Barbican Association NEWSLETTER

PEOPLE
PLACES
PLANNING
PROGRESS

BUILDING REGULATIONS

SAFER BUILDINGS | STRONGER COMMUNITIES
A SUSTAINABLE BARBICAN



SAFETY · SUSTAINABILITY · COMMUNITY · DESIGN · COMPLIANCE · QUALITY

HERITAGE
INFRASTRUCTURE
ENVIRONMENT
LONG-TERM VALUE

OCTOBER 2026

SAVE THE DATES:

NEXT MEETINGS FOR:

BAGC 12 November 2026
RCC 26 October 2026

Please contact your House Representative for more details.

More on these committees on page 6

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.

Building Regulations and Fire Safety: A Resident's Experience and the BEO's Response

Following the tragic fire in Grenfell Towers in 2017, fire safety standards have come under increased scrutiny. Their application in a listed residential estate can involve lease requirements, technical assessments and statutory approvals and have implications for all of us. This article presents one resident's experience of seeking permission for refurbishment works, followed by a response from the Barbican Estate Office (BEO).

I moved into the Barbican from Islington in November 2025 full of optimism that a decade of problems with rising damp culminating in the demolition and rebuild of my last flat were behind me.

After three surveys a beautiful, light if rather unloved flat in one of the terrace blocks was mine. Excited by the prospect of renovation, surely everything would go smoothly now? Wrong. I'm still waiting for permissions nearly a year later from BSR to move ahead on the non-structural refurbishment plans drawn up for me by an architect. There were problems which didn't show up in the surveys. I'm back in the nightmare...

NEXT ISSUE: DIGITAL LANDLINE CHANGE / SOLUTION FOR ASBESTOS CUPBOARD METER CHANGES / MORE ON WINTER & HEATING – email us with your queries – **newsletter@barbicanassociation.co.uk**

First problem

In 2014, during a redesign of the bathroom, a local builder failed to replace the recently removed asbestos fire panel in the toilet, thus creating an open fire risk. The paperwork, which I saw before purchase, stated that fire regulations had been met. Signed by the Surveyors Department.

It took me six months to get those responsible to take ownership of this; remember I was new round here so didn't know the way things worked. The solution? To build a breeze block wall as a fire screen. To be carried out free by the original builder (rather than costing me the £9000.00 quoted by another local builder).

The work was categorised as 'emergency'. It would go down a separate Building Control approvals route. I'm still waiting.

I have many questions about this which no-one will answer. How much smaller will this make my toilet? Why can't another, equally effective solution which is less intrusive e.g. a stud wall, be used instead? Why has the work to wait until after the refurbishment when there will be new floors, new decorations etc. Why do I have nothing in writing? As the long leaseholder, who can I have these conversations with?

Second problem

There is no fire damper in the kitchen which was last refurbished in 1999. I knew this from the surveys. In theory, surely it shouldn't be too difficult to install?

All the fire experts we spoke to refused to recommend fire dampers in kitchens due to the fire risks of the build-up of grease in the pipework and the high maintenance costs. Eventually, the manufacturer agreed to endorse the plans as long as the BEO signed a document agreeing to carry out the required maintenance.

We applied for Listed Building Consent, Landlord's Consent and made a Building Safety Regs (BSR) application to Building Control (BC). That was in mid-June, once the way forward on the toilet problem had been agreed.

Listed Buildings approval came through in two months. But it is time limited. I'm still waiting for BC approval on the plans.

The timeline is:

- *26 June: Plans were submitted to the Landlord (BEO) and BC.*
- *19 August: An extension was imposed until 16/10/2026 by BSR via a letter of agreement which I had to sign which contained this threat. For any agreed extension to be valid, we require your written agreement. If you do not confirm your agreement in writing, then we must assume you do NOT agree to the proposed extension and your application will be treated accordingly. An accompanying letter insisted that I wasn't allowed to do any work included on the plans until BC approval came through.*
- *9 October: A second extension was imposed by BSR until 11 December 2026. With the same conditions. And the same threat.*
- *13 October: BEO gave the go ahead on the non-contentious elements of the application.*

It will be 168 days since we made the formal application to BC and over a year since I moved in and started discussions with both the BEO and BC.

