

The Barbican Association General Council

Draft Minutes of the Meeting on Thursday, 22 September 2022 at 7.00pm by Zoom

Present:

<p>Elected Members: Adam Hogg (Chair), Deputy Chair: Ted Reilly, Vacant (HonSec), Tony Swanson (HonTreas), Jane Smith (Planning Subcommittee Chair) Sandy Wilson Helen Hudson</p>	<p>House Group Representatives: Jim Durcan (Andrewes), Helen Hulson (Ben Jonson), Andrew Tong (Brandon), Derek Penney (Bunyan), Helen Hudson (Defoe + John Trundle), Heather Thomas (Lambert Jones), Sandy Wilson (Shakespeare): Christopher Makin (Speed) Brenda Szlesinger (Thomas More), Fionnuala Hogan (Willoughby),</p>
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Papers:

<p>Agenda Papers: Agenda Item 2 – Final minutes 21 July 2022 Agenda Item 3 – BC/BA Termly meeting 6 July 2022 Agenda Item 4 - LWW Scrutiny Group BAGC Report Agenda item 5 - ASB update Agenda Item 6 - Planning update Agenda Item 7 - BA Summer Party Agenda Item 8 - Beech Street</p>	<p>Also Received: Local Plans sub Committee 21 September Whole Lifecycle Carbon Optioneering Planning Advice Note (PAN)</p>
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No.	Item
1.	<p>Apologies/not present:</p> <p>Jim Davies (MembershipSec), Elected Member: David Bradshaw, Elected Member: Randall Anderson Elected Member: Mark Bostock Andrewes: Lionel Meyringer (Jim Durcan standing in) Brandon Mews: Humfrey Brandes (Andrew Tong standing in) Breton House: Andy Hope Bryer Court: John Taysum Cromwell Tower: Tim Cox Frobisher Crescent: Jenny Addison Gilbert House: Ian Dixon John Trundle: Miranda Quinney (Helen Hudson standing in) Lauderdale Tower: Gail Beer Mountjoy House: Martin Luff Seddon House: David Graves (Jane Smith standing in) Wallside: Mary Bonar Planning: Sue Cox (Jane Smith standing in) Sandra Jenner (RCC)</p>
2.	<p>Approval of Previous Meeting's Minutes:</p> <p>The minutes 21st July were APPROVED.</p>

3.

Matters arising:

Volunteers for Honorary Secretary:

Chair requested everyone to put feelers out amongst the residents.

No-one actioned this, unfortunately, so it will repeat for the next meeting. Please reach out to your residents to see if we can find someone. (TODO for EVERYONE)

Barbican Quarter Action (BQA):

Chair requested for the BAGC to amplify the message to residents to:

Make their views clear to the London Wall West project team: londonwallwest.co.uk

Please cc action@londonstartshere.co.uk so we can log objections submitted

A few members actioned this.

Residents Consultation Committee:

One of the documents in the HEADS OF TERMS (HOT) which will go out to consultants to review structure / numbers / skill sets to see if the BEO is effective. Finalising draft now.

When Sandra knows where and when to see the tender, she will share the info with the BAGC for interested residents.

Chair updated because Sandra is on a plane. As yet, we haven't seen the final HOT but it is being chased down. (TODO for SANDRA)

Chair will find out who will be paying for the cost of the exercise.

So far hesitated to ask in case we get the wrong answer, but will argue for the cost to be borne by the City because it is an HR exercise to tidy up a structure they should have kept tidy themselves.

(TODO for CHAIR)

Arts Centre Renewal:

On the renewal front, we're waiting for architects to come back after the BA presented it's thoughts. Architects are still in consultation mode, but they should have something to share before Christmas and perhaps earlier.

BA Arts Centre renewal group volunteers: Caroline Swash, Jo Bradman, Andrew Tong, Adam Hogg, Francis Pugh, Mark Bostock, Sandy Wilson, Alan Budgen, David Kirby, Jane Smith.

Arts Centre (now) Termly (not now Quarterly) Meeting:

Seeking minutes from the last meeting and dates for the next meetings. (DONE by CHAIR)

Minutes circulated for mtg 6 July 2022.

Success here too in that the next few meetings are being diarised ahead of time (instead of only getting short notice).

Further useful notes

There are now TWO Barbican Centre meetings: (1) for policy, programmes and activities (this also gives residents a heads up in case there are any programmes which may affect them) and (2) for "operations" which looks at problems - things like the waterfalls - a lot of moaning goes on in this one because of the state of disrepair ahead of the refurb. In theory, meeting (2) is supposed to meet a couple of weeks ahead of meeting (1), so these meetings can now be a little more scheduled.

4.

