

The Barbican. A Strategy for the Future

Background

It was agreed at the March meeting of the RCC that a strategy for the maintenance of and improvements to the Barbican Estate should be developed.

This paper is an interim report on the progress made to date.

Sandy Wilson and Adam Hogg put together a paper outlining the scope of the project. After discussion with the Chairs of the RCC, the BA and the BAGC, it was shared with the House Group Chairs asking them to canvass their membership for their views on what was needed to ensure that the Barbican remains relevant to the modern world.

The responses received from House Groups are presented in the attached table and a preliminary attempt has been made to group them into Residential vs Estate-Wide and Short-term vs Long-Term. A further sub-grouping has been attempted under headings such as Greening, Cars & Parking, Security, Energy Efficiency and Preservation and Maintenance, to name a few. A draft of an overarching Barbican Residents' Estate Strategy has also been produced.

The next stage

Set up a Barbican Residents' Strategy Steering Group to analyse the results and determine a way forward paying particular attention to:

Evolving the draft into a full strategy.

The relationship between lessees and the landlord.

The constraints imposed by our leases on maintenance and improvements.

How future works might be funded.

Restrictions on change imposed by the Grade II listing.

TOR for the Steering Group

The Barbican is a magnificent place to live - we wish for it to continue be so.

Objective/Purpose

To articulate an overall strategy, informed by the views of residents to ensure that the Barbican Estate, one of the most important residential developments in Europe, maintains its position as a good place to live by taking advantage of technological and other developments which will ensure that as a place to live it remains relevant to the world around it.

Scope

In developing the strategy, the following will be taken into account:

- The Barbican is principally a residential estate and the focus should recognize this.

- The architectural integrity must be maintained but sensitive development must also be allowed if the fabric of estate is to keep pace with modern residential developments and environmental concerns.
- Long term planning of all aspects of the running of the estate is essential.
- Solutions to the conflict between maintenance and improvement enshrined in the leases must be sought.
- Existing initiatives such as asset maintenance, underfloor heating and others will be recognized and supported appropriately.
- Work with the landlord to consider means of improving delivery of services.
- All stakeholders, Residents, Lessees, Common Councillors, Barbican Residential Committee and City of London should be engaged both formally and informally.
- Plans for implementation of the strategy cognizant of financial impact on Lessees to be submitted to the BAGC and RCC.

Membership

Joint Chairs AW and AMH

Experts: Architectural, Environmental, Engineering, Marketing/PR, Councillors, Legal

Resident Chairs of Asset Maintenance, Underfloor Heating, BA, RCC

Committed residents

Reporting to

BAGC and RCC

We seek the approval of the BAGC and the RCC to proceed with the project along the lines suggested above.

Sandy Wilson

Adam Hogg