Everyone wants to make sure the Barbican meets high standards of fire safety post-Grenfell. It is a building which has a fire prevention system which was designed for a different age. But treating long-leaseholders as if they are intentionally trying to subvert safety procedures is quite frankly wrong. Especially in a situation where external fire experts disagree with the solutions which have been suggested.

And me? Because of the BC stipulation that no work can take place I'm still living in an empty flat with just a table, four or five garden chairs and a bed. Along with some ripped curtains which the previous owners left behind. The electricity is non-compliant and urgently needs renewing. An ancient microwave has exploded and been removed out of an oven stack, the washing machine will no longer spin and I can't replace the decrepit kitchen appliances as that task is included on the application. As I enter my second winter here, the flat is starting to get cold – I can't improve the heating as that, also, is on the application. I have now dropped out of my (very patient) builder's forward plans.

May I suggest

- *where the existing fit-out of the flat is dangerous, the non-contentious, non fire-regulations related work goes ahead for safety reasons notwithstanding the status of applications*
- *the BEO and BSR between them devise a system which allows projects to be removed from the BC backlog and considered by a fast-track route according to agreed criteria*
- *where the fire risk problems have been caused by previous deliberate or accidental inadequacies in the building and sign-off process, the current leaseholder isn't made to take responsibility for those errors.*

And long leaseholders are treated as partners in maintaining the viability and health of this beautiful building rather than a threat to it.

The Barbican Estate Office (BEO) is usually first point of contact for residents dealing with issues of this kind. We invited them to respond to the resident's account from their perspective.

Response from the Director of the Estate Office

We have read with care the account of a leaseholder's experience of seeking consent for works to their Barbican flat. We appreciate the frustration described, particularly where works to a home have taken longer than anticipated and where the various approvals and technical requirements can be difficult to navigate.

The safety of residents is our overriding concern. However, it's important to clarify the respective roles of the teams involved in order to understand what the remit of the BEO is.

Landlord's Consent, and Building Control are separate processes with different purposes.

The BEO's role is to act on behalf of the landlord in administering the requirements of the lease. This means when a leaseholder proposes alterations, the BEO considers the application for Landlord's Consent in the context of the lease, the building, the Estate's architectural and technical requirements and the potential impact on the building and other residents.

Building Control is a separate statutory function concerned with compliance with the building regulations. The BEO does not perform that function and cannot grant Building Regulations approval.

The two processes can, and often do run alongside one another. Landlord's Consent does not replace Building Control approval, and Building Control approval does not constitute Landlord's Consent. They address different matters and involve different responsibilities. We make this distinction not to pass responsibility elsewhere, but to ensure that residents understand who is responsible for particular decisions.

Fire safety and existing conditions.

Fire safety requirements can be complex, particularly in a unique and listed building such as the Barbican. Individual alterations can have implications beyond the individual flat, and arrangements that have existed for many years cannot necessarily be assumed to remain appropriate when further works are undertaken.

Leaseholders reasonably want to know why a particular solution is being sought and whether alternatives have been considered. Where technical or statutory requirements arise, these may involve Building Control or appropriately qualified fire safety professionals. The BEO's role is to consider the implications for the landlord and Estate and to ensure that proposed works are compatible with the building and the lease.

Similarly questions about historic works or responsibility for work undertaken by previous owners or contractors are separate from the BEO's consideration of a current Landlord's Consent application. The BEO does not determine liability between a leaseholder and a previous contractor, surveyor or other party.

