

Pullens TRA Committee Meeting

Monday 11 March 2024, 19:00 @ Pullens Centre

Minutes - draft

Attendees

- Committee members: TS (Vice Chair), VB (Treasurer), DA (Secretary), MS, KW
- Additional members: ML, SP
- Apologies: JH, NP, KE, MK

Meeting minutes and agenda approval

- Minutes for the PTRA Committee Meeting held on 12 February 2024 issued by MH on 23 February.
- Corrections requested in relation to description of Coronation Grant budget.
- Minutes of the last meeting agreed.
- Agenda agreed.
- Committee acknowledged the exceptional work of Michael Hammer who has left the estate and will not be standing for a committee role at the forthcoming AGM. Committee thanked Michael for his contributions over the past year.

Treasurer Report

- Report provided by VB:

<u>Income & Expenditure 1st June 2023 to 11th March 2024</u>			
Expenditure		Income	
Admin	£63	Pullens Centre	£2,620
Insurance	£185	Garden Club	£1,591
Garden Club	£919	TRA grant support	
Pullens Centre		Other	50
Utilities	£2,274	Total	£4,261
Peace Event	£500	Income over exp	-£2,430
Crompton Planters	£2,000		
Open Studios	£700	BF from 2022/23	£9,058
Petty Cash	50		
Total	£6,691	Balance	£6,628
		Restricted	£600
		Available	£6,028

Notes: (i) Restricted funds of £600 for the coronation grant.

(ii) Income over expenditure is a large negative number as we spent £2000 renovating the Pullens planters this period, but received the grant in the previous period.

○

- Discussions about recent spending to support the forthcoming Pullens History event, film club, and gardening club activities:
- £919 spent on gardening club materials, which should be reimbursed by Southwark Council.
- Circa £600-700 spent on equipment to support events such as the film club.
- £150 deposit has been paid to Filmbankmedia for Single Title Screening Licence. Requires further information about facilities, audience and intended use for completion.

- Current invoice for PRS music licencing is incorrect, as bill does not account for our status as a community centre. PRS are disputing PTRAs status as a 'community centre' as it does not have charity designation. Licence is valid even though invoice is in dispute.
- Audited accounts should be published online to satisfy 'community centre' designation.
 - Action point: VB to share audited accounts, TS to publish on website.
 - Action point: TS to remove "The King's Speech" name from the website until film licence is granted.
 - Action point: KW to provide further details to VB to complete Filmbankmedia registration process. The licencing company will provide account details once this has been submitted.

Leaseholder meeting re major works final invoices

- Pullens Leaseholder Meeting regarding Major Works 2016/17 and final invoicing to take place on 13 March 2024 at 18:30.
- Preliminary responses to questions will be returned by Council Officers 12 March 2024.
- Confirmed to be in attendance:
 - Desmond Vincent (Ast Director of Building Safety)
 - Richard Ndudi (Head of Investment)
 - Trevor Wellbeloved (Home Ownership Manager)
 - Natasha Ennin (Newington Ward Councillor)
- Invitations extended to:
 - Ayat Mahmoud and Hannah Ndungu (Resident Services Officers)
 - Neil Coyle (Southwark MP)
- Discussion on how to avoid repeating the cycle of poor communication and disenfranchisement:
 - Discussed that much of the meeting is going to be anecdotal and subjective. What are the next steps for the process? We need to have a practical strategy / solution to deal with these concerns.
 - The group called for greater transparency, a voice in how works are going to be determined, and improved communications. We don't want to be in the same place again.
 - TS reported that Cheryl Phillips had indicated to him in email that Major Works scheduling cycle announcement has been delayed until 2026, and that they anticipate to begin surveys this coming year.
 - The group discussed how the delay in the Major Works programme is leading to significant deterioration across the estate. There are urgent matters that need to be addressed prior to 2026, including kitchen renovation for tenants who were omitted from the 2015-17 works, decoration of the pilaster stucco work, and substantial leaks on Iliffe Street that have made four flats uninhabitable.
 - The group agreed that greater visibility within the community around these issues faced by leaseholders could be amplified with a press announcement. Proposed to circulate event details to Southwark News.
 - ML explained that previously the PTRAs has handed out floorplan diagrams asking residents to mark leaks and other concerns. Compiling these creates a compelling argument for directing future works.
 - The group also discussed how they might help residents who are not digitally literate. Discussed undertaking a comprehensive survey.

Action Point: PTRA to prepare a survey and go door-to-door to ask residents about their concerns. Ask them specifically about their contact preferences and priorities for the next round of Major Works. Add this to AGM notice to get a mandate from the community.

