

BAGC meeting 22 September 2016 Minutes

Present:

Jane Smith, Robert Barker, Randall Anderson, Sarah Hudson, Tim Macer, Bruce Badger, elected members; Graham Wallace, RCC; Lew Jackson, Shakespeare; Brian Parkes, Speed; Helen Hudson, Defoe; Fred Rodgers, Breton; Mary Hickman, Andrewes, John Schrader, Gilbert; Hilary Sunman, Willoughby; Gillian Laidlaw, Mountjoy;

1. Apologies

Paul Clifford, Averil Baldwin, Richard Collins, John Whitehead, Tony Swanson, Nigel Dixon, Janet Wells, John Taysum, John Tomlinson, David Bradshaw

3. Minutes of meeting on 5 May 2016

Approved.

4. Consultations

Received. [See briefing note for the meeting attached]

5. Golden Lane petition for conservation area

Agreed to support Golden Lane's petition and send out publicity about it via the BEO broadcast

The petition can be found at

https://www.change.org/p/city-of-london-planning-department-golden-lane-estate-barbican-conservation-area?recruiter=599572247&utm_source=share_petition&utm_medium=email&utm_campaign=share_email_responsive

Robert Barker pointed out that if we needed evidence to support the bid, most of it was contained in the Barbican Listed Guidelines

<http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/listed-buildings/Pages/Barbican-Listed-Building-Management-Guidelines.aspx>

5. London Underground

Received note from Richard Collins

The chair reported on a meeting with London Transport earlier in the week. It had been set up by City noise pollution officers and members of the BA's LUL working party and some ward council members attended. TFL had fielded several staff from environmental and engineering departments as well as community relations.

They were pretty blunt about what they could do to mitigate noise (not much), but there were two important messages. 1. We must work to get Barbican problems high up their list of priorities. 2. People who are bothered by noise should complain to the official phone number or email address – whenever bothered. That will get the complaint logged. If we don't do that it is below their radar. Last year there were 14 complaints from the Barbican. The chair said they intended to send messages out about that.

6. Noise

The chair said that despite agreeing to raise the issue of aligning the hours of noisy work in the Barbican with those outside, it was hard to do because the overall hours were shorter within the Barbican, and it would severely curtail the ability of residents to get work done.

There was some discussion of getting the City to amend its hours. Gillian Laidlaw pointed out that working patterns were very different now.

The chair said she had already asked for the City to not allow work on Saturday mornings in residential areas [and has just discovered that Westminster no longer permits very noisy development work in residential areas at the weekend]

Gilbert House had been trying to coordinate its responses to noise. See paper. It was trying to take collective action and approach the organisations making noise and trying to log all complaints.

The chair repeated the plea that people should complain to the City noise team at the time. They will come out, but even if they come too late, the call will be logged centrally and can be used as evidence.

Jon Schrader said that St Giles's terrace was becoming a nuisance because members of the public gathered there late at night, not realising it was residential area – and it is not helped by the non-operation of the barrier.

Sarah Hudson also mentioned the problem of helicopters. There had been several disturbing ones recently and it seemed that no one was responsible. The City said it wasn't them, the CAA said it was London City airport.

RB suggested we should ask the film unit to ask filmmakers whether they intended to use a helicopter.

Suggestion also that we should write to our MP

Graham Wallace thought we should put up with helicopters because filming was part of good PR for London.

7. Low Emissions Neighbourhood

Report received. There was a general view that since the consultation meeting about delivery consolidation in a Barbican car park due on 4 October had not been publicised yet, it was too late and the meeting should be postponed. The chair would write to BEO and say that

This would be consultation prior to a planning application.

8. Law Commissioners' consultation

Should the commissioners review landlord and tenant law.

Fred Rodgers volunteered to draft something that we could submit as a response. He will circulate it to BAGC members for approval before it gets sent. Lew Jackson offered to help. Concerns people raised were that it took 85% of people to change the lease and not more than 15% objecting – a high bar.

Also, there are no sanctions short of the nuclear one of revoking the lease to deal with minor infringements that cause nuisance.

9. CCTV

Received.