Barbican Quarter Action (BQA):

General update (Chair):

Received 2 expert reports (one from a structural engineer Bob Stagg + the other from Simon Sturgis re carbon). The proposal by the City rests in large part on the danger of progressive collapse* of Bastion House. The structural engineering one says that the danger of progressive collapse* of Bastion House is not possible. The 2 experts are meeting with the BA and Court and senior offices to share these findings. Webinar Monday evening 26th Sept 2022.

The structural engineer Bob Stagg has been a lead on progressive collapse* for the past 30 years and was very much involved with the investigation into the collapse of Ronan Point. The City have likened Bastion House to Ronan Point but the construction method is totally different. 7k for the reports so far which is good for the authority they give to the case. Simon Sturgis' report on carbon comments that the City proposals are merely paying lip service to their objectives.

Speed – Alderman Christopher noted that this topic is still on the private side of the Property Investment Board agenda (meeting tomorrow 23 Sep).

Chair – Summaries of the 2 reports have been shared with the Property Investment Board. The rest of the Court will be getting copies of the summaries and invitations to the webinar tomorrow too (23 Sep).

Webinar and reports will be up on the BA website (BQA) on Tuesday morning. **(TODO for CHAIR)**

Expenditure to date (Ted Reilly):

All in the report. Ted happy to talk through the detail offline if anyone is interested. Treasurer confirmed reconciliation accurate.

Lambert Jones – Heather asked if there was any clarification on the status of the legal advice being obtained. We must have clarity in the BA in case BA funds are to be put towards any slightly different legal spend than originally envisaged.

[There is already a contract in place with legal firm Leigh Day, who have provided some advice.]

Chair - After one of the BQA meetings, a QC approached offering to help. A meeting took place with that QC to find out what help they might offer. Later, we got a proposal back. BQA has put this alternative legal avenue hold for now.

Further useful notes

Chair – Following the webinar, a full bound copy of reports and commentary and BA open letter will be distributed to each member of the Court.

Willoughby - Found the cardboard model at the summer party was brilliant and powerful in getting people to realise the impact. Was a video taken and can be shared? Can the model come to the next house group meeting for Willoughby? Good to get engagement.

Chair - Video has been made of it and will be going on the website. **(TODO for CHAIR)**. Model can be made available for house group tour **(TODO for HOUSE GROUP REPS)**.

* **Progressive collapse** here means **disproportionate collapse**, which is the term used in the LWW Whole Life Carbon Assessment:

Disproportionate collapse is the most significant engineering challenge for Bastion House. This term describes a mode of structural failure where loss of a supporting structural element (column, beam, wall or slab) causes a total collapse, or a significant structural collapse, that is disproportionate to the original cause. The loss of the structural element could for example be through explosion, vehicle impact or through human error in modifying the building as part of an alteration or extension to the existing structure. Disproportionate collapse was likely to be a contributing factor in the catastrophic failure of Champlain South Tower in Miami in 2020 and famously, the Ronan Point disaster in London in 1968.

5. Review ASB Report (David Bradshaw):

Chair - House groups already have copies and David has received some feedback from them.

	<p>Willoughby - Hasn't chased for feedback so Fionnuala will come back to David. [TODO for FIONNUALA]. A number of issues now around Moorgate Moor Lane area – purse snatching and phone grabbing – new is the monthly City approved roller blading trip is starting to go via the podium and nearly knocked someone over the last time it went through.</p> <p>Speed – Christopher continues to pursue the objectives wearing his Aldermanic hat.</p> <p>Shakespeare - Sandy said the purpose of the report was to modify the bylaws to give them a bit more bite. 2nd recommendation was to see if there is a way of employing security people – how would it be charged etc. The police are not interested in patrolling more often. The report is a tool to discuss mechanisms. Encouragement to David to carry on with the campaign as a reasonable starting point.</p> <p>Lambert Jones - Heather says CoL police consider ASB not within their remit, but if we have more evidence of criminality then we have more strength to our campaign.</p> <p>Willoughby - Fionnuala will check with David if the crimes in the Willoughby area have been shared with him. [TODO for FIONNUALA].</p>
6.	<p>Receive Planning Report (Sue Cox):</p> <p>Received.</p> <p>Discussion on Alban Gate:</p> <p>The highwalks are part of the access to the offices so they are unlikely they'll be blocked off as part of the final design.</p> <p>Andrewes – Jim went to the Alban Gate meeting and understands that the highwalks will be accessible but perhaps not during construction. Replacing escalators with stairs on the south side. Elevators replacing escalators on north side. Bright primary colours.</p> <p>The BA planning team will do their normal deep dive during the public consultation: the in-person public exhibition will be held at the old Pizza Express on the podium at 125 London Wall from 15.00 – 19.00 on Wednesday 28th September. There is an opportunity to feedback on the consultation on their website: www.albangate.co.uk [TODO for EVERYONE]</p> <p>Shakespeare - Sandy went to the Alban Gate meeting and recommended the developers talk to the podium team about anti skateboarding measures.</p> <p>Planning Subcommittee Chair Jane will talk to Sue to make representations to the planners because we can't lose 2 bridges simultaneously. [TODO for JANE]</p> <p>Speed – Christopher says the Moorgate highwalk link has been blocked now for 7 years.</p> <p>Planning Subcommittee Chair Jane - Comment came back on the Golden Lane application amendment that it's just tweaked a small amount. Sue/Jane have requested that if applicants put in a new application, that there is a simple summary of the changes when this happens.</p> <p>Ben Jonson - Helen noticed a small update document and Jane will look for it. The reduction in height on the amendment is less than 90cm.</p>
7.	<p>Receive Summer Party Report (Ted Reilly):</p> <p>Received report.</p>

