

## **TRA General Meeting Minutes**

**Date:** 18/02/25

### **Attendees:**

Ali & Mary L Shahumi (AL-S, ML-S), Clive Shaw (CS), Colin Ross (CR), David Fryer (DF), Emma Crookes (EC), Gaye Rainer-Kirkwood (GR-K), Jason Hollyhead (JH), Max King (MK), Nick Pandey (NP), Peter Bavington (PB), Pius Chigwedere (PC), Ricky Parratt (RP), Stan Matthias (SM), Theo Politowicz (TP), Eileen & Terry Worrell (E&T W), Alina Stoin & Ion Pulu (AS & IP), Clive Jackson (CJ), Sonia Martin (SM), Debbie Lawrence DL.

Julie Barks (LMJMB)

### **Apologies:**

Katherina Ebert (KE), Leigh Hatts and Igor Novokreshchenov (LMJMB).

## **1. Welcomes & Introductions**

### **SE1 Solar Clarification & Update**

Following a request at the previous meeting (**14/11/24**), CS explained his involvement with SE1 Solar, a community benefit society registered in 2024. There was nothing to declare in our first year. This year the society has received grants from a number of energy companies. The first part of the grant would fund feasibility studies for installing solar panels on various roofs (including Kipling), all of which need to be secured for 25 years to ensure viability. The second part of the grant is aimed at alleviating fuel poverty. With support, advice and free 'energy packs'. A handful of Kipling residents, including CR, have signed up as paid 'Energy Champions' on SE1 Solar's fuel poverty program.

*CS: It is a non-profit. And as a director, and even if we had one million solar panels I wouldn't profit. It is a volunteer-led initiative but beneficial for the entire community. Our low rise (and tower block) roofs are aging and leaking. The top floors of the low rises have no insulation, making them too hot in summer and too cold in winter. If we get solar panels, great; if not, at least we'll get better roofs.*

CR explained an upcoming meeting regarding energy packs, which include low energy bulbs, draft excluders, rad-fleck etc. A sign-up sheet is available.

## 2. Minutes of the Last Meeting (14/11/24)

CS reviewed the minutes from the last meeting and provided additional context for those who were absent.

- **MK:** Correction – Debbie Walsh, (not Jackie Scorer).
- **RP:** Most residents I spoke to do not want a pond. I have contacted Southwark and submitted a complaint naming Clive Shaw.
- **IP :** I don't want and I was not informed about the Green Houses project either.
- **CS:** Explained how newsletters and other communications have been distributed to every home on the estate. CS asked if everyone received their TRA newsletters or seen our notices on LMJMB website/notice boards?
- **EW:** *I have not received any updates.*
- **PC:** *Regarding a return to democratic rights - Coffee & Cakes - How will this change moving forward?*
- **CS:** *Regarding the TRA Levy - We are due £1,500. We have submitted our annual statement, but until we receive the funds, we do not have money for biscuits.*

## MINUTES APPROVED

### 3. Estate Improvements

a. CS proposed GR-K's title as *Estate Improvements Officer*. The motion was unanimously approved.

#### b. Estate Improvement Sub-Group ToR

CS shared the Terms of Reference, (based on the recently approved Green Sub Group ToR). CS asked if everyone could read them and there will be a vote to approve at next meeting.

#### c. CIL Application (TRA-Led CCTV & Lighting for Low-Rise Stairwells)

GR-K explained that CS sent out a newsletter about the CIL application. The goal is to fund CCTV, lighting, and security improvements for low-rise buildings. Police attended a meeting, and consultants assessed the costs, but no funds were available, leading to this application. If successful, the works will be carried out with LMJMB and workshops will be held, and resident participation will be encouraged.

CS presented a security map, showing an increase in ASB (anti-social behaviour), though underreported. The estate, designed in the 1960s, is outdated and has a number of vulnerable overlooked areas, which LMJMB cannot afford to upgrade. Their necessary focus is instead on priorities such as Fire Safety and concrete repairs etc. Thanks to GR-K, a comprehensive proposal was submitted to the Ward Councillors with support from the Police.

- **JB** Encourages residents to report incidents so that data can support the CIL application.
- **CS:** Explains that CIL funding comes from developers and that other groups are also bidding.

#### **d. Major Works (Simla & Burwash Concrete Repairs)**

- **GR-K:** Surveys for concrete repairs have been completed, and we are waiting for results. They conducted abseiling inspections and removed some concrete.
- **AL-S:** Keen to avoid unnecessary spending.
- **RP:** Are windows being assessed? They are reaching the end of their lifespan.
- **CS:** By 2030, the buildings need to meet updated insulation etc standards, so window replacement should be included.
- **NP:** This was not listed in the major works discussion.

