the team and the contractors (Kleeman), the lifts across the Estate are becoming increasingly unreliable. It is generally accepted that a programme of renewal/refurbishment should have been planned three to five years ago. A project is now underway to refurbish the Tower lifts, with a consultant due to be appointed shortly. A Tower Lift Group, made up of residents, reviewed and commented upon the tender requirements. In addition, one of the Tower Lift Group members has been fully involved in the tender process, including reviewing the proposals and undertaking the interviews alongside Estate Office staff.
- Most of the longer lift outages in the terrace blocks are caused by problems with the electrics. The intention now is to undertake a two-stage programme beginning with repairing the electrics in the terrace block lifts and moving on to a project to complete the remaining refurbishment work thereafter. Work is underway to appoint a consultant to support this project. The consultant will assist with resident engagement and provide guidance on the order of the repairs and the preparation of detailed programmes and cost estimates.

Identifying and Resolving Past Maintenance and Practice Failures

- The Building Envelope programme is being planned. This will ensure that all the houses on the Estate are wind and watertight and in the condition that they would have been if they had been appropriately maintained and repaired. The first step will be to appoint an Architect to design a holistic solution for the fabric of each of the blocks, starting with the four worst blocks: Bunyan Court, Ben Jonson House, Defoe House and The Postern.
- To determine how the costs of the Building Envelope programme should be split, a Forensic Architect/Expert Witness has been engaged to determine whether the condition of Ben Jonson House has been negatively impacted by the repairs and maintenance previously undertaken. It is intended that the Expert Witness's findings will be extrapolated across the rest of the Estate. They have inspected the condition of Ben Jonson House, interviewed residents and reviewed a significant number of relevant historical documents (Ben Jonson House was chosen because of the abundance of historic documents and drawings that had been found). The Expert Witness's report will include an opinion as to the percentages of the costs of the Ben Jonson House phase of the Building Envelope

programme that should be paid by the City of London and service charge payers. The relationship with the Expert Witness has been governed by the fundamental aim that the resultant report is clear and includes evidence and detailed reasoning behind any liability proposals.

Other Key Projects / Initiatives

- As advised in detail in the July newsletter, two City funded reviews have commenced. One is a governance review, which will make recommendations for a fair, transparent, and legally compliant governance framework and will cover the Barbican Association, RCC, House Groups and the Barbican Residential Committee. The other is a review of the car parks to better understand how the facilities are currently being used and propose options for the future.
- A review of the thermal efficiency and solar gain of our buildings is underway (the Ambue Study), with a view to understanding what is needed to improve comfort and cost for residents and reduce carbon.
- The Barbican App has launched and is the preferred method for reporting issues.*
- Building Assessment Certificates have been awarded by the Building Safety Regulator to confirm the compliance of the safety cases for the towers. Similar safety cases are in place for the terrace blocks.
- Remaining issues identified in the Altair report will be considered and implemented. These include reviews of the efficiency, effectiveness and value for money of the frontline services.

Finance

- For the first time in at least five years, the Barbican Estate's billing is current and fully reconciled, with all routine financial practices operating on a complete and up-to-date basis. Balancing adjustments were included in the March billing.
- Significantly more detail has been included in the 2026/27 budget to help service charge payers understand where their money is being spent.
- An independent, external audit of the 2024/25 and 2025/26 service charges should be completed by this calendar year end.
- The central management charges have been investigated and explained. A few remaining charges are being checked to ensure that they were justified.
- A comprehensive Apportionment Review is planned. This will ensure that the allocation of service charges is correct, in the light of changes since the Estate was built.

Jo Boait

RCC Chair

ChairRCC-JB@outlook.com

**Please email the Head of Resident Services, Curtis Bannister-Pond (Curtis.bannister-pond@cityoflondon.gov.uk), if you would like to download the Barbican Estate App.*

Planning Watch: What's Happening Around the Barbican?

1 Silk Street, 25/00829/FULEIA: *Stripping out work continuing. The Secretary of State has rejected a request from our MP, Rachel Blake, to call in the planning application. The draft s106 Agreement is now on the planning portal but, and once the final document is signed, planning permission will be issued. There will then be six weeks in which an application for Judicial Review can be made.*

There is no shortage of planning activity around the Barbican and Golden Lane area, although progress can sometimes feel slow.

One of the biggest long-running projects is the proposed greening of Moor Lane. Despite years of discussion, the wider scheme remains some way from delivery. Residents can currently have their say through a public consultation exploring potential elements of the future design before a formal planning proposal is developed. The consultation covers ideas beyond the existing air quality and community garden initiatives and offers an opportunity for residents to help shape the project. <https://www.new-practice.co.uk/moor-lane-public-engagement>.

A number of major developments remain under consideration. Residents wishing to follow local planning applications or submit comments can do so through the City of London planning portal.

Here is the page on the City of London website n (scan QR code)



Proposals for 140 Aldersgate Street (**26/00748/FULMAJ**) and ongoing plans for 45 Beech Street continue around construction logistics (**26/00825/MDC**) and a revised proposal involving air source heat pumps and associated equipment (**26/00926/NMA**). Concerns about potential noise and increased building height are among the issues being assessed.

Closer to home, Listed Building Consent has been sought for the replacement of fire doors in Lauderdale, Shakespeare and Cromwell Towers (**26/00981/LBC**) as part of continuing fire safety improvements across the estate.

Meanwhile, several large projects remain in the pipeline, including works connected with the Barbican Centre Renewal programme (**25/00917/FULL**), podium waterproofing (**22/01178/FULL**), the Guildhall School (**26/00156/LBC**), the Montcalm Hotel development (**24/00863/FULL**, **24/00864/LBC**) and a number of nearby commercial schemes, all of which are awaiting further construction and protective works details.

There has at least been some visible progress on site. Brackley Street has reopened following the near completion of works at 1 Golden Lane, and the bridge over London Wall at 2 Aldermanbury Square is once again open for use.

Fred Rodgers

BA Planning Committee

fredrodgers@me.com

BARBICAN ASSOCIATION DISCOUNT SCHEME

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

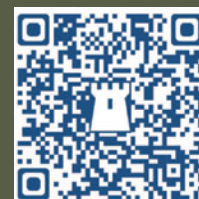
If you are not already a BA member, make sure you join the Barbican Association to qualify as with most of those organisations listed below, just one visit will more than cover your annual BA membership subscription cost.



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

STEP UP FOR 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. For more information, or to offer your help, please contact:

Miranda Quinney

mirandaquinney@yahoo.co.uk | 07729 064 483

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:	Barbican.Estate@cityoflondon.gov.uk	0207 029 3958
Repairs	propertyservices@cityoflondon.gov.uk	0207 029 3909
Out of hours		020 7029 3953
Report dockless e-bikes	Barbican.Estate@cityoflondon.gov.uk	with the subject ' Lime Bikes '

Report noise nuisance		020 7606 3030
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Broken lights	dbebarbicanlighting@cityoflondon.gov.uk	
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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/