Working with leaseholders

The BEO recognises the impact that delays and uncertainty can have on residents, particularly where refurbishment programmes and temporary living arrangements are involved. We're committed to progressing Landlord's Consent applications as efficiently as possible while ensuring that the necessary information is available and that the interests of the Estate and its residents are properly protected. Leaseholders shouldn't have to navigate different approval processes without understanding who is responsible for what, nor should they be regarded as seeking to circumvent fire-safety requirements. We'll continue to work with leaseholders, the Barbican Association, Building Control and other professional colleagues to improve clarity around these processes. Our shared objective is to ensure that residents can enjoy safe, appropriate homes while protecting the architectural character and integrity of the Barbican and we look forward to working constructively with residents to achieve both these aims.

Building Control and Building Safety Regulator

The statutory period for Building Control (BC) to approve or reject a full plan application is five weeks. If BC is not able to determine an application within this period, then they may ask for an extension of time, up to a maximum of two calendar months from submission. However, the delays often project far beyond the two-months, and multiple extensions of time are requested.

Since the introduction of the Building Safety Act 2022, the Building Safety Regulator (BSR) and BC work together on safety, compliance, and standards across the construction industry. For all Higher-Risk Buildings (HRB), as our Barbican terrace blocks (over 18 metres or 7 storeys high), the BSR acts as primary building control authority. The bottleneck and delays are down to the fact that the legislation produced was designed for new builds and not refurbishments, and BSR's staffing and inspector shortages.

There is general agreement that the process is not fit for purpose for minor building alterations and many senior figures in the industry have formally written to MHCLG to that effect, including Ian Thomas, City Town Clerk/CEO. Unfortunately, we may be stuck with the current process, until legislative changes are made.

If you have experience of the impact of fire regulation procedures – as a resident, professional, contractor or public body – or have relevant knowledge or expertise, we'd like to hear from you. We can help share information leading to improved understanding of this increasingly complex area. Please get in touch at ***newsletter@barbicanassociation.co.uk***

How does Saturday Construction & Demolition affect you?

The City is about to review its Code of Practice covering when building sites can operate - currently from 8am-6pm (with quieter periods mid-morning and mid-afternoon) and 9am-2pm on Saturdays.

The **Barbican and Golden Lane Neighbourhood Forum** (BGLNF), along with the **Barbican Association** (BA) and **the Golden Lane Estate Residents Association** (GLERA), want your views to put to the City to support improvements to the Code.

Since the last revision of the code more people work from home during the week, meaning greater overall exposure to construction noise at home. Saturday mornings have become increasingly important for rest, recovery, family time, and respite from weekday disturbance. Two of the other major boroughs in Central London's major business zone do not allow noisy works on Saturday mornings.

This survey focuses specifically on **your direct experience** of the impacts of demolition/deconstruction and construction in and around the Neighbourhood Forum area. The survey should take under **5 minutes to complete**, and responses are confidential:

Barbican & Golden Lane Area: Saturday Construction Noise Survey

https://forms.cloud.microsoft/pages/responsepage.aspx?id=fld5mssaw06Qvre5AcaiU-Z0VWtJkVJIoPJifEK3tKBUOUcwRFU5S0E1WUdGSkJVN0FKVTVGU0RLRi4u&route=shorturl

See Background document

*https://docs.google.com/document/d/1zS0BgIHqY8Icm5aWAX261LQhcLVMNvfM/edit?usp=drive_*

Governance Review Update What Happens Next?

The Governance Review has been running for some time now and many residents will be wondering where things currently stand.

The review is looking at how residents, House Groups, the Barbican Association (BA), the Barbican Estate Office (BEO) and other groups and the City Corporation all work together, and whether existing arrangements remain fit for purpose. There are a range of views on the estate, which is probably not surprising given its size and complexity.

The BA has been following developments closely and will continue to share updates as they become available. If you'd like to understand more about the review and its possible implications, please keep an eye on future newsletters, BA meetings and updates from the BEO.