Action Point: TS to circulate preliminary responses from Council Officers via email along with amended time of meeting (18:30, rather than 19:00 as previously notified).

Action Point: TS to share details of event with Southwark News.

Coronation Grant, updates on planning of community event

- Pullens Film Location and History Event will take place on 2 – 8pm on Saturday 23 March 2024.
- VB reported that he is in the process of purchasing a Single Title Screening Licence (STSL) to screen *The King's Speech* – Single fee of £87 (plus VAT) for indoor ticketed screening with capacity of up to 50 people.
- 'Alternative blue plaque' activity will encourage participants to commemorate people and events from around the building. Participants will be asked to bring a commemorative item to add to the mandala in Pullens Gardens.
- KW has prepared marketing materials including website listing and A5 printed flyer, and ReelStreets have contributed an A4 flyer listing film locations on the estate.
- Walworth Society have offered to publicise the event in their next newsletter. ReelStreets have offered to publicise the event via their X profile.
- Cost of printing and refreshments would likely exceed the grant budget available. KW requests confirmation that PTRA will support these costs.
- Projector has been purchased. DVD player. A mixer is still required. About £1000 spent so far.
- Questions were asked about the contingency plans for the event, such as if lots of people turn up. Do we have enough chairs? Could there be multiple walking tours? Could there be multiple screening times?
- VB suggested that the PTRA should invite the Newington Ward Councillors.
- Pullens Centre activity and spending report back
- VB has registered an account with Film bank media to purchase appropriate licences:
 - TheMusicLicence to playback background music (PPL) – Annual fee of £64.50 (inc VAT) for community buildings.
 - Public Video Screening Licence (PVSL) – Annual fee of £123.33 (plus VAT) for indoor ticketed screenings with a capacity of up to 249 people.

Decision: PTRA to support extending the event budget to a maximum of £100.

Action Point: PTRA to discuss Pullens Centre refurbishment in first meeting following AGM.

Action Point: TS to invite Newington Ward Councillors to event.

Update on CGS grant applications – waste / recycling stations

- £15,000 has been awarded to the Pullens estate address waste management. A feasibility study has apparently been done undertaken by Southwark Council and Councillor John Batteson thought that the Council departments concerned were confident that the proposal

could be realised even though the full grant request was not granted. This could involve a contribution from the 31 Amelia Street planning approval.

- MH reported by email that he had stressed to Councillors that the exact locations needed to be consulted upon beyond our laypeople's initial suggestions.
- Funding will be awarded as a CGS Project, i.e. overseen and managed by Southwark Officers.
- JB's view was that a shared walkabout with concerned council engineers/planners and us and the Councillors would probably be a first step, also keeping in mind that locations needed to keep the Western end of Iliffe Street and Amelia Street pocket gardens in mind.
- Southwark would be in touch regarding next steps:
 - Council officers will consult with everyone affected by the idea.
 - If there is no support for your idea or permissions are not secured, the project will be cancelled, and the funding returned to Council.
 - Southwark procurement guidelines will be used to commission the best company to deliver your idea.
 - Average delivery time is 10 months. However, complex proposals may require extra consultation, planning permission or other consents, or may be restricted by seasons or other unexpected circumstances.
 - If Southwark are unable to deliver the idea within two years, they will undertake a review and councillors may reallocate the funding to other ideas.
- Group discussed the importance of being proactive in the development of ideas that are community generated.
 - In 2010 there was a long consultation process undertaken by the PTRA (funded by funding from Oyster Court development). Architects were appointed and drawings prepared.
 - DC has offered to share 2010 proposal and renderings. The 2010 proposal was voted down at the time because it required that parking spaces be reappropriated. Perhaps the attitudes of residents have changed? LTN have made lots of options more possible than they were before.
 - During the waste management walkabout last month it was proposed that part of the green would be repurposed for waste management. This proposal was highly contested by the group.
 - VB pointed out that the Pullens Gardens is designated as 'housing land' so there is no protection for the plot for reuse.
 - Veolia should be sharing further information about what should be put inside each bins. Information and education programme.
 - The PTRA must take the lead in deciding what solution would work for the estate.
 - Key concern appeared to be that the PTRA not allow Southwark Council to impose a solution upon us: the solution should be community-driven.

Action Point: DC to circulate 2010 designs and proposal

Update on Neighbourhood Fund application – Pullens Festival

- £3,500 was awarded as a contribution towards the 2024 Pullens Festival, planned to coincide with the Pullens Yards Open Studios (?7/8/9 June?)
- Funding will be awarded as a grant, to be managed by PTRA. PTRA should receive written confirmation within 15 working days.

