

Lant and Bittern Streets TRA General Meeting
Mint Street Playground
6th July 2010
7:00pm

Called to order 7:22pm

Attendance

Officers:

Joe Beckles Chair, Michael Finnerty Secretary, Francis Bassey Treasurer

Committee Members, Tenants and Residents

David Lloyd , Teresa Lloyd , Damien Cheetham, George P, Patricia Villa's, Marcus Miller, Margha Monamee, Christaina Kasi, David Edwards, Sandra D., Kemi Oyenenge, Kingsley R, Robert Smith, GM 7 Lant House, P Reid ,George ,Redman

Present

Harold Markham Southwark Council, Michael Adebiyi SGTO, Cllr David Noakes, Gary Glover LBS, Carole Wright Bankside Open Spaces Trust, Helen John BOST, Helen BOST, Kingsley O. Borough and Bankside LBS

Apologies

Cllr Adele Morris, Cllr Thornton, Shola Jacobs, Deputy Chair, Carol Rice, Jacobs E, Pat Watson

Fatama Cole, Rene Thomson, Andrew Moffet 46 Redman, Nigel Rooch 65 Redman

Chair Remarks

JB welcomed people to the meeting. He said this was the first meeting at Mint Street which we had agreed to try out. Constitution and Code of Conduct in place.

Item No.	Agenda Item	Action Points
1	Minutes 8th June 2010 –adopted	AP.
2	Matters Arising DC wanted to know whether there was intent to have an Web Site editorial committee. JB added that to AOB.	JB
3	<u>Tenants Room – Redman House:</u> JB asked Gary Glover about it. GG said Linda Elliott was taking up the matter. JB stressed that it had been quite a long time since the request was made. GG said at the moment there is a moratorium on spending on tenants' halls. He said it would go to the cabinet for a decision. He explained that some rooms have been identified as 'hidden homes'. JB said the Redman House room was not designated a hidden home and that the decision was taking a very long time. GG said he would	

	<p>need to enquire about costs as well. JB wondered why the room is good for the cleaners and not for the TRA to use for its own purposes. GG said he would chase Linda Elliott tomorrow. JB also informed GG that he contacted an organisation that handles Community payback' and as a result we can get free paint and labour to fix up the tenant's room this information is known to the Council</p> <p>The only cost for the Council will be the requirements and installation of a ramp for people with mobility issues.</p>	GG
4	<p><u>Repairs</u></p> <p>GG said JB had asked him to come along to the meeting to deal with repairs issues.</p>	
4.1	<p>MF brought to attention the paving stone missing off the back entrance of Redman House lower block leading to Gt Sufflok St. He said it presented a health and safety danger, and work had been outstanding for about a year.</p>	GG
4.2	<p>DL said outside the communal entrance in front of the lifts of Redman tower block that all the tiles have come up. GG explained that everyone should have received a handbook stating which repairs tenants are responsible and which the Council is responsible for.</p>	GG
4.3	<p>FB said he had a problem with his bathroom 3 months ago, wrote a letter to Southwark Council and it went unaddressed two years. He says water has dripped into the electrics. FB called a private repairs person and he said LBS told him that he would have to pay. GG said he would get a technical officer to come by. GG said LBS should do that work.</p>	GG
4.4	<p>DC said that 12 of 16 flats in Bittern House had ongoing problems with mould in several rooms, and that the situation has not been resolved. GG took note. He said it's bad condensation and not damp. He says it's a ventilation problem. DC said there was exposed brickwork in some kitchens and bathrooms.</p>	
4.5	<p>DE reported a problem with water continually coming in windows</p>	
4.6	<p>DEN reported via Cllr Morris that regarding an exterior tap at Lant House that Jemma Dixon who is currently ill will speak to the team leaders later this week</p>	
4.7	<p>JB referred to the last walkabout report with JD, and that a number of issues remained outstanding.</p>	
4.8	<p>Kemi reported that since the works at Redman, the lines for parking have been erased and it is leading to problems with people parking improperly.</p>	

4.9	PV said the stench and smell of the bins on the ground floor is disgusting at Lant House.	
4.10	JB said at 9 Trundle House there is a new tenant and the place was left in a terrible state with paper peeling off walls. GG said he'll speak to Dave in Peckham about it.	GG
5.	<u>Presentation/Training Committee Introduction.</u> Harold Markham gave a presentation on what a Tenants' Association is and the responsibilities of committee members.	
6.	<u>BOST speakers Carole, Helen and Hedge</u> Carole talked about the play in your manor project. She said the ages are 5-13 and that kids are welcome to come raised-bed food gardening. She also said there is a four week summer play scheme that children are welcome to. There will be on Wednesday 11 Aug 2010 a trip to a nearby farm in Kent on a coach. The trip will include many activities and lunch. Leaflets will be circulated.	BOST
6.1	Helen reiterated the two new projects going forward: a play area and a food-growing area on Redman Green.	BOST
6.2	Hedge spoke. She's a new member of BOST staff looking after the Redman Green food-growing project. She said there had been some consultation already and there's been a very positive response to the food-growing. She is going to propose that the area be divided into a play area, a food-growing area, and a place for dog walkers. She wants to establish a steering group separate to TRA that would get together ad hoc and report back to TRA. She asked for interest and people are to give their name to Secretary.	BOST
6.3	By mid-July they are hoping to have a trial plan with a fenced off area for dogs. There will be a "play in your manor" day as well. By the end of August the plan for the community garden will be finalised and raised beds will be built from beginning of September. She hopes to plant in September. She's hoping people will want to help build the garden. There is a chance for small fruiting bushes and apple trees.	BOST
6.4	JB wanted to know whether there'd been feedback on moving the climbing equipment over to Redman Green. Helen wanted to ensure everyone would be happy about health and safety on moving that but that the original plan was to have an open play area.	BOST
6.5	Hedge said there would be door-to-door consultation.	BOST
6.6	JB asked whether there were finance arrangements for the trip to the farm. Carole reported the coach would cost £465 and it will be	

	<p>funded partly by BOST, but that there would be a small charge of £5 for adults and £3.50 for children and a need for TRA to defray part of the coach cost.</p> <p>Committee agreed to a trip to the Kent Farm. 20 from Lant and Bittern TRA will be invited and 20 from Mint Street. There will be a 1/3 contribution to the coach of £155 pounds. No objections in principle of this trip because a similar trip last summer was poorly attended. JB to arrange 20 participants and payment. Carol said there may be other trips depend on the success.</p>	<p>BOST JB Carole</p>
<p>7.0</p>	<p><u>Lant Street Update – Cllr David Noakes</u></p> <p>DN explained the background to the closure of Lant Street for the proposed Charles Dickens playground. It has been closed since late December 2008 and it was done so as not to lose planning permission. He said there had been a long and painful process trying to establish a pedestrian passage along Lant Street. At the last meeting with the school, there was an agreement to consult residents.</p> <p>He said the survey was given out to Lant and Bittern, Trundle and Redman and at surrounding private blocks on adjacent streets. 89 of about 350 surveys were returned, which is a pretty good response, he thought.</p>	
<p>7.1</p>	<p>DN gave headline results as follows:</p> <p>Would you like Lant St reopened (restricted hours?) 81 yes 6 no</p> <p>How often did you use it? 69 every day</p> <p>What times of day? All times of day most popular response</p> <p>In whose company? 38 alone 36 in various combinations</p> <p>Would you use the pedestrian route after dark? 74 yes 10 no</p> <p>How has closure affected you? DN is still collating answers. Some extracts: “Daily commute longer... don't use amenities either end. More difficult to get to tube. Added 2-3 minutes to cycle to work. Wrong to walk around Mint / Sanctuary as can be dangerous. Great improvement. Has made it harder to support shops in Gt Suffolk St”</p> <p>DN said there were many comments and he would feed them back to the residents and to the school.</p> <p>Would you be interested in a community garden alongside the pedestrian route? 66 yes 15 no</p> <p>DN said he's telling the school there must be a meeting before term breaks up. He said CDS plans to take down the hoardings and put up a fence, but DN is waiting to ensure it won't compromise any plan for a pedestrian route.</p>	
<p>7.2</p>	<p>JB said Caroline Croft, head of Board of Governors, indicated there would not be a ruling out of the passageway at this point with the fence. DN said the school has not been proactive and they are stalling. JB said there had never been any positive people at the school toward the community's wishes. JB said he would like to see the designs by the architect.</p>	

	<p>DN said the responses come from Sanctuary, Vineyard, and the gated community at 54, 56 Lant Street and from the estates and that this is a very good response rate as a far lower response is the norm.</p> <p>DE asked who owns the road. He said he felt tenants and residents should have a right to the public road, owned by London Borough Southwark. DN explained that the decision dates to before he was Councillor.</p> <p>DN says it's very hard to move the school as they have all the permission they're required to.</p> <p>RS wanted to know whether the school had got any feedback from other people in the neighbourhood saying they are unhappy. DN said CDS thinks the wider community supports the closure and that it's for the greater good. They believe that the longer it's there the more people will accept it.</p> <p>MF said he hoped this survey would once and for all persuade the school otherwise. He asked that the councillors be thanked for carrying out the consultation. There was consensus to thank them.</p>	
8.0	<p><u>Nominations for Committee Members:</u></p> <p>Chairperson's Report followed by Committee Members nomination and adoption.</p> <p>Nominees: Sue Reed, Fatima Cole, Kemi Oyenenge, David Edwards, Marcus Miller, George Battista, Patricia Villa. No objections.</p>	
9.0	<p><u>Feedback from Area Forum & SGTO</u></p> <p>JB said last month's area forum was cancelled because LBS said there was nothing to discuss. SGTO held AGM last week.</p> <p>MA wanted to draw attention to the training programmes offered by SGTO. MA handed out a pamphlet with the different courses. He said many TRAs dissolve because of problems with the accounts. He said it's important to know about organising public events, raising money, chair's responsibilities and tenants' rights.</p> <p>JB said that JB had been returned as an executive member of the SGTO. It was a successful AGM</p>	
10.0	<p><u>Website</u></p> <p>JB had proposed that the website be managed exclusively by the SGTO. DC had wanted that to be brought before the General Meeting.</p> <p>DC said he didn't want the website responsibilities to leave the community. JB said the problems are that there is no control over who's updating the website and thus things get written over by accident. JB said he thought that the SGTO should have exclusive control of the management, guided by a TRA editorial committee.</p> <p>JB proposes that SGTO be permanent webmaster of the site. RS said he believes that things get out of control when they're at arms' length. JB said he thought the TRA is not responsible enough to take care of the website because not enough people have the skills,</p>	

	<p>equipment or time to be webmaster.</p> <p>DC said he's been computer literate for 15-20 years and that he's made 50 alterations to the website. He thinks he can work with SGTO and that responsibility is shared. He said it's a good skill to develop within the community.</p> <p>Kemi and TL wondered what would happen if DC was sick.</p> <p>JB said there were too many let downs to leave it with members of the TRA and we need a responsible manager of the website.</p> <p>Motion carried.</p>	
11.0	<p><u>Treasurer Report</u></p> <p>FB said that since the last report there was a significant new deposit to the account thanks to LBS funding. He went through the rest of the accounts. The balance £2,275.75 as of today.</p> <p><u>AOB</u></p> <p>RS wants to put on the agenda for the next meeting a discussion regarding the gates leading to Redman Garden. JB said there is a proposal to have new security at Redman Gardens. RS also wants to raise the question of lighting external and internal at Redman House. DC reported that there were people on the estate who had been reported to LBS querying their residence. He said there are people to talk to about this, an anti-harassment line. JB said that a group of anti-terror police showed up at his house in the last week investigating a charge of an arsenal of weapons at his flat. He said that was a further example of worrying harassment</p> <p>There is a helpline to deal with this 020 7708 4959</p>	
12.0	Meeting Adjourned 9:25pm	