Behind the Scenes: The Barbican Heating and Cooling Study

Many residents will be aware of the ongoing study into the Barbican's communal electric underfloor heating system. What began as an investigation into heating performance has evolved into a broader examination of how our homes perform throughout the year, including both winter heating and summer overheating.

The study is being led by Ambue Ltd, supported by CIS Ltd and monitoring specialists Atamate Ltd. Since 2025, volunteer flats across the Estate have participated in surveys, inspections and monitoring programmes designed to build a detailed picture of how Barbican homes behave in real-world conditions.

A wide range of techniques has been used, including environmental monitoring, energy metering, air-tightness testing, thermal analysis and three-dimensional scans of flats. The objective is to gather reliable evidence on resident comfort, heat loss, energy consumption and overall building performance.

The findings will be used to develop and test potential options for improving comfort and efficiency across the Estate. According to City of London documentation, these could include changes to the communal heating system, supplementary heating approaches, ventilation measures and improvements to the building fabric.

As the project has progressed, its scope has expanded to include cooling and overheating issues as well as winter heating performance. This has enabled monitoring to continue through different seasons, providing a more complete understanding of how Barbican homes respond to varying weather conditions throughout the year. Note that the City of London is covering the cost of the extended part.

Work has now progressed through surveys, monitoring and detailed modelling phases. The additional monitoring should allow the final recommendations to be based on a fuller picture of life in Barbican homes across all seasons.

For residents who have volunteered their flats and time, the study represents one of the most detailed investigations ever undertaken into the Estate's heating and environmental performance. The hope is that the results will provide a strong evidence base for future decisions about comfort, energy use and the long-term operation of the Barbican's unique heating system.

Findings are expected shortly and the BA will share updates as they become available.

Planning Watch: What's Happening Around the Barbican?

There is plenty happening in and around the Barbican, with several major schemes progressing alongside smaller applications affecting the Estate and neighbouring streets.

1 Golden Lane

An application **(26/01156/PODC)** has been made for approval of the Final Cultural Implementation Strategy. **Proud Places Hub** is named as the proposed cultural operator and now appears on the external glass door.

Of particular interest to residents is the requirement attached to the original planning permission **(22/00202/FULMAJ)** for local community use of the space as a hall or meeting place principally serving the local community.

Meanwhile, the **Section 278 works** continue around Golden Lane. Brackley Street and Viscount Street are being resurfaced, including a raised junction between them. The new Golden Lane planters have been planted, although there is currently no nearby water point. The City Corporation is working with Thames Water to provide one.

City of London School for Girls

There continue to be questions over whether some works have gone ahead before the necessary conditions were formally dealt with.

For applications **25/00459/FULL** and **25/00460/LBC**, concerns have been raised that work appears to have been

completed without approval of the required Scheme of Protective Works.

For **25/00461/FULL** and **25/00462/LBC**, a Scheme of Protective Works **(25/01616/MDC)** remains under consideration and the Enforcement Officer is investigating whether works have already been implemented.

Potential breaches relating to conditions attached to **25/00366/FULL** and *25/00367/LBC* have also been raised with the City Corporation.

Golden Lane Leisure Centre

It is hoped there will be a further round of pre-application consultation before formal applications for planning and listed building consent are submitted.

Around the neighbourhood

Several other applications and developments may be of interest:

