

Pullens TRA committee meeting 7 pm 12/6/23- Minutes

1. Welcome

Present: MH (chair) / VB (treasurer) / KE/ TS (Vice Chair)/ MS/ KW/ MK/ IH / DA(sec)

Apologies : DC, GT, JH, NP

2. Agreement of agenda

Agenda agreed as circulated with additional AOBs from KE and VB

3. Agreement of Minutes of 15/05/2023

7.04 pm agreed minutes from May 2023 as adopted.

4. Code of Conduct

7;05:pm

Plan to revise the Code of Conduct / TRA constitution to cover ethical, inclusive and social interactions, promoting positive exchange. Not much change to existing paras in the 2016 constitution may be needed. Later in the meeting it became apparent that it might be useful to enlarge the scope to cover good neighbourly relations and respect of neighbours needs for light and quiet, such as the previously published practical guidelines for reasonable use of the Balconies, avoidance of light-blocking actions or foliage of the common lightwells, and noise reduction guidelines. Whilst reasonable privacy is appropriate, respectfully identify how excessively high fences could obstruct much-required light into the communal light wells.

Action Point: TS to circulate 2016 version (also on website) for people to chip in with ideas, review at next meeting.

Issuing a revised code of conduct could also be done through a republishing of the Pullens Estate News article.

5. Treasurer update

An online update of the recent Treasurers' report of accounts was disseminated via email, with unrestricted funds currently available at £8,172, And £600 restricted Coronation grant funding

6. TRA/ Yard assoc. relationship

MH reported on some challenges due to complaints of some Yard leaseholders about noise made by 3rd party Centre users.

Support to be clearer, including in formal contract for use, on behavioural requirements for centre users

Temporarily GT has asked the overtly noisy / disruptive group to have a pause in the use of the hall.

Points that need to be clarified include

- liability and responsibilities and fair use of the public / private space around the yards as well as access.

- Whether and if yes, how the Pullens Centre might enjoy equal rights to access the yard space and fair use of its entrances when required

More immediately going forward a prior agreement may be required from the Yards Assoc. for the use of the Yards, for specific events. This needs to be agreed with the community space for hall renters wanting to use the space.

Action Point: MH to continue discussions with Iliffe Yard Association and leaseholders about good relationships and fair use/access

7. Coronation fund projects

Action Point: VB to explore feasibility and costing for an "Arbour" in Pullens Park, to celebrate the King's commitment to sustainability and the environment and report back

- potentially part funded by the Coronation Grant. around the memorial area/ bench.
- it was suggested that Southwark might replace recently a removed / died tree/s.
- An exceptionally valid point mooted as a counterpoint, acknowledgement aligned to the sensibilities of historical estate actions and late C20th histories. (xx)
- Additionally it could be dedicated "to the residents and activists that saved the Pullens".
- Broader support for the idea to develop something around this theme.

Action Point: KW/MK to develop some ideas also inclusive of Fairshares and Infoshop

- Coronation grant is subject to restrictions in that the funds need to be used in connection to the coronation / coming to the throne of Charles III

8. Communications and website

- Congrats to TS for the hard work of revising the website. a request for around 200 words to cover:
- "What the Pullen's buildings / Estate is?"
- "what's the character of the Pullens"
- "What's the role of the TRA?"

Action Point: TS to circulate current draft text for people to add ideas, also drawing on DC's work in this area of Pullens identity.

- (VB) to add a few historical images, some of which are now available at the Southwark Archive / John Hansard (??) library on Borough High St.
- the idea of collecting sound recordings and oral histories from local people.
- was suggested/ and could be recorded or collected (IH)
- (DA)has basic sound equipment for field recordings/ podcasts

9. Final bills for last major works

Significant confusion remains about status and level of final bill for last major works.

- Partly repaired roofs/doors and stairwells, some were in a poor state of repair and billed contracted work never happened.
- The leaseholders were billed inconsistently
- "Final bills" seemed to have now been generated years later.
- There's seems little logic to how, when or why these large bills are generated.

- exceptionally long periods of light-reducing scaffolding where little work ensued
- it would be useful to collate any judicial or legal precedent where refunds were given to leaseholders, Web search case Details of legal objections and successful cases to local authority, establish time limits for billing.
- In reference to the poor value received by the Pullens people/residents' leaseholders and tenants and excessive billing, as identified by the surveyor.
- Clear need to convene leaseholders around the subject

Action Point: Arrange a leaseholder meeting with the council representatives for September , MH to draft letter / an invitation to respond and join such a meeting and clarify importance and what leasehold entails. We will need leaflets for the Homeowners, both sealed envelopes and leaflets, identify the number of leaseholders, Southwark should also formally invite leaseholders to such a meeting

10. Future major works

- Lack of clarity when next major works might be planned. Southwark website suggests that that will be decided not before 2024.
- Currently Southwark seems to focus on buildings above 7 stories high
- In connection with ongoing and rising concerns about antisocial behaviour / drug use it might be useful to have another feasibility discussion or study proposal for the Front door options at street level. Residents can only make informed decisions about this potentially controversial issue with sufficient information. Also acknowledged that the composition of residents since the last exploration of the subject will have changed, with new and different views.

Action Point: keep issue of major works on the agenda and establish standing agenda item on anti social behaviour / drug use concerns

11. Gas works

- Work on Crampton Street completed
- Unclear how much more work will be done on Amelia Street
- Apparently no immediate gas leak concerns on other streets
- This is public gas safety work which to our understanding will not be invoiced to residents
- Concern about lack of information for residents about scaffolding , no due notice for residents nor TRA,
- could we follow up via Ian Brindley? if any scaffolding is in advance inform the residents and TRA

Action Point: TS to share gas works contacts details with MH to explore who to best be in touch with

12. Streetscape: and the design of the Public realm

- What's happening with the Pocket parks and in reference to consultation of road closures?
- How can we address the widening of Crampton Street pavement?
- Can we invite Highways Southwark and a councillor to address the cul-de-sac and pave / tree line part of the road?
- The wider question of the streetscape around the Pullens including the maintenance and development of the Pullens Gardens could be a good topic, with due preparation, for the October 2023 general meeting

Action Point: MH to reach out to Sara Huq who might get involved

13. Current Planning proposals around the Pullens

Old reed employment building proposal on Amelia street has been granted, multi story studio building

Post office building development pending its relocation, not immediate

Support of Walworth society / Gerry Flynn's campaign against Lendlease over building unrequired office space at the Elephant. Objections to the appeal of permission to HS1 / Box Park at Elephant Park. Concern is occupation of green space and over massing / too high density. well beyond the scale density and massing of originally agreed in the master plan. How this can be objected to via the planning portal?

noted: a change of windows on the Guinness Trust buildings (Kennington Pk Rd) planning notice is now displayed on street lamp posts.

Action Point: planning proposals updates to standing item on future agendas.

14. AOB

- Continued concern about insufficient Refuse collection /poor estate cleaning / location of bins / rubbish
- Bin fire in peacock street highlighted lack of lids of many bins, different sizes, etc.

Action Point: DA/KW to explore a guided tour of the estate with Veolia to ensure they understand the waste and recycling challenge

Action Point: IH to mee with Dot of Alberta Street TRA to discuss estate cleaning. and infrequent stairwell clean/s.

- DA proposed to allow Pullens Centre use by Pullens-centric-Ukele acoustic orchestra to go ahead. Initially no fee to help with community focused activity. Be mindful of noise, ideally between 6 and 8 pm
- VB raised point about expansion of yellow lines

9 30 pm close