

**MINUTES OF TNRA AGM FOR THE YEAR ENDING MARCH 2023 HELD AT 7:30PM
ON THURSDAY 21 APRIL IN HENRY WOOD HALL**

Apologies for absence: Cllr Helen Dennis, Andrea Della Corte (Chair, Borough Triangle Objectors Committee), Jane Salvesson, Sky Cracknell, Elaine Scullion and Denis Loretto.

Present: 22 (11 Committee members, 9 general members, 2 Councillors. The latter attended solely for Item 3).

The following papers were made available to all those attending:

- Agenda
- Minutes of 2022 AGM
- Chair's Annual Report for the YE March 2023
- Audited Accounts for the YE March 2023

1 Chair's opening remarks

Tim Horsler (TH) welcomed everyone to the meeting, briefly drew attention to the agenda items and noted that the Councillors would brief the meeting on current issues, plans and initiatives and respond to questions.

2 Minutes of 2022 AGM

These were approved.

3 Report from Cllrs Joseph Vambe (JV) and Laura Johnson (LJ)

The Councillors provided a brief update on current action and issues as follows:

- Initial work on the Southwark 2030 Plan (which has involved significant consultation with the public) has been completed. It will now be analysed, tested and reviewed before finalisation and implementation. JV will provide TH with relevant links/contact details for him to make known to interested TNRA members.
- A recent survey has shown that Chaucer Ward has the worst street-cleaning record in the borough. As a result the Council has made it its No.1 target for improvement.
- Consultation is now taking place concerning proposals to restrict/slow the movement of traffic and improve pedestrian safety in Harper Road. Ali Walker (AW) noted the need to avoid making pavements wider than they are at the moment in order not to render them more likely to be abused by e-scooter users etc.
- TNRA's involvement in discussions with the developers of the King's Place site and its broad approval of the current plans has been noted.
- Proposals for new student accommodation on the Rockingham site have been approved.
- The Travel Lodge proprietors have paid £8m to the Council in recognition of the fact that their new hotel at 87 Newington Causeway failed to provide any affordable housing. It is not yet known where the Council will choose to build new housing funded by this payment.
- Both JV and LJ are well aware of the strong body of opinion expressed from many quarters against the height and bulk of the proposed Borough Triangle development. The current plans have been rejected. Berkeley Homes are now considering how/whether to proceed in

the light of their view that a significant reduction in height - and therefore a decrease in the number of apartments – will have an equally significant impact on the viability of the project.

- TH and AW raised the nuisance and actual danger caused to pedestrians by those using e-scooters and other motorised vehicles on pavements. TH also noted that (a) this is a London-wide problem as evidenced by the fact that Holborn Council has summoned the Lime bike executives to appear before its environment committee in May; and (b) the Mayor of Paris is currently considering banning the use of e-scooters. LJ responded by saying that Southwark is aware of the problem, is discussing the provision of specified parking spaces for Lime bikes with Lime executives as well as the introduction of fines for bikes left blocking pavements. In response to TH's and AW's comments welcoming this initiative as well as their observation that this initiative will not solve the problem of vehicles being used on pavements LJ noted that any outright ban will involve many interested parties and authorities as well as requiring changes to current legislation. As such this makes such a limitation on the use of such vehicles extremely difficult to achieve.
- AW, TH, Penny Hives and others pointed out that the height, light and design of the new lamp posts currently being installed on the estate are inappropriate, have been chosen without any proper consultation taking place and do not meet the clear guidelines set out in the Council's own well researched and detailed Conservation Area Appraisal. LJ reported that she knew that an official complaint has recently been received and noted the strong feelings on the matter expressed by the meeting. The meeting asked LJ/JV to do all they can to persuade the Council to put an immediate hold on the installation of any further new lamp posts pending resolution of the matter. They were also asked and agreed to follow up - the lack of consultation concerning the installation of new lamp standards.