- **45 Beech Street:** the Scheme of Protective Works and Demolition and Construction Logistics Plan **(26/00825/MDC)** was approved on 18 September. A Non-Material Amendment **(26/00926/NMA)** remains under consideration. A further submission **(26/01391/PODC)** covers the project's Local Procurement Strategy and Local Training, Skills and Job Brokerage Strategy.
- **Blake Tower:** applications **26/01383/FULL** and **26/01384/LBC** concern fire-rated glazing and partitions to the first and second-floor winter gardens/external staircase.
- **302 Shakespeare Tower: 26/01211/LBC** covers internal alterations including changes between the kitchen and living areas, refurbishment of the kitchen, bathroom and WC, and new doors.
- **140 Aldersgate Street:** the major application **26/00748/FULMAJ** remains under consideration. The Case Officer has provided further clarification of the proposed increase in building height. Depending on the section of the existing building used for comparison, the overall increase including rooftop plant ranges from **2.52m to 4.3m**.
- **48 Chiswell Street:** the scheme **(P2023/3522/FULL**, London Borough of Islington) cannot be implemented until condition 2 of the planning permission has been complied with.
- **1 Silk Street:** stripping-out work continues, although planning permission for **25/00829/FULEIA** has still not been issued.
- **60 Chiswell Street: 26/01001/NMA** remains under consideration, while the Scheme of Protective Works and construction logistics documentation are awaited.
- **Tenter House:** several applications to discharge conditions remain under consideration, while a further application **(26/01299/MDC)** concerns a Written Scheme of Investigation.
- **160 Aldersgate Street:** proposals involving communications equipment on the roof **(25/00945/5REG)** remain under consideration.

Barbican Centre and Sculpture Court

For the **Barbican Renewal** applications **(25/00917/FULL** and **25/00910/LBC)**, the Scheme of Protective Works and Deconstruction and Construction Logistics Plans are expected shortly.

At Sculpture Court, planning and listed building applications **26/00612/FULL** and **26/00613/LBC** have progressed, with the corresponding protective works and construction logistics plans awaited.

Podium waterproofing

For Phase 2 of the podium waterproofing works **(22/01178/FULL)**, work is expected to begin shortly to clear the area formerly occupied by the ***"Yellow Shed"***.

Other local updates

There has been discussion about improving the planting at the **London Wall bus stop in Aldersgate Street**. The Culture Mile BID is understood to be considering an intervention. As the site forms part of the Barbican Estate and Grade II* registered landscape, the importance of consultation before proposals are submitted has been stressed.

The **Fann Street** ***"Mini Forest"*** planting has now been completed, with watering available from the scheme's own water point.

At **1–8 Long Lane**, the Sirius Hotel Group has been contacted about graffiti on the building and it is understood that this is being dealt with.

A further reminder has also been sent to the City Corporation about graffiti beside the Banksy at the bottom of Golden Lane.

From a recent email from Yasmin Jiang, Something Collective, Engagement Manager – **The Smithfield Barbican engagement** is still in its early stages. At this initial phase, we want to focus on understanding local experiences and priorities for the area to shape the emerging thinking for the area's future. You can find more information about the project and the engagement on the project website here:

https://www.givemyview.com/smithfieldbarbican

Planning reform: The Court of Common Council has confirmed that three panels, acting in rotation, will determine those applications for planning permission and listed building consent that aren't determined under delegated authority. Two panels will have 11 members and one 10 members, in each case including the Chair and Deputy Chair of Planning and Transportation Committee and, at least one Aldermanic member.

Want to look up an application?

Scan the QR code to visit the **City of London planning portal**, where you can search using any of the application reference numbers above and view the documents and current status.

url: https://www.cityoflondon.gov.uk/services/planning/ planning-application-requirements/view-or-comment-on-a-planning-application

Fred Rodgers
BA Planning Committee
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Barbican Association and RCC Links

It is important for all of us to stay informed of the topics of discussion at the **Barbican Association** (BA) and **Residents Consultation Committee** (RCC) and matters these two groups address on behalf of residents on the Barbican Estate.

For those who may be new neighbours, in a nutshell, the Barbican Association helps to represent residents on discussions with the Barbican Estate Office (BEO) and City of London Corporation (CoL) on numerous issues such as our leases, maintenance of the Barbican Estate and planning applications surrounding us that may impact on the quality of life on the estate itself. For example, if there is an issue with the underfloor heating breaking down in winter in a building or the estate, then the BA makes representations on our behalf to the BEO requesting urgent repairs. To read more on the BA's mission visit the BA website at barbicanassociation.co.uk where you can also browse through the library of current and older BA Newsletters.

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.

