

**MINUTES OF TNRA AGM FOR THE YEAR ENDING MARCH 2022 HELD AT 7:00PM
ON THURSDAY 21 APRIL IN HENRY WOOD HALL**

38 residents attended, plus Councillor Helen Dennis for the first two items on the agenda.

The following papers were made available to all those attending:

- Agenda
- Minutes of 2021 AGM
- Audited Accounts for the YE March 2022

1 Chair's opening remarks

Tim Horsler welcomed everyone to the meeting, observing that it was the first time that members had been able to attend an AGM in person since the onset of Covid in early 2020. During the year commencing that April, with virtually no income likely to be received save that arising from members' subscription payments, it had been decided to restrict expenditure to the absolutely essential. Although the continuing impact of the pandemic also made it impossible to hold an AGM for the YE March 2020 the Chair's Report and the Accounts for the year were circulated to all members later in the year. Covid-related issues also applied in the YE March 2021 but it did prove possible to hold a virtual AGM by means of Zoom.

Covid had another significant impact on the workload of the Committee, especially regarding its need to ensure the best possible communication with members while pursuing their concerns with Trinity House, its agents and Southwark Council. Tim especially commended the committed and continuing hard work of Lesley Exton, Ali Walker and Ed Heckels in all these activities. In particular he also thanked Ed Heckels for all that he had achieved during his six year tenure as Chair ending in March 2019. His many initiatives and excellent leadership had significantly enabled the Committee to be better organised, better at providing advice and information and better at pursuing the interests and objectives of TNRA members.

Tim noted that his own time as Chair had also been significantly marked by Covid in the shape of continuing issues concerning AST contracts and rent reviews and the resignation of two valued Committee members, Meera Rajan and Clive Greenwood, due to their strongly held views that the Committee was not adequately representing their interests and those of others. In Meera's opinion the Committee had not taken a strong enough stance in ensuring the best possible protection against Covid by insisting that members attending TNRA events and meetings must show negative LFTs result and always make appropriate use of masks, antiseptic gels and the like. In Clive's case he believed that TNRA was not pushing for action on behalf of AST residents adequately or strongly enough with Trinity House and Knight Frank. Tim noted that while greatly regretting the departures of both Meera and Clive the Committee respected and well understood the reasons for their resignations. Tim warmly thanked them both for their valuable contributions. He also commended former Treasurer Penny Hives and Committee member Annie Wingfield, both of whom had also resigned (Penny because she had been appointed as Trinity Village gardening contractor for Knight Frank, Annie to devote more time to her personal interests) for all that they had done for the members during many years of service.

Each Committee member was then asked to make herself/himself known to those attending and to briefly outline her/his activities on behalf of the members.

2 Report from Councillor Helen Dennis

Cllr Dennis made a brief presentation of those concerns for which she was responsible and which she was pursuing on behalf of TNRA and other residents of Southwark. These included green and environmental policies (regarding which the recent redesign of the Dickens Fields Park had been much appreciated by TNRA), local planning applications (most notably concerning the Borough Triangle site) and rent and housing concerns.

3 Chair's Report for the YE March 2022

Tim briefly summarised key events, issues, initiatives and actions with which the Committee had been involved over the course of the previous year. All of these had been reported on regularly via monthly e-Letters, bi-annual Newsletters and the website. In particular Tim drew everyone's attention to the contents of the recently distributed Spring 2022 Newsletter. The latter set out details of TNRA's recent key activities and initiatives, most notably concerning the following:

- Negotiations and communications with Trinity House, Knight Frank and Mainstay with regard to:
 - Contracts, rent reviews and estate management matters for ASTs
 - Long leaseholders' interests
- Needs and initiatives pursued with Southwark Council
- Recent and forthcoming TNRA events
- Filming
- Committee news, needs and information
- Membership matters

4 Treasurer's Report for the YE March 2022

Tania Clark (who took duties over from Penny Hinves towards the end of the year) summarised the key elements as set out in the audited accounts. These showed that expenditure remained well under control while income had significantly benefited from the resumption of filming fees. Principally as a consequence of the latter TNRA's year end reserves now stood at £39K, an increase of £16K over the previous year. Tim introduced a note of caution with respect to filming fees: although there was every hope that TNRA would continue to benefit from such receipts (concerning which Ali Walker's liaison work with the Council's Film Office was invaluable) there was no guarantee that they would continue nor that they would be as substantial as those received in the year just ended.

5 Questions and input from the floor

A number of queries from members and responses from the Chair, the Vice-Chair and other members of the Committee concerned planning and development issues and similar topics. A much greater number of significant questions, suggestions and requests, however, principally from Rosie Barnes, Simon Webster, Erica Schumacher and Megan and Clive Greenwood, were raised regarding AST contracts and rent reviews and the Committee's role and stance in pursuing AST residents' concerns with Trinity House and Knight Frank. Responses and further comments were in the main provided by Ed Heckels in his role as Chair of the AST Sub-Committee and also by fellow members Ali Walker, John Moore, Simon Webster and Clive Greenwood.

At the end of the debate Tim confirmed and underlined the Committee's commitment to pursuing better terms and better practice in the implementation and management of contracts and rent

reviews on behalf of all AST residents, all within the context of the need for Trinity House to pursue policies that positively encourage stability of occupancy for long term residents.

6 Election of the Committee

The following members of the 2021/22 committee agreed to serve again: Ali Walker, Edward Heckels, John Moore, Kristen MacPherson, Lesley Exton, Mary Jane Kane, Paul Sheils, Raffaele Manfellotto, Shaun Stern, Tania Clark and Tim Horsler. They would now be joined by Ann Tyler and Jane Salveson, both of whom had regularly attended and contributed to committee meetings as observers during the course of the last year.

Ed Heckels explained that during his period as Chair it was he who had initiated the observer concept. It was introduced to give those who had expressed an interest in joining the committee the opportunity to attend meetings so as to find out how the committee worked before putting themselves forward for election as full members. Tim welcomed approaches from other members who were similarly interested in attending meetings as observers prior to standing for election.

Tim drew proceedings to a conclusion by thanking everyone for attending. The meeting then closed at 8:30pm.

Tim Horsler, TNRA Chair