

Minutes • Juniper T.R.A. Meeting #65 • 28/03/2024 • flat 30A

1. Present. Coralie Allison (Treasurer), Phoebe Eustance (vice-chair). Rob Kenyon (Secretary). Jess Oglethorpe, Rhiannon Rafferty, Jaki Wilford (Chair) .

2. Apologies. Tim Burrow.

3. Approval of Previous Minutes. Minutes of meeting #64, 29/02/2024 approved.

4. Matters Arising from Minutes.

a) Battery recycling. Secretary reported that there were several battery recycling centres nearby. To be listed in newsletter. A free recycling bin is available, but further investigation is needed into a suitable site.

5. Finance.

a) No transactions in last month.

March Balance: **£32,861.24**

b) Coralie now formally accepted by Metrobank as Treasurer. However, online banking not quite functioning yet.

c) Various alternative banks were mentioned. Considered decision to be made in due course.

6. March 19th Estate Inspection.

a) The cracks to top floor balcony seals reported in January were inspected. The most urgent work has been partly completed. Dave Lea considered that the job will require further visits. Dave expected wider balcony works to begin within a month.

b) Top floor gulleys are now clear. This item to be regularly monitored.

c) Rubbish Skips. Efe was asked again to investigate the sudden shortage of rubbish skips.

d) Significant fractures were found under walkway kerbstones in the forecourt. Dave Lea marked for attention.

e) Waste outlet junction failures were reported to Efe and Dave. Accessible cabinets were inspected and displayed typical states of erosion, disrepair and potential failure. The disastrous consequences of these repeated failures were clearly outlined to the

LBS officers, and the case made for maintenance to prevent future misery and expense. The response was that LBS does not have a maintenance program. Components will only be attended to *after* they fail. The meeting discussed the possibility of sourcing a private contractor to service the most degraded cabinet units, and a building surveyor to assess the estate pipework. Matter to be discussed at next estate inspection.

Proposal.

'This meeting authorises action to source quotes for servicing selected exterior drainage cabinets at Juniper House.'

Proposed Chair. Secoded. Vice Chair. Vote.

Unanimous.

f) Efe was informed that the gas company had been in touch with the TRA for keys to the staircase service cabinets, and asked if access could be enabled by LBS. Efe stated that LBS had no contact with service companies.

g) Dave Lea saw no problems with opening one section of fence to enable access from the Ball Court area to the round table-seat.

7. Repairs.

a) Flat 66 damp persists, especially visible from outside on corner of bedroom.

b) Flats 2, 7, and 12 still not dry after front-cabinet flooding in winter, making it difficult to identify additional possible sources of damp.

8. Cleaner Greener Safer Grant.

a) Grant result.

Tree application succesful. Other applications still awaiting decision.

b) Consultation form issues.

The consultation form for the installation of security lights and rainwater butts was shown to the meeting and the correct method of completing it discovered.

9. Next Meeting. 25/04/2024. Flat 30A 7.30pm.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper T.R.A. Meeting #64 • 29/02/2024 • flat 30A

1. Present. Coralie Allison (Treasurer), Rukayat Basaru. Tim Burrow. Rob Kenyon (Secretary). Paul. Rhiannon Rafferty, Cherrie Stevens. Jaki Wilford (Chair).Fati Yeboah.

2. Apologies. Phoebe Eustance. Jess Oglethorpe.

3. Approval of Previous Minutes. Minutes approved.

4. Matters Arising from Minutes. Grant updates under Other Business.

5. Finance.

a) No Activity

Balance carried forward. £32,861.24

February Balance. £32,861.24

b) Bank red tape. One more round of paperwork needed. Hopefully by next meeting..

6. Repairs.

a) Water Ingress Update. The secretary reported the decision by LBS Interim Housing Director to complete the repairs to faulty walkway surfaces. As in the email of **February 7th** from Cllr Gavin Edwards. (See Juniper News #165). There has been no news yet on the key issues of when the work will start and who will pay for it.

Leaseholders are especially advised to meet as a group to discuss their situation.

Individual Reports

b) Under legal pressure, LBS have agreed to re-investigate the source of the damp from above flat 14 and to undertake all repairs required.

c) Tim (F13) reported that an independent surveyor acting for a possible buyer had confirmed water ingress from above consistent with that experienced in several other flats on the same floor.

b) Horror stories from flats 17, 12, 7 and 2.

Rukayat, Fati and Rhiannon reported that the drainage junction in the cabinet of flat 17 had failed, releasing kitchen and bathwater into the cavity, and flooding every flat underneath right down to the ground floor. Ceilings collapsed, sinks and bathrooms became unuseable and

the lives of four families made miserable for months.

The failed component in flat 17 has been repaired, but LBS will not repair internal damage until flats are dry, which will mean more misery for over 10 children.

Use of Juniper electric clothes dryers was offered, and access to 30A for drying purposes.

Flat 12 is additionally affected by the same kind of damp in flat 13 and 14.

The secretary reminded the meeting that exactly the same situation occurred four years ago when all the flats below flat 42 were flooded. The domestic drain junctions have never been properly serviced, and are now all failing together.

action. Secretary to raise at Estate Walkabout.

d) Rubbish Skips. Residents Services Officer to be questioned over missing rubbish skips

7. Other Business.

a) Grant Progress. Assessment Meeting March 11..

b) Cherrie enquired whether there was a recycling service for batteries which Juniper could use.

Secretary to investigate.

c) Crocodile Products have been in touch to organise a site visit with a view to providing the first quote for a garden community space.

The secretary requested permission from the meeting to arrange a date. Permission granted. Date to be shared to community.

