

PTRA Cttee meeting 11 12 2023, 19 00 – 21 00, Pullens Centre

Minutes

MH, 9 Jan 2024

Attendance: MH, TS, KW, DA, VB, KE, MK, JH, MS

Apologies: NP, IH, DC, GT, SH

Agenda agreed

Minutes of the 13 November 2023 meeting agreed

Treasurers Report

- Current Bank status: ca. £7,500 including the £600 restricted Coronation Grant
- Expenditure £500 on the Pullens Centre from the broad budget agreed in July 2023, £150 for utilities
- Brief discussion about pros and cons of charitable status / CIC status (Community Interest Company / a type of social enterprise) to manage the Pullens Centre. Advantages include the ability to be an entity separate from Southwark Council (which we are not at present), disadvantages are the additional administrative burden with governance and accounting

Pullens Open Studios

- very successful, with lots of Christmas driven interest in the workshops and what they had to offer. Music and organising worked out despite people feeling pressure ahead of the weekend.
- in the future the PTRA might rather want to host events etc. at the Pullens Centre during Open Studios rather than donate funds
- debated whether it would be useful to formally become part of the Yards association: overall it was felt not to avoid getting drawn into aspects that are not relevant to the PTRA
- Better stay engaged but not part of it
- Yards association wants to start earlier this year for the June Open Studios: PTRA should join the next planning meeting in February

Preparing for the Leaseholder meeting re major works final invoices

- current assumption is that payment is due by end of March. No payment modalities offered to date. Leaseholders raise that they cannot pay the sums immediately
- lack of transparency about what the charges are for, unequal calculations across flats
- discussions about the role of the TRA lead to agreement that the TRA can and should convene a leaseholder meeting but that leaseholders have to organise themselves because the TRA is not focused also on Council tenants who are not directly concerned by this, or not in the same way
- text for call for the meeting agreed (attached)
- what should the focus of the meeting to convene be?
 - o get leaseholders together
 - o assist them with organising
 - o discuss legal avenues / what a leaseholder evaluation panel can and cannot achieve, useful to have legally trained people involved
 - o dig out notes and evidence that was kept by a previous TRA Committee during the major works: contact Tim (secretary) and Rory Aitkenhead (chair)
 - o to invite: from Council heads of finance and major works departments, Councillors

- potentially use Council dissemination channels including translation facilities (Arabic, French, Spanish, Polish, etc.) to convene the meeting, but be very clear about the text that they would need to use

Coronation Grant

- KW raised an idea for a revised project which would involve a walking tour of the estate with invited experts, possibly ending with a screening of "The Kings Speech" (2011), which was in part filmed on the estate.
- Cttee agreed this proposal: KW to take this forward with others
- Cttee agreed that revised once revised proposal is prepared, it should be shared with Southwark Council Officers to confirm that grant funds can be reallocated: MH to share revised proposal.

Policing

- positive mentions of improved policing and a noticeable effect this has had on anti-social behaviour and drug use in stairwells
- next policing meeting expected for January (at time of Dec Cttee meeting no date yet, but now set for 9 January 19 00, [PASLEY TRA HALL, STOPFORD ROAD SE17](#))

Waste Management

- reports of rats in bins and overflowing rubbish
- need to remind people about waste collection and closing bin lids
- MK to coordinate draft of a notice to be put into stairwells
- could go alongside general TRA information notice, MH to work on next version based on MS initial drafts (MH version circulated but attached again)
- should there be a general 'Pullens Etiquette' note to include guidance on waste, noise, light, courtesy, etc.?

Next general meeting

- set date: can we manage for 15 January with notices etc. or need to make it February?

Estate / stairwell cleaning

- still poor state of affairs, farcical responses to lack of stairwell cleaning
- TS to share Theresa Rodriguez (cleaning manager) contact details
- should complaints be copied to TRA to keep a tab on things
- escalate things to TRA and RSO Ayat

Air quality

- concern about open fireplace use in some workshops and maybe flats
- smoke blows into top floor flats
- what is the policy for London / SE17? most of London is a smoke controlled area where restrictions apply: see more information here <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/guidance-wood-burning-london>. In smoke controlled areas only exempt appliances are allowed to burn so called unauthorised fuels which includes wood. Coal is prohibited to burn altogether. DEFRA has a website where one can search for exempt appliances and authorised / unauthorised fuels <https://smokecontrol.defra.gov.uk/search.php?type=fuels&clear=search>

/ends ...