TH thanked both JV and LJ for their attendance, expressed warm appreciation for their active involvement with TNRA's interests and concerns and asked them to ensure that they make TNRA's views on matters of concern known to the Council's decision-makers.

4 Chair's Report for the YE March 2023

Tim observed that the Councillors' presentation and questions and comments from the floor had left the Councillors fully clear of TNRA's opinion and wishes on relevant key issues. He then noted that all significant events, challenges, initiatives and actions had been reported on regularly over the course of the year via monthly e-Letters, the website and two Newsletters. The seventeen separate sections of the Chair's written report also provided a good summary of all aspects of the Committee's work. He therefore intended to focus his verbal report solely on a few selected matters that have resulted from the Committee's review of its activities and resources vis-a-vis the interests of TNRA members:

- first and foremost the Committee will continue to pursue equitable contract, rent and rent review policy and practice with Trinity House and its agents.
- a new but closely related aim will be to pursue take an active role in researching and pursuing policies and plans that address environmental, social and governance issues.
- it remains very important to continue to mount regular social events in order to foster and develop the strong sense of community and integration that makes Trinity Village such a special place in which to live.
- the successful pursuit of the interests of TNRA members and the provision of information, updates and advice requires a significant commitment of time, energy and application by all

Committee members, but above all by the Chair, the Vice-Chair, the Secretary and Ali Walker is considerable. Should any of these four resign, leave the estate or otherwise become unavailable it will be a great challenge to replace their particular skills, experience and active involvement.

- the Committee increasingly relies on volunteers to help it fulfil many of its activities. Should no-one step forward to respond to the pleas made in the Spring Newsletter for designers and – most especially – for someone to look after the new website it may become necessary to begin to pay a commercial rate for such work or – quite possibly - to cut back on the communication and other services provided for the benefit of the membership.

5 Audited Accounts for the YE March 2022

TH thanked Tania Clark for her work as Treasurer throughout the year. He noted the key highlights of the results for the year and the reasons for the relevant increases and decreases set out in them. Of particular importance is the fact that filming income is entirely unpredictable. Last year's significant receipts had been followed by no film income at all in the year just ended: the average annual receipt for the five year period 2017-2021 was £4,000. Reserves remained substantial, and although it was prudent to retain these at a significant level - to guard against unexpected costs and/or decreases in income - the Committee was continuing to review what target maximum/minimum reserves should be maintained.

6 Questions and comments on the Chair's Report and the Accounts

Very few matters were raised. None of these involved AST contracts, rents and rent reviews as had been the case last year.

7 Election of the Committee

TH expressed disappointment and regret that despite a continuing campaign to persuade general members – especially younger ones - to consider putting their names forward for election, no-one had done so.

Reminding everyone of the procedures set out in recent e-Letters and the Spring Newsletter TH briefly introduced himself to the meeting by informing those present of his particular key details:

- Name
- Type of resident
- Length of residence
- Length of time as Committee member
- Key responsibilities and interests

Each of the other ten Committee members present then did the same. Following this TH read out similar details provided by the one Committee member and the two observers unable to attend the meeting.

As no objections were raised concerning the election of all those concerned it was duly agreed that they would form the Committee to serve over the course of the year ending March 2024. The inclusion of Sky Cracknell and Elaine Scullion in the list of those elected also prompted TH to note the benefits accruing from the introduction of observer status by Ed Heckels during his tenure of office as Chair. TH then noted that the new Committee would in turn elect the Chair, the Vice-Chair, the Treasurer and the Secretary during the forthcoming 2 May Committee meeting. Full details of its members and officers would be announced in the next e-Letter, on the TNRA notice board and on the website.

8 Any Other Business

Following a few further comments from the floor TH expressed his regret at the small attendance, noting nevertheless the usefulness of the meeting in general and the contribution of the two Councillors in particular, and then drew the proceedings to a conclusion by thanking everyone for attending. The meeting then closed at 8:35pm.

Tim Horsler, TNRA Chair