Scan QR code for the RCC page on the City of London website

url: https://democracy.cityoflondon.gov.uk/mgCommitteeDetails.aspx?ID=188

Underfloor heating

The underfloor heating gives gentle background warmth, about 15.6°C. It isn't instant heat on demand. The BEO switches it on from 1 October to 30 April, and it adjusts to the outside temperature.

Work continues on the Barbican's underfloor heating system, with the Residents' Consultation Committee's **Underfloor Heating Working Party** (UHWP) working towards the aim of delivering comfortable homes at a reasonable cost.

The UHWP is also working closely with the **Barbican Association's Climate Action team**.

For anyone interested in keeping a closer eye on the heating, data for the previous 24 hours is published shortly after **8.30am each morning** – *https://barbicanassociation.co.uk/underfloor-heating*

The Estate's underfloor heating is controlled centrally by the Barbican Estate Office, with the whole Estate switched on and off at the same time. The temperature experienced in individual flats will vary according to the heating input, the outside temperature and the particular location and physical configuration of the flat.

There are numerous things that we can all do to prepare our flats for winter including maintenance and repairs that can be done by the BEO in our flats to lessen heat loss and help air circulation. There are also a few things you can do that will help maintain heat in the flat and reduce your electricity bills. All these repairs and services are covered under your service charges.

Here are a few tips:

- Did you know that if the seals around your windows, including sliding doors, have deteriorated or broken, that you can have the BEO Repairs team come around to fix them? By replacing damaged window seals you can prevent cold drafts and reduce the amount of heat loss through your windows and window frames.
- Did you know that if your sliding door(s) are not sliding properly that the BEO Repairs team can help fix them? Indeed, if you find that your large sliding door(s) is stubborn to open and close, it may be that the rolling mechanism is compromised. You can have this issue checked by the BEO Repairs team. It may be simply a fix that may require lubricating the rollers or it may indeed require the replacement of the rollers that would entail a bigger job. Don't let an improperly closed sliding door be the cause of your heat loss.
- Did you know that window vents are also important in helping to keep your flat warm? These vents can be found in each set of windows in your flat. Vents may be opened to allow fresh air into your flat. If you are feeling particularly warm due to temperatures rising outside, then allowing fresh air in will help reduce temperatures to levels you may be more comfortable with. Again, you can contact the BEO Repairs team to schedule cleaning and maintenance of them. These repairs can be scheduled before winter sets in and will help keep your flat toasty.
- Did you know that extractor vents in kitchens and bathrooms also play a part in regulating temperature in your flat? Blocked vents in kitchens and bathrooms prevent dust and humidity from escaping from your flat and may impact on you and your neighbours by trapping smells, odours and humidity. Have them cleaned by the BEO and help maintain good air circulation throughout your flat. The BEO recommends that extractor vents in kitchens and windows should be cleaned every 12-18 months.
- If you live in the towers did you know that there are 'heat' trimmers located in locked panels near your front doors that may be adjusted to raise or lower temperatures in individual rooms? This is something that so many residents throughout the estate are not aware of. In the towers the trimmers can be adjusted up or down by the BEO Repairs team so that if you like your bedrooms cooler to sleep in you can have the trimmers in each bedroom turned down. If you prefer a warmer living room, then the trimmer can be turned up. All part of the BEO Repairs services provided covered by your service charge. In the towers the trimmers are inside the flats in locked cabinets. Only the BEO engineers have keys to open them and adjust the trimmers. It's not the same design throughout the estate. To keep expectations realistic, note

that the trimmers can only be tweaked within tight limits. Otherwise, the wires can melt.

- Did you know curtains and blinds help retain heat in your flat (but also help keep it cool during hot days)? Curtains and blinds are great insulators and help keep the cold out especially in our living rooms where the largest glass panels are. If you decide to install blinds and windows please remember you or a contractor cannot and should not drill into your window frames as this would damage 'listed' window frames.
- Did you know that the type of flooring installed in your flat can make a difference to how cold or warm you feel during the winter? Carpeting is the specified option of flooring in our leases as carpeting helps to easily distribute underfloor heating throughout your flats. Wooden and ceramic flooring naturally feel colder and if you have this type of flooring laying down area carpets may help you feel warmer and more comfortable.

