

Pullens TRA Committee meeting

Monday 14 October 2024, 19:00, Pullens Centre, 184 Crampton Street

19:05

Welcome, introduction, and apologies

Attendance: TS (Chair), KW (Vice Chair), IH (Minutes), MK, GT, VB (Treasurer), DC, CH, JK, ML, x2 Peacock Residents

Remotely: Michael Greenhalf (Waste Contract & Strategy Manager, Southwark Council)

Apologies: KE

19:00

Welcome, attendance, and agreement of agenda, selection of the meeting Secretary

TS welcomes members, presents proposed agenda, which is agreed. IH volunteers to take minutes for the meeting.

19:05

Agreement of minutes of July 2024 Committee Meeting and September 2024 General Meeting

Agreement of July 2024 minutes deferred pending revisions by KW. September General Meeting minutes agreed.

19:10

Waste Management Proposal

Michael Greenhalf attends via Zoom conference call. MG has undertaken walkabouts of the estate following Cleaner, Greener, Safer application from Pullens TRA in 2023. MG has been tasked with developing comprehensive waste management proposals for seven Southwark Council estates that were built without waste management solutions. MG presents an initial draft of a preliminary proposal to install consolidated waste management sites across the Pullens estate. Total cost is estimated at approximately £112,000: this is being considered as budget projections indicate that long-term savings from street cleaning and collection contracts will over time offset initial capital cost. MG

indicates that the project is currently viable, but the window for this may not be open for long as Housing budgets are overstretched.

Proposal is to install multiple metroSTOR bins across the Pullens estate for consolidated waste management. metroSTOR bins would be grouped in pairs: one refuse with one recycling. In some locations there would be multiple pairs. An annotated map was provided to attendees, which gave a broad indication of proposed locations. These would either be set within insets of along the edge of the Pullens Gardens, or otherwise on build-outs of the pavements. This would result in the loss of parking spaces, but is otherwise unachievable as there are limited options given the footprint of the estate.

There would be no cost to residents for the rollout of this proposal.

Collective food waste bins are being installed across the borough and have already been deposited on the Pullens estate. This is a statutory requirement. Current locations are not fixed: they will be relocated following discussions around broader waste management proposals.

VB questioned how fixed the designs for the bin islands would be. MG indicated that these would be built out at curb level, but is open to suggestions.

DC recalled discussions undertaken between Southwark Council and the PTRAs in around 2011, where similar proposals were made. High quality finishes using corten steel were put forward, but funding available at that time was limited so proposals did not go ahead. Indicative images shared are ugly and inappropriate for the Pullens estate.

TS asked if the proposals would impact the frequency of collections. MG suggested that collections would be made twice per week for both refuse and recycling.

JK asked if 'green' roofs could be built into the metroSTOR housings. MG said that this would be possible, but previous experience has indicated that these are difficult to maintain.

KW raised concerns about the number of stores located on Iliffe Street, which appear to also house waste from Penton Place. Locations should be equitably spaced. Asked if metroSTOR bins would be difficult to manoeuvre and pack: MG stated that experience has indicated that these are easier to pack.

DC raised technical questions about how housing would sit in relation to pavement. Previous proposals had these lower than pavement, which would lead to build up of waste in gullies. MG stated that the pavement would be extended, meaning that the surface would be the same height as existing surfaces.

Questions were raised about locations of stores. MG indicated that he is open to suggestions about locations - nothing is fixed and would be open to public consultation.

DC asked about status and allocation of Section 106 funding allotted from the developers of 31 Amelia Street development that is earmarked for waste management for the estate. MG stated that there is no indication of when the S106 funding will be available, so proposal is costed without taking that into account. Funding may become available at a later date, and could then be used to improve the appearance of bin stores by adding planting etc.

KW asked about materials to be used for the pavement extensions. MG said that this would be determined by the Highways team. TS said that the Southwark Streetscape Design Manual dictates that Yorkstone be used for pavements within a Conservation Area.

TS asked about next steps. MG asked the PTRAs to determine whether they would be (broadly) supportive of the proposal. If support is given, the proposal would go to Councillors for approval. If approved, the proposals would be worked up into fully scoped ideas and then formal public consultation would take place. TS asked about timescale for decision about PTRAs endorsement. MG indicated that the sooner the better.

Action: TS to collate PTRAs feedback and send to MG

19:30

Service Charge Increases

TS indicated that several leaseholders had raised concerns about the recently received Actual Service Charges for 2023-24. A difference of around £300 between the estimated actual charges. The cause of this appears to be a substantial increase in buildings insurance premiums. Southwark Council previously wrote to leaseholders in autumn 2023 to inform them that they had failed to find a new provider and were forced to take out an emergency contract. The Council has referred itself to the First Tier Tribunal due to the financial implications.

Leaseholders wishing to question the service charge increase should do so using Southwark Council's complaints process. Under the terms of their leases they are obliged to pay the charges, but can do so 'under protest'. LEASE provide a template for doing so.

Action: TS to post information on complaints and 'payment under protest' procedure on PTRAs website

19:40

Cleaning

KW and MK presented a draft Cleaning Survey that would be distributed to all residents. Feedback was provided and a revised version will be produced by the end of October.

VB questioned whether the PTRAs should inform Southwark Council in advance in order to ensure they are aware and committed to engaging with the results.

The group discussed survey distribution models. MK asked for opinions on whether door-knocking would be appropriate. The group was mixed on this – some felt it would be invasive. A mixture of letterboxing, door-knocking, and email will be employed.

Action: KW, MK and KE to update survey text and distribute

19:40

Finances

VB presented PTRA finance update. Questions about charges for Pullens Centre refurbishment. TS reported that £5000 has been received from Southwark Council.

21:00

Close of meeting

21:00

Close