

BAGC Minutes

8 January 2015

Present:

Jane Smith, Randall Anderson, Robert Barker, Sarah Hudson, Garth Leder, elected members; Cliff Paice, Treasurer; Kai Virtanen, membership secretary; Tony Croot, social secretary; Brian Parkes, Speed; Gianetta Corley, Gilbert; Gordon Griffiths, Bunyan; Tony Swanson, Lauderdale; John Hamilton, Frobisher; John Whitehead, Breton; Bruce Badger, Ben Jonson; Helen Hudson, Defoe; Richard Collins, Lambert Jones; Monique Long, Mountjoy; Janet Wells, John Trundle.

Apologies:

Nigel Dixon, David Murray, Gillian Laidlaw, Pat Spicer, Averil Baldwin, David Graves, David Bradshaw, Tim Macer, Helen Kay, Natalie Robinson, Mary Bonar, Angela Starling, Jenny Addison, John Taysum.

1. Welcomes

The chair welcomed Monique Long, representing Mountjoy, and John Hamilton, representing Frobisher.

2. Minutes of last meeting

Approved.

3. Keeping the meetings shorter

The committee favoured the proposals to shorten meetings using more written reports and by taking major items at the start of the meeting. This might attract more working members. Agreed: an agenda heading for each subcommittee/working group – to allow members to ask questions even if there wasn't a report.

4. AGM

Date confirmed as Tuesday 21 April.

Sarah Hudson suggested seeking a speaker on local education, which might attract more residents with young families to the AGM. Agreed that the chair would ask Catherine McGuinness, who chairs the City's committee with oversight of education. Also agreed to provide a written report summarising the year's activities and that subcommittee/working party chairs would answer questions.

Kai and Roger will run the membership stand

Garth will take notes

Gillian and Pat and the wine team will organise the wine

Sarah will rove with the mike

Robert will contact the treasurer about the signed accounts

Robert and Jane will discuss paperwork to be sent out beforehand.

5. Concrete

The chair reported that the BA's counsel was submitting a series of further questions to the City.

6. Service yard behind Cote – noise

Glass collections between 7am and 8 am continue to disturb residents, despite several separate complaints. Cote say they will improve – but then it happens again. Agreed: Bruce Badger would seek a formal meeting with the manager of Cote, including an agenda and notes, to propose the licensing code of practice; John Whitehead, Robert Barker and Randall Anderson would attend. On the ventilation plant, Environmental Health have said it isn't a nuisance but they have secured amendments, including timers put on the plant.

The Arts Centre's Michael Dick had told the chair that their proposed move of plant for Exhibition Hall 1 was to within an area already used by the Arts Centre. However, the new plant might create more noise. The meeting thanked the chair for already responding to Michael Dick, asking whether the new plant was to be attached to any structures that might cause vibration/noise.

7. Barbican Area Review

The meeting considered information from Andrewes and Wallside residents disturbed by podium footfall. Discussion comments included:

- insulation under the podium may be done for the rest of the upper highwalk, which has suffered leaks, but was expensive, so probably many years off elsewhere;
- when the Willoughby bridge is reinstated some of the extra walking would disappear;
- but Crossrail would probably bring more pedestrians whatever happened;

Agreed: the BA would not make a further submission to this round of the Barbican Area Strategy review; the original submission had referred to sensitive areas*. When further proposals are known, Andrewes and Wallside House Groups might want to put in more detailed submissions.

*Original submission said:

"We feel strongly that the highwalks are part of pedestrian permeability and would be happy to see them better used, subject to some detailed work on sensitive areas where foot traffic causes disturbance to residents immediately below or above the podium (see point 8 below). Regular footfall contributes to public safety.

....

8. We feel strongly that **wayfinding** around the estate needs to be improved, so that visitors as well as residents can find their way around easily and confidently. Wayfinding needs to be looked at comprehensively by really intelligent designers. There are some sensitive areas on the estate – for example immediately below first floor flats and above subpodium flats, where footfall on the podium can be disturbing – and we would like to see some detailed work done on this to understand the issues."

8. Replacement highwalk escalators at Moorgate

The chair and Robert Barker reported on the escalators up to the highwalk at 21 Moorfields. Crossrail has an obligation to replace these escalators, but, if Land Securities gain planning permission, the new escalators will a) have to be replaced a second time because the highwalk level on Land Securities' plan is higher than today, and b) be unusable, as they will lead up to a major building site. Agreed: BA stance remains to maintain the replacement escalators. The BA has not been approached with any other suggestions

9. Treasurer's report

Received.

10. Membership

Kai Virtanen reported that 1,040 people had renewed, but that 42% of standing orders still went to Santander. Sue Cox was helping to clean up the database. The membership secretary will organise further mailshots to people who still need to change standing order, perhaps with the AGM mailing.

11. Planning

12. Other BA committees

13. Residents' meetings

14. RCC

Two residents had had the new fibre broadband installed, and were very pleased with it. [Tim Macer, though absent, had reported that the heating working party was awaiting the completion of the procurement process for the control system, before seeking comments from the City solicitor. The RCC AGM takes place on 9 February, including elections: Tim Macer is suggesting there should be two deputy chairmen.]

15. AoB

Crossrail works at Barbican tube over weekends in January and February

Crossrail had sent out notices warning of 24-hour weekend work in January and February, when Barbican tube station was shut by London Underground work. Noise might be heard in Lauderdale but Crossrail did not think it would be significant. The chair had asked for further information from the City's Environmental Health Services and Crossrail about expected levels of noise and would pass these on to Lauderdale when they arrived.

Frobisher leaks

John Hamilton, standing in for Jenny Addison, said the Estate Office had agreed to replace defective doors and change the height of the upstands, but who would pay was still being discussed. A more recent leak had occurred, through the roof, at the other end of the block, but should be covered by the 10-year guarantee.

16. Next meetings;

12 March 7.30pm Lilac room

21 April AGM

30 April – officer election meeting

Meeting ended 8.50pm.