	<p>Chair and Ted thanked all the workers. Parents suggested a rep come to the BA meetings. Chair suggested setting up a sub-committee on kids/families and co-opt that chair onto the BAGC. Willoughby – Fionnuala flagged that many of the young professionals are renting and not leaseholders. Ted will approach the parents about making it happen. (TODO for TED) Next year again definitely!</p>
8.	<p>Receive Beech Street Report (Ted Reilly):</p> <p>City proposal is complete nonsense. City can't agree with Islington. Islington don't want to close off Fortune St. again. Compromise is EV east to west but EV only halfway down the tunnel west to east. So Golden Lane will become a rat run. Recommend we oppose this scheme. When the Beech St working party has responded, it will circulate to House Groups for the campaign fight. (TODO for TED)</p>
9.	<p>Library Room Update (Jane Smith):</p> <p>A bit of history. We've known for a long time that there is a need for a better community space. Back in 2016 RCC and BA held a public meeting and survey to find out what people wanted and presented a report to the City. In the meantime, the library has always wanted a community space like this too. City wouldn't fund it. Randall re-energised the idea with the scheme of the BA seeking funding from the "Neighbourhood Fund" from the "Community Infrastructure Levy" (the bit extra which developers have to pay when they stick up huge buildings). Ahead of that, some more funding was needed just to prep the plans ahead of that main application – that funding was sought from the City from its "Stronger Community Fund". City always takes a long time, but BAGC put in a bid alongside the library. Jane has stayed involved. Important part is creating exterior door from the library to lobby. Barbican Centre is cool about it. Planning application just about to go in. Report circulated about 3 weeks ago. Seeking endorsement to carry on. APPROVED</p> <p><u>Further useful notes</u></p> <p>Library will manage the bookings. There will be charges - lowest for local community groups (Artisan Library room is £18 an hour for charities). Max 90 in a theatre configuration. Stacked furniture available. Acoustically well insulated (but not 100%). Built in projector and screen too. Estimated completion 1-2 years off the top of Jane's head. When not in use, it will be open to library users.</p>
10.	<p>Barbican Centre Update (Mark Bostock):</p> <p>Mark was unable to join us because he had a crucial City meeting.</p> <p>Chair – The termly meetings had fallen into disrepute from a lack of enthusiasm on both sides. What is new now is that the Barbican has finally agreed to get the meetings in the diary well ahead and will provide us with a list. That will help engagement with the House Group Reps. (TODO for CHAIR)</p> <p>Shakespeare - Nick Kenyon stopped public meetings because he used to come under fire from the residents. Strange situation. Limited funds. Accumulated so many problems in their infrastructure. Perhaps we need to rethink how we engage on key points: infrastructure / public space / strategy doc?</p>

	<p>Brandon - Andrew had an onsite session on the fountains which was quite positive.</p> <p>Chair will pick up the idea of a strategy group with Sandy. (TODO for CHAIR)</p>
11.	<p>RCC Matters (Chair):</p> <p>Thank you to Christopher Makin for his long service chairing the RCC. Two excellent replacement candidates. Congratulations to new Chair Sandra Jenner from Defoe. Thanks to Jim Durcan for standing. The RCC Chair has a full-time place on the BAGC now. Service charges are a huge issue. Also, fire safety – ideas such as closing kitchen ventilation and tower sprinklers – early days and probably won't happen, but the RCC is keeping tabs.</p>
12.	<p>Podium Update (Mark Bostock):</p> <p>Chair - Mark Bostock sends apologies but is concerned whether all the people who will be impacted have been involved in the consultation. Ben Jonson - Helen says there are reps involved from all the houses affected and they are consulted by the Barbican Projects team.</p> <p>Some discussion over where the playground is located in the proposal. Projects team say the planning team insist on play areas because of https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-spd-open-space-strategy-2015.pdf Project team say that the play area can't be outside the conservatory because that might become a main entrance during the refurb.</p>
13.	<p>Dates for next meetings:</p> <p>2022, BA: 24 November 2023, BA: 26 January, 23 March, 27 April (AGM) and 04 May (post AGM).</p>
14.	<p>Any other business:</p> <p>None</p>
15.	<p>The meeting ended at 8:50pm.</p>