8. Block Security

a) The meeting was informed that suspect individuals known to the block are also known to other estates. There is more video footage of them.

Random police bicycle patrols are happening.

b) A discussion of the idea of mass CCTV coverage at Juniper was rapidly moderated by the likelihood of serious safeguarding issues. LBS to be consulted.

9. Date of Next Meeting. 28/03/2024. 7.30 Flat 30A

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper T.R.A. Meeting #63 • 11/01/2024 • flat 30A

1. Present. Coralie Allison (Treasurer), Karl Bolingbroke. Rob Kenyon (Secretary). Cherrie Stevens. Jaki Wilford (Chair).

2. Apologies. Tim Burrow. Phoebe Eustance. Jess Oglethorpe.

3. Approval of Previous Minutes. Minutes approved.

4. Matters Arising from Minutes. See Repairs.

5. Finance.

a) Activity

Balance carried forward. £32,960.50.

December. Zurich Insurance. £ 99.31

January Balance. £32,861.24

b) Meeting with Metrobank to formally change account address and signatories still pending. Tim and Coralie to organise.

Serious discussion on future banking arrangements required after the current administrative mess is untangled.

6. Repairs.

a) The chair explained 'Repair Orders', which might be used against LBS to remedy the damp ingress. Under a Statutory or Mandantory Repair Order the landlord must carry out repairs where failure to keep installations in working order affects either the dwellings or common parts of the building that the residents are entitled to use. As in our case.

b) An examination of the balconies and walkways on January 5th revealed widespread failure of the surface seals, many with plants growing in the cracks. Rain was also observed dripping through the underside of the top balcony near flat 20 and at other sites on the same floor. Metal light-fittings are rusting - a clear sign of water ingress.

c) Extreme ponding on the top floor is caused by persistently unblocked gullies. Unable to drain away, this rainwater then uses the cracks in the surfacing to penetrate the concrete structure of the building. To be raised at the next estate walkabout.

A package of images has been sent to LBS as further material evidence in support of our case.

The evidence-gathering survey of the block agreed at the last meeting to proceed as soon as possible.

b) Damp reports. Flats 9 and 39 (hallway). Damp also reported below flat 17 from decaying drain junction box (front cabinet).

c) Rubbish Skips. There are only two skips in the chamber near the entry to Juniper. There used to be at least four. To be raised at the next estate walkabout.

d) Forecourt Drains. Constant blockages to be raised with Area Management and Cleaning Team.

7. Other Business.

a) Grant Progress. Reminder sent to LBS grant officer regarding action on 2023 projects and 24 applications. No reply as yet.

b) The meeting authorised costings for an extending garden ladder to be brought to the next meeting for consideration.

c) Tree in border near Flat 2 reduced successfully.

8. Date of Next Meeting. 29/02/2024. 7.30 Flat 30A

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Reconvened Juniper TRA Meeting #62

7.30pm • Thursday • 23/11/2023 • flat 30A

1. Present. Coralie Allison (Treasurer), Karl Bolingbroke. Tim Burrow. Phoebe Eustance. Rob Kenyon (Secretary). Jess Oglethorpe. Jaki Wilford (Chair).

2. Approval of Previous Minutes. Approved.

3. Matters Arising from Minutes

Proposal:

*'This meeting agrees to renew the **Juniper Safeguarding Document** first signed on 24/09/2019.'*

Proposed: secretary. Seconded Chair. (This document has to be re-affirmed regularly to retain our funding status.)

Passed Unanimously.

Document signed.

Coralie and Jaki agreed to remain in post.

4. Finance

a) Annual Grant update.

Proposal: 'This meeting approves the following applications to Cleaner Greener Safer Capital Programme 2023-24:

i) 2095856 (Garden Den)

ii) 2095945 (Replacement trees)

iii) 2102761 (Granite block clear-up).' Proposed Secretary. Seconded Chair. Passed (1 abstention).

b) Treasurer Report.

No transactions.

Balance CF: £32,960.50

5. Repairs.

a) A new bulge in the underside to the walkway above flat 19 has developed. This is a repeat of the case reported on the same floor between flats 65/66 last February.

A 'Mandatory Repair Order' may be needed to make LBS take action. To that end a general damp survey of the block is needed to provide evidence of the scale of the problem.

Doorstep canvassing to begin as soon as possible.

Action. Coralie, Tim, Karl and Rob authorised by the meeting to represent the TRA.

[Phoebe, Jess and Jaki left the meeting.]

6. A general discussion followed on the Damp Survey.

7. Date of Next Meeting. 11/01/2024

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes • Juniper House Tenants & Residents Association

Meeting#61 • 7.30pm • 10/10/2023

Flat 30A Juniper House

1. Present. Coralie Allison (Treasurer), Simon Jones. Rob Kenyon (Secretary). Cherrie Stephens. Vanesa Strydom . Jaki Wilford (Chair).

2. Apologies. Tim Burrow, Phoebe Eustance, Jess Oglethorpe.

3. Approval of Previous Minutes. Minutes Meeting #60 approved.

4. Matters Arising from Minutes.

a) Parking. The new shop across the road is already causing extra congestion on Pomeroy Street. The Chair has contacted Queens' Rd fire station again. No response yet.

Residents were encouraged again to email complaints to local councillors Gavin Edwards and Sandra Rhule.

Newsletter item to provide details of problem and list of contacts.

5. Repairs

a) Flat 73. Vanesa and Simon reported flash-flooding from roof into living room due to blocked rainwater goods. Also continual noise from the storage tank in the roof.

Efe Urubusi and Dave Lea to be notified