Robert Barker proposed and offered to draft a letter for the BAGC to approve seeking the placing of a few cameras in the streets opposite entrances to the estate

10. Cultural hub

Received

The chair asked for support in principle for authorising some BA funds to be used on PR advice to the working party. She did not have a specific proposal and costs at present but thought such help might be necessary.

The working party's stance was to be supportive and cooperative to the Centre for Music, but if certain aspects that might affect residential amenity arose, the BA needed to be ready to deal with those – and counter them.

11. Community Centre

Residents in the north west City had been invited by leaflets posters and the Barbican email broadcast to take an online survey on the need for more community facilities in the area.

Tim Mace said there were about 240 responses, mainly from the Barbican. There were none from Golden Lane and they were looking to see if they could get a boost there.

12. Treasurer's report

The treasurer conveyed by the chair that

In the old Santander account there is £694.56 and only one entry since July. He will be working with the membership secretary to consider closing the Santander account. The audited accounts will appear for the November meeting.

13. Membership

No report

14. Planning update

Helen Kay reported that the BA had objected to the Bernard Morgan House application. There were many objections, including many from Golden Lane and Cobalt Building, which were nearer.

Its reference is 16/00590/FULL

Robert Barker asked about a meeting the City promised about daylighting. Fred Rodgers said that the City had asked BRE to check the submitted lighting reports.. They had also promised a meeting with the developers, the planners, and residents.

Fred Rodgers raised the lack of social housing. Randall Anderson explained that City policy was to build social housing on other estates – more units could be built there because the costs were lower.

On 21 Moorfields Helen reported that the current applied for changes would make the west building lower and the east higher. The report from the developers said there were only slight effects on daylighting and sunlighting, but Willoughby knew that more residents had been offered rights to light compensation.

It was agreed that the BA should ask the planners how the description in the report (slight effects on daylighting) could be consistent with the fact that several more residents were being offered rights to light compensation (we accept that the criteria are different) but the two facts seem hard to square.

The Turret proposal had received several objections. One of the issues with one of the proposals was the suggestion of taking into the residence a chunk of public garden.

15. Licensing update

Robert Barker reported no new applications

He asked for a volunteer to back him up as No 2 on licensing

He will also ask the licensing department to put him on their email list of licensing applications.

16. AoB

Ben Jonson roofs – water penetration

Bruce Badger said that a resident in Ben Jon was asking for help from the BA to commission a survey from the BRE into the problems with water penetration into her flat, which had been going on for many years. The resident had lost confidence in the BEO's ability to deal with it.

Robert Barker, who sits on the working party to deal with the roofs report in relation to the roof guarantees that came to the RCC, and on which the resident concerned also sits, said that he favoured letting the working party run its course. At that meeting the new director of housing said that he personally was overseeing the current plans to resolve the issues for the Ben Jonson residents affected. He thought it was premature for the BA to get involved. Graham Wallace, chair of the RCC, also thought the BEO should be allowed to see this through to resolution.

Other comments included the fact that the BA did not generally financially assist individual residents – and issue had to affect a substantial number of residents, usually in more than one house. Bruce Badger said that over the estate many residents had been affected by water penetration. Others said that it wasn't clear that the causes were the same.

The chair said that while she had huge sympathy for the resident's plight, funding a report for that resident would set a difficult precedent, that many other residents across the estate had also suffered long periods of difficulty with water penetration, it wasn't clear that the causes were all the same. She thought it was clearly the BEO's responsibility to solve the problem, including getting whatever expert reports were necessary. If the current process that the director of housing had spoken off did not solve the problem, she thought the BA would be happy to lobby the BEO to get an expert report, but she didn't think it was the BA's job to fund it.

Crossrail and settlement

Hilary Sunman said that residents in Willoughby who had been affected by settlement were finding it very difficult to get a response from Crossrail.

The chair will write to Crossrail and suggest a site visit before the next liaison meeting.

Graham Wallace referred to work needed on the lakes to mend the waterfall and asked about the apportionment of costs between the Arts Centre and residents. Members thought it might be 50%:50% but advised him to ask the BEO because it is known.

Next meeting

17 November 2016 7.30