- PTRAs will be asked to sign and return a condition of fund agreement before funding can be released. All necessary documentation must be submitted with the application to be considered.
- DA indicated that £3,500 is not enough money to put together the provision for stage, materials, and wet-weather provisions let alone paying performers an appropriate fee, therefore further funding sources should be identified.
- VB suggested that we have two options: we either put on the festival for the budget available, or we seek other sources.
- DA has met with the 'impact team' from Chatelain House development to discuss further opportunities for collaboration. Proposed an artistic commission to utilise their building. The group discussed returning to them for match funding of the Neighbourhood Grant.
- Artists need to be paid and to undertake paid rehearsals. Underpaying performers would contravene Musicians Union rates.
- KW suggested speaking to Hannah Metcalfe at Mint Street Music Festival to discuss budgets and indicative pricing models.
- Committee are encouraged to call in favours and ask for good will.
- Discussion around payment for services offered by DA in organising the event.
- KW highlighted diversity of the communities in the neighbourhood. Proposed thinking about participatory workshops where one person is paid a fee but much greater number of people can be involved through participation.
- VB proposed contacting John Wiggan (?) about connecting with Columbian and African performance communities.
- KW proposed approaching the Mind and Soul Community Choir as workshop organisers.
- KW suggested that we opt for solo performers rather than groups to keep costs down.
- Discussed make sure that date does not clash with Paisley Park fair.

Action Point: DA to approach Chattelain House developers to request match-funding.

Action Point: TS to ask Yards Associations whether they would encourage us programme the festival at the same time as the Open Studios weekend.

Action Point: All PTRAs members to think about funding sources and favours that could be called in.

Planning ahead to the AGM – topics, chairing and constitutional amendments

- AGM to take place at the Pullens Centre on 15 April 2024, 7-9pm
- Discussion on who to invite:
 - Rubeena Amanullah (Resident Participation Officer, Southwark Council).
 - Ayat Mahmoud and Hannah Ndungu (Resident Services Officers).
 - Sam Vacciana from SGTO
- Discussion on how to encourage attendance and participation. Identifying skills we might need – marketing, fundraising, events organising, etc.

Action Point: MS to invite Sam Vacciana from Gaywood Estate / SGTO to officiate PTRAs AGM.

Action Point: TS to invite Rubeena Amanullah (Resident Participation Officer, Southwark Council).

Action Point: TS to invite Keith Wilson (Senior Resident Participation Officer, Southwark Council).

Updates on cleaning, waste management, safety/security, planning applications

- TS reported that estate walkabouts have not been scheduled by RSO since September 2023. Promises by Keith Wilson (Resident Services Manager) to provide dates for February and March walkabouts have not materialised.
- ML reported that he managed to get bins in Peacock Street cleaned. It is Southwark's Housing Department who are responsible for this. Only successful by going through Southwark's complaints process. Housing department order at the next cleaning meeting.
- Members reported that stairwell cleaning is inconsistent. Mainly just first floor.
- 31 Amelia Street Planning Application
 - Planning meeting held on 20 February at 18:30 and attended by committee members DC, DA, VB, KW, along with Jeremy Leach (Walworth Society) and other concerned residents. PTRAs members presented arguments against the development, citing lack of consultation; improper use of the site; harm to the conservation area; size of the building; footprint of the building; and harm to the Low Line. The arguments were supported by Councillor John Batteson.
<https://walworthsociety.co.uk/2022/11/02/31-amelia-street-se17-please-object-to-t-his-application/>
 - Planning application was supported 3:2 with one abstainer.
 - As a condition of agreement, a one-off-payment of £50,000 was requested from Southwark Council Officers as a contribution to waste management in the vicinity.
 - A further (circa) £60,000 one-off-payment was requested from Southwark Council Officers as a contribution towards the maintenance of Pullens Gardens due to the increased demand on its facilities.

Action Point: TS to contact Keith Wilson to follow up on missed walkabouts as a courtesy, then raise this as a complaint.

AOB

- Richard Dowling (Alberta TRA) has contacted VB to discuss hosting on an initiative with local students and Kurdish community at the Pullens Centre. The event will be a pilot and centred around food and culture. The group indicated that this was an initiative that they would like to support and offered the facilities of the Pullens Centre free of charge. If large event it should be flagged that kitchen and washing up facilities are limited.

Action Point: VB to confirm with Alberta TRA that we will offer the Pullens Centre free of charge.

20:59 Close of meeting / TS, 12 March 2024