More helpful information on how our heating system works

Below please find information from the Residents Information Pack on our heating system and how it operates. This useful Q&A should help you to better understand how our heating system works.

Q – Can the dates, on which the heating is switched on (1 October) and off (30 April), be reviewed?

A – Yes, the Barbican Estate Office (BEO) already do this and review the situation in September and April/May. Any requests should be redirected to the BEO.

Q – My flat is 18C but I am still cold. What can be done about this?

A – Purchase supplementary heating which was the original intention of the system.

Q – I've lived in my flat for 30 years and I've never known it so cold. What's changed?

A – Some mild spells of weather result in low periods of charging – there is no heating charge above overnight temperatures of 15C/59F.

Q – Does the type of flooring I have affect the temperatures provided?

A – Yes the type of underlay/carpet/wooden flooring does affect the temperature provided.

Q – Is the heating provided based on the temperature at that time or is there a lag?

A –The heating takes its charge at night based on the actual temperature at that time.

Q – Can the temperature be regulated for individual rooms in a flat?

A – Trimmers can regulate the background heating for the flat. Individual rooms can be isolated from the background heating system.

Q – Why is my flat cold in the evening?

A – As a result of mild night-time temperatures, charging periods would be low and heat stored in the floor screed can dissipate and leave little for the evening.

Q – Is there a difference across the estate as to when the heating comes on?

A – No, all flats are on the same profile.

Q – Why is my friend's flat in another block warmer?

A – The temperature in a flat would depend on the outlook/ aspect of the flat and the position of the flat in the block.

Q – Why doesn't the BEO review the trigger temperatures/ parameters at which a charge is taken?

A – The profiles are determined by the electricity supplier. If the BEO approached the supplier to alter the profiles, it could result in a much higher tariff for residents.

Q – What is the BEO's position if mild weather continues and there are no greater charges being taken?

A – Mild weather conditions are generally short lived but residents should use supplementary heating during these periods, which was the original intention of the system.

Q – Isn't it cheaper for residents to pay for extra boost periods during peak charging times during the day than to pay for supplementary heaters which have high running electrical costs?

A – This is difficult to quantify as any adjustment to profiles would be estate wide and could increase consumption significantly whereas supplementing heat on an individual basis would be a relatively small cost.

Q – Is there a new thermostat? Has this affected the system?

A – No there is not a new thermostat, new sensing probes were fitted by EDF Energy prior to last year's heating season but would not have a bearing on temperature profiles.

Q – How long will the heating come on for at different outside temperatures?

A – The heating will come on for the following amount of time based on these example external temperatures: 15 °C = 0 hours. 12.5 °C = 2 hours. 10 °C = 5 hours. 7.5 °C = 7.75 hours. 5 °C = 8.5 hours. 2.5 °C = 11.5 hours. 0 °C = 13 Hours.

Barbican Acronym Buster

With so many organisations and groups involved in Barbican life, it's easy for newcomers (and even long-time residents!) to feel lost in the jargon.

Here is a simple "Acronym Buster" guide to help and there are more details about these groups on the Barbican Association website:

- **BA** – Barbican Association
- **BEO** – Barbican Estate Office
- **BAGC** – Barbican Association General Council
- **CPA** – Car Park Attendant
- **RTA** – Recognised Tenants' Association (important for funding/support/recognition from the City as our landlord)

The aim here is to make community communications more accessible and inclusive - suggestions for acronyms to include are very welcome.

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.



SCAN ME

url: https://barbicanlife.com/resources/discount-scheme/

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:	*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

Broken lights	*dbebarbicanlighting@cityoflondon.gov.uk*

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/