

Minutes of the Meeting March 25th 2024

Attendees

Li Williams – Chair
Paul Bower – Secretary
Tatiana Salmon - Vice Secretary,
Holly Nurse
Ray Smith,
Sophie and Edward Wang
Junior Mayhew

Attendees (other):

Natasha Brown – Resident Services Officer, LBS

Apologies:

Chaucer SNT (Safer Neighbourhood Team)
Nicholas Hall – Treasurer
Jérémie Raude-Leroy - Vice Chair,
Chung Lam
Maria Branco,
Patrick Casavieille

1. Introduction by Chair LW and apologies of non attendees.
2. The minutes from February 27th 2024 meeting are read and agreed.

3. Pipework

Chair LW met with Adam Turner from Potter Raper and Bola Odusanya from LBS 18/3/24. LW showed videos of the exposed pipes being misused and explained that residents were told the pipework would be concealed after installation. Adam said they were told to only seal the pipes in the foil surround. Older emails confirmed the pipework was supposed to be enclosed. The ground floor with a recessed ceiling and the rest, metal casings. There are sample photos. Adam checked the building, and sent a report, saying a few of the pipe casements have been damaged and the velcro jackets disturbed in a few others. These older emails were forwarded to Adam and Bola by Chair LW.

4. Hot water/Heating

- 4.1 As reported at the previous meeting, there are issues with hot water shutting off suddenly, across the block. RS Officer NB was going to look into this. Someone on the 16th floor had no hot water at all recently.
- 4.2 The new system of individual radiator/hot water meter reading charges will come into effect on 1/4/24. The previous system of a fixed charge was replaced with an annual evaluation of each property's usage. This will be taken from the previous year's reading and updated annually. The 'MySouthwark' portal will show account holders personal consumption and tips/advice for saving energy.

Corridors and Common Parts

- 5.1 Front garden - a lot of litter, unhelpful to have a bus stop next to it, as people throw litter over the fence. Resident Services Officer NB said she would speak to the cleaning supervisor. An email from the SNT suggested we tidy up the appearance of the garden and outside wall, as it is unkept and attracts unwanted attention.
- 5.2 Resident JM brought up the use of the outdoor tap we used to use to water the front garden. The supply to this was cut off unexpectedly. NB to look in to our access to this tap. Storage for garden tools was discussed, JM said that the internal sheds can get broken into.
- 5.3 The tent at the back yard has been removed.

5.4 Continued reports of noise nuisance from neighbours in the low rise flats. Resident Services Officer, NB is aware of multiple complaints.

5.5 Re. ASB- if it is immediately threatening call 999. All else can be reported by email. It all needs to be reported so that it can be logged and keeps ABH on the SNT patrol list.

5.6 Re. Flats 78 and Flat 73 - SNT have closed both flats due to continual ASB.

5.7 There have been multiple ring camera recordings of non residents in the corridors.

5.8 Re. Front door side cupboards. Some months ago there was a break in via a side cupboard. These should be kept locked - can be locked with a big screwdriver) Resident Services Officer NB said she would ask for it to be raised with Communal Repairs.

6. Anti-Social Behaviour (ASB)

6.1 Re. Making the side doors facing New Kent Road more secure? They are still being forced open by unwanted visitors. Secretary PB suggested the possibility of removing the door handles to make them exit-only.

6.2 Intruders. A video clip filmed on the 4th floor has been sent to SNT.

6.3 Resident SW said that her neighbour had seen two men climb up on the first-floor landing at 3am on 24/3/24.

6.4. People are dumping rubbish at the front of the building, by the gates and in the lobby, this is a regular problem and contributes to the unkempt appearance of the building.

6.5 Resident JM said that people urinate in the corridor on the 17th, and he has seen people gather on the side balconies and throw things into the garden.

6.6 Re. Front gate: Residents are confused about its purpose as it is always open. Chair LW explained it was installed to be a visual deterrent, it used to close automatically but has been deliberately damaged, we were not allowed to have it as a locked gate.

6.7 Resident JM said that people have removed padding around the pipes to use as cushions. Chair LW emphasized the problem of exposed pipes. A man was caught on a ring camera, pulling at the velcro pockets at a front door, when challenged he said he was looking for something he'd 'stashed there earlier'.

7. Security Improvements

Resident Services Officer NB said she'll follow up on the following:

7.1 Permanent CCTV for the front of the building - this is being monitored monthly but only at the back of the building. Residents feel that this isn't sufficient, most of the problems occur at the front/sides of the building. A quote for permanent CCTV is being reviewed.

7.2 Parking in the back yard: she'll contact Clarence (in charge of parking) about illegal parking. There are currently no bays or restriction lines as they've been worn away. The back gates are being left wide open, which compromises security.

7.3 NB has a meeting with Silk and Mackman to see how the main entry doors can be made more secure as the magnets have been compromised several times. This meeting should happen before our next TRA meeting.

7.4 NB is looking into Anti climb paint and wire mesh for the first floor landing to help make it inaccessible.

7.5 NB will check on the damaged front door on the 4th floor, where there was a break in. The door has been

partially boarded but not replaced. It has been like this for several months.

7.6 A job has been raised for front and back gate repairs and costings will be done.

7.7 NB will look into why the outside tap, which we used to use to water the front garden was disconnected and can it be re- connected.

7.8 NB will send Chair LW the cleaning schedule for the building, the new one which will be released in April.

7.9 NB confirms the building walkabout, where ABH and its surrounds are checked for damage and cleaning - the 3rd Wednesday of the month at 11am. All residents welcome to join. Communal repairs and cleaning services should attend also, approx 1 hour duration. All floors are checked.

7.10 NB will check on 17th floor cleaning. Resident JM said that cleaners never mop or sweep the 17th floor. Are the cleaners aware that there are flats on this floor?

8. Ideas/improvements

8.1 Chair LW and PC, resident gardener, met with Nils Battye (from LBS) who installed our front garden in 2012. His opinion is that the planters are badly damaged and need to be replaced. He has suggested replacing with painted concrete planters. He will try to get some costings for us and will be supportive when we apply for Cleaner Greener Safer funding in September. This cost (and skill) is beyond TRA funds.

8.2 Chair LW would like to propose painted wall treatments outside on the wall entranceway to ABH and its interior. Intended as a collaborative project with residents who'd like to take part. She will approach United Saint Saviours Charity for funding and check our eligibility.

9. Any other business

9.1 ABH will be getting a new Resident Services Officer as Margaret Oku has left. NB our interim RSO, said that this would be a permanent post.

9.2 Any other ideas on making the building more attractive and livable? Get in touch via email/WhatsApp.

9.3 Resident JM mentioned that, since the EE aerial was set up on the roof of ABH he has had a poor TV signal.

9.4 People are regularly throwing things down from the 1st, 2nd and 3rd floors into the garden.

9.5 Back gate. NB said that a new padlock for the back gate is part of the quote she has received. NB said she would consider the most effective way of securing this and key allocation. Secretary PB said that many residents don't have a key for the back gate at the moment.

10. Accounts

The accounts have been submitted (23/3/24) to the auditors at SGTO (Southwark Group of Tenants Organisation), with a completion date of May/June 2024.

11. Website

It was decided to vote on the website at a better attended meeting. Vice Chair JR-L has built and designed a proposed website for residents, to be used as a point of contact and information at a cost of £205 pa. All are advised to look at it and vote at the next meeting.