

Minutes of the AGM January 30th 2024

Attendees:

Chung Lam - Chair
Li Williams - Secretary
Patrick Casavieille - Treasurer
Callum Murray
Imogen Davey
Jeremie Raude-Leroy
Ray Smith
Paul Bower
Junior Mayhew
Holly Nurse
Maria Branco
Nicholas Hall
Tatiana Salmon
Dallow Baroyah
Luis Mesa
Joel Pages

Attendees (other):

Joseph Powell (JP) Resident Services Officer
Yemisi Adebayo (YA) London Borough of Southwark (LBS)
Councillor Helen Dennis

Apologies:

Chaucer SNT (Safer Neighbours Team)
Jessica Akosah

1. The minutes are agreed.

2. Anti Social behaviour (ASB):

2.1 Resident, RS is still routinely checking the downstairs doors for damage and making sure they aren't wedged open.

2.2 The lifts are being urinated in every couple of days, there's some discussion as to whether it's due to residents, visitors, badly trained dogs (or all of these).

2.3 The 17th floor is still not being cleaned. Resident, NH asks if we can get a copy of the contract service level agreement. JP will look into this and ask for a copy of the rota from Khaled. The residents feel that nothing has changed since the previous meeting.

2.4 There's a request for the front gates to be fixed. They do not close and initially had an automatic closure. They have been deliberately damaged - there's no answer on this, although we have asked before. JP says that the back gates will be issued with a new padlock.

2.5 There is graffiti on the electrics cabinet by the front gate. Residents are concerned that these might be gang codes and tags. There's a general feeling that we need to deal with this swiftly or it will escalate. Needs to be cleaned immediately as it occurs, to send a message. Resident, CL on advice from the SNT from the Ward Panel meeting says that all graffiti should be reported with photos. JP advises to take a picture with location.

2.6 Resident, PC says that everyone needs to step up and action some of these problems ourselves - often LBS don't address these long term issues and they are increasing. Could we remove the graffiti ourselves?

2.7 Resident, PB asks whether could we create a guide for people living here? JP says that he wrote the document that was circulated around the flats about this.

2.8 PC mentions that our front door entrance doors are not secure. Feels that we have unwanted attention because intruders feel they will not be confronted by anyone.

2.9 Recently In the middle of the day, there was an altercation directly outside our block. The police were waiting for them. Appeared to be a planned operation.

● **Tuesday 23rd January - Meeting/walk around the building with councillors - Natasha Ennis, Laura Johnson, Gabriella Usuanlele /CCTV advisor/ Natasha Brown**

This was very well attended by residents (approx 14) - especially as it took place at 1pm on a weekday. We took the opportunity to explain thoroughly and demonstrate how the building's infrastructure was being compromised. We would like measures put in place to secure the building, theres a consensus that it is long overdue. Once again we asked about CCTV with cameras on all the entryways, and/or the possibility of a concierge. We are reminded that there's no guarantee of effectiveness with CCTV, as people conceal their faces. Also re. Concierge: a concierge won't remove people from the building as It's not their job.

● **Chaucer Ward Panel Meeting - 29/2/24 Feedback from Chung Lam, chair of The Chaucer Ward Panel**

Record attendance at this meeting. Past years criminal and anti social behaviour activity were looked at. Across the borough, there has been an increase in burglaries, muggings and robberies. CL asked about the death in the ABH front garden, but they couldn't share information with him. Can confirm it wasn't a resident, but it is suspicious.

The SNT are taking a more active approach to policing ABH, this is in response to our reports. Our building has issues which are spreading onto the Rockingham Estate. Kenny Smyth - Rockingham TRA Chair, reported problems with groups 'congregating' on their estate.

● **Feedback from Councillor Helen Dennis:**

Natasha Ennin is looking into our problems after our meeting/walkaround on the 23rd. A CCTV officer is advising on this. He feels we can at the very least get a temporary camera, possibly anti slip paint? They are looking at all options. ABH will be prioritised for Cleaner Greener Safer funding.

2.10 Resident, DB says that our front doors are not strong enough - we were told to remove security gates on our flats, when the new doors were fitted. Leaving our homes more vulnerable.

2.11 Resident, PC says that there should be more rigorous tenancy checks feels a lot of people shouldn't be living here - lots of subletting. These people are causing ASB problems. JP - the tenancy checks are done every 3 years. This doesn't sweep 'undesirables'.

2.12 The back gates are unsecured, always open and easy to open because they can be shaken to loosen the lock. JP says they will reattach the safety lock, but using a plunger isn't necessary. Residents feel that a new Yale lock will simply be broken again quickly. DB feels we repeatedly bring these issues up to LBS and they don't appear to listen.

2.13 Resident, PB asks whether we could make the following points to residents - to be aware that the security doors can be forced, that people are tailgating residents in, that intercoms are being randomly buzzed, please don't answer them. We need other residents on side. The TRA could do a letter drop. LBS could also do a poster for the cabinet or a letter drop, - but this only works if people are responsive to it.

3. Corridors and Common parts:

3.1 The intercom is very loud - it's asked if there's a way it can be muted - we can hear buzzers going off in other flats and at the moment it's constant. PC points out that when they were replaced we missed the opportunity to install video cameras.

3.2 The stairwells are constantly messy. the cleaner works hard, but there's simply too much debris, which is immediately replaced by more debris - cans, cigarette ends, bottles, vape cartons, food wrappers, spillages, 'cellophane' etc.

3.3 Resident, JM says that he's seen intruders remove the velcro padding around the exposed pipework to sit on as cushions.

3.4 Resident, MB reminds us that we need to remove the shed in the backyard.

AGM Elections:

Chaired by Yemisi Adebayo. Chung, Li and Patrick step down as Chair, Secretary and Treasurer respectively and are thanked.

● Jeremie Raude- Leroy nominates himself as Chair, seconded by Nicholas Hall. There are 7 votes. Not enough to carry the vote in his favour.

● Li Williams nominates herself as Chair, seconded by Chung Lam and Maria Branco There are 12 votes and she is elected.

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● Jeremie Raude- Leroy nominates himself as Vice-Chair. This is seconded and the vote is carried.

● Nicholas Hall nominates himself as Treasurer and this is seconded and carried.

● Paul Bower nominates himself as Secretary, this is seconded and carried.

● Tatiana Salmon is nominates herself Vice Secretary this is seconded and carried.

The next meeting date is to be confirmed for the end of February

** exact voting numbers and confirmation of seconding TBC in collaboration with LBS