

Pullens TRA Committee meeting 11 September 2023  
at 19 00 – 21 00 @ Pullens Centre  
Minutes

Final, as agreed on 13 Nov 2023

**Welcome**

Apologies: IH, MS, NP

Present: SH, KW, TS, DA, MH, JH, VB, DC, GT, KE, MK, Guests: Marie Osborn (MO) (Technical Officer Communal Repairs), Ayat Mahmoud (AM) (RSO Pullens), and Hannah Ndungu (RSO Amelia Street)

**Agenda agreed**

**Minutes of 10 July 2023 approved**

**Matters arising for AOB**

see AOB below

**Treasurer Report**

**Income & Expenditure June 1 to Sept 11 2023**

<b>Expenditure</b>		<b>Income</b>	
Admin		Pullens Centre	£1,592
Insurance		Garden Club	£1,591
Garden Club		TRA grant support	
Pullens Centre		<b>Total</b>	<b>£3,183</b>
Utilities	£978	Income over exp	£4
Donations			
Garden Video			
Dry Garden		BF from 2022/23	£9,058
Crampton			
Planters	£2,000		
Open Studios	£200		
<b>Total</b>	<b>£3,179</b>	<b>Balance</b>	<b>£9,062</b>
		Restricted	£600
		Available	<b>£8,462</b>

Signatory changes to the accounts still in progress

**Estate maintenance**

- Marie Osborn's monthly reports from July and August received with thanks

**Additional points:**

- Water ingress in block 168 Amelia Street, 25 Iliffe Street, and 68 Crampton Street
- Sewage pipe problem in Amelia Street: MO inquired in her department and response is "If the blockage is not within their dwelling the council will reimburse. The contact centre should be telling leaseholders of this when they are advised to obtain their own plumber. Essentially the plumber just needs to attend and check there is no internal blockage. The private plumber should not undertake any work to any of the communal pipes. The plumber needs to write a report of their findings and submit that and invoice on headed paper, along with any registration details that they have"
- Repairs that are subject to insurance claims will not be added to services charges

- Conservation status rules out the use of double glazed PVCU windows, but in case such windows have been put in before 2005, i.e. the designation of the conservation status, the Council will not replace them because it was legal back then to put them in.
- Recurrent complaints that pilasters and doors are in bad state of paint repair. Amelia Street has been addressed but not other streets on the estate. Meeting recorded that this was a failure of completion of the major works by the contractors and Council has failed to oversee this
- Inputs from Louisa Cath were shared with Committee and will be reviewed as part of our ongoing focus on estate maintenance. Where the issues are around the yard workshops the route of collaboration is through the yards associations

→ the mobile app 'fixmystreet' was shared which allows notification of council services about immediate concerns <https://www.fixmystreet.com/>

### **Safety and Security / anti-social behaviour and drug use**

Positive response by Michael Lulu, local PC, committed to improved policing and support for people who face challenges that lead to anti social behaviour. We would invite him for the SGM in October

### **Estate Cleaning and waste management**

- Concerns about poor quality and consistency of cleaning services
- TS contacted the manager and got a clearer idea of the formal service schedule, <https://www.southwark.gov.uk/home-owners-services/how-we-look-after-your-blocks-and-estates?chapter=2>
- Street cleaning and sweeping is a separate job, for the Highways department
- There are good practices and ideas for good waste management including how to position and house bins etc., and RSO Ayat is open to ideas → should form part of discussions around a collective vision for the Pullens environment
- Main concerns here include
  - o Many of the bins, provided by Southwark Council/Veolia, are in disrepair with many (in particular on Crampton St) having no lids at all. This then leads to litter spreading around the estate on a regular issue;
  - o Fly tipping continues to be a problem;
  - o Bins are rarely put back in their original place after being emptied, and so residents (such as on Iliffe St) are regularly placing them in their correction position;
  - o The bins overflow regularly;
  - o Waste which could be recycled is not – further education for residents about what can/can't be recycled is needed; and
  - o The width of each street pavements on the estate is slightly different, and obstacles such as trees, or uneven slabs etc. make some pavements quite hard to navigate for people with mobility issues. The current location of the bins on Iliffe St, Crampton St and Peacock St mean that access to pedestrians, including those on wheelchairs, is impaired especially where bins are not put back correctly.

### **Catch up on previous Action Points**

Most addressed in other agenda points, but still pending are

- Coronation grant planting / arbour idea in Pullens Gardens – in progress

- Leaseholder meeting with the council representatives in connection with major works bills – in progress
- Code of Conduct – look at lease conditions to integrate – in progress
- Pullens Centre terms of use to be shared – in progress

**Fundraising opportunities** for improving the neighbourhood and quality of life

- Neighbourhood fund: <https://www.southwark.gov.uk/engagement-and-consultations/grants-and-funding/neighbourhoods-fund>
- Cleaner Greener Safer (CGS) Grant scheme: <https://www.southwark.gov.uk/engagement-and-consultations/grants-and-funding/cleaner-greener-safer>, deadline 15 October 2023
- Devolved Highways grants (part of CGS): <https://www.southwark.gov.uk/engagement-and-consultations/grants-and-funding/cleaner-greener-safer?chapter=4>, deadline 15 October

**Preparations for October Special General Meeting**

- Draft agenda circulated for comments
- Date retained 16 October
- Announcement drafted for distribution
- Prepare a newsletter ahead of the meeting

**Major works**

No updates

**Planning proposals in the neighbourhood**

- 31 Amelia street – Pullens TRA has requested to be joined to proceedings as an interested party. Council aims “to determine the planning application at committee in January ..., however this is not confirmed until the agenda is agreed which will be closer to the time. Once the agenda has been agreed then all those who have commented on the planning application will receive notification of the date and details including how to attend / speak at the meeting. The report will be published around 2 weeks before the committee date.”
- Historic England apparently looking at listing status for Pullens Estate again, but no timelines

**Pullens Centre**

- Active use by community and other not for profit initiatives with health income
- Weekends protected for Pullens residents activities
- Gearing up for the relaunch of cinema / music events
- Big thank you to Gabri who runs it all so well for us!

**AOB**

- Giving Lab update: DA/MS/KW followed the roadshow, opportunities for community health <https://www.tsip.co.uk/the-giving-lab>
- Donation of Plants (Sara):
- Community fund / Green and safe estate fund – dealt with under fundraising above

**Close of meeting**

*2024-02-05: Please note that these minutes were updated to correct the year in which the Pullens Estate achieved conservation area designation: this status was granted in 2005, not 2016 as earlier versions of the minutes indicated.*