#### **e. Estate Levy Application**

##### **Simla & Burwash Lobbies & Lift Signage**

GR-K stated that if the CIL funding is approved, it will be used for low-rise buildings. The estate levy funds must be spent before the end of March, or they will be lost. The tower blocks need urgent attention. The goal is to improve aesthetics, such as covering old tiles instead of removing them, except in front of lifts, and repainting.

**ACTION:** Hold a lobby meeting regarding high-rise lobbies - Display mock signage for placement and colour decisions.

#### **f. Bins**

- **CS:** No update; KE is handling this. Southwark is not issuing additional bins and wants residents to manage waste better.
- **PB:** JMB controls the bins and should be able to issue more.

- **JB:** Even if we purchase more bins, Southwark limits collection.
- **PB:** *The issue is people leaving bins open. They are heavy, so what is the solution?*
- **CS:** Jason (cleaner) leaves bins open per residents' requests.
- **MK:** *Some estates have bin houses with drop-in chutes.*
- **RP:** *We need secure, fobbed bin storage.*
- **TP:** *We have identified potential bin storage locations.*
- **GR-K:** *JMB prefers reserving those spaces for major works.*
- **CS:** *Will pass this on to KE.*

#### 4. Green Projects

##### a. LMJMB have applied for Biodiversity Funding for a green roof on Kipling's garage roof.

CS presented slides on the proposed green roof for garages. A funding proposal was submitted in September with help and support from the TRA, Wilder (local green group) and several universities. The goal is to completely recover the aged leaking roof, then cover a significant proportion of it with a lightweight base and growing medium for a rich, wild meadow. This will prevent flooding/overheating and support a wide variety of wildlife in a (fox free) wild garden. It should brighten the bleak view for many Kipling residents, although it will not be publicly accessible. Except for open days via the old community room in Burwash House. The room will be a base for educational projects as well as being the maintenance base for the garden.

- **MK:** *Do the roofs contain asbestos?*
- **CS:** *The initial survey(s) found no surface asbestos or any mention of any in our conversations with LMJMB, but a full survey is needed. The garden would be on the renewed surface and the works would not need to drill down into the concrete platform. It will also provide drier garages below which everyone should welcome.*

##### b. Wildlife Area & Pond Update

CS displayed a map of Fox Corner and explained previous discussions via newsletters, WhatsApp, and a 2023 TRA meeting.

- **AS & IP:** Didn't want greenhouses or a pond or even hear of it.

- **CS:** *Newletters were circulated with the area illustrated on the front.*
- **E&T W:** *Concerned about fleas and insects from standing water. Claims to have been more affected since the dig in October.*
- **CS:** *There is currently no water in the pond.*
- **PB:** *Once lined and filled, the issue may resolve.*
- **CP2:** *Worried about long-term pond maintenance.*
- **CS:** *The charity Froglife will be hosting a series of training sessions for all residents (and LMJMB gardeners) in maintenance and best practice as soon as it is completed.*
- **CS:** *The budget includes a wild meadow and a pond. The project has support from Southwark, LMJMB and our ward councillors.*
- **MK:** *Many residents discard newsletters. Can we improve communication? Residents read Planning notices but not TRA material.*
- **CS:** *TRA are all volunteers, and we are limited in time, distributing newsletters takes hours and we post all our info on WhatsApp/Notice Boards etc.*
- **PB:** *A meeting should be held with concerned residents.*

**ACTION:** Arrange a meeting regarding the pond.

#### **c. Compost Area**

- **CS:** *Displayed map of old compost area, outlining the problems with ASB after the compost station was built there. CS had to remove it after complaints from Police and neighbours regarding prolific drug use and related crime there. It is now clear but still attracts ASB elements ruining the peace for neighbours.*
- **RP:** *Ensure it is secure.*
- **GR-K:** *It will have new lighting and CCTV and tall fencing.*
- **MK:** *Could this area be used for JMB vans?*
- **CS:** *Should we give up this whole space to JMB? They would need to knock down the wall facing onto Kipling Street if they wanted to use it as a van parking space and concrete the ground.*

#### **d. Connecting Green Gate**

CS proposed adding a combination padlocked gate for controlled access between the community garden site and the greenhouses. Approved by residents.

**e. Lavender Planters will be sited along Mulvaney Way courtesy of a CGS fund**

**f. Tree Cutting Complaints**

DF raised complaints about excessive tree trimming.

## **5. AOB**

- **PC:** *Foxes on the second floor. Suggests adding a painted dog image to deter them.*
- **Meeting regarding the pond to be arranged.**
- **Anyone interested in joining the WhatsApp group?**

## **6. Date of Next Meeting**

Proposed: **8th or 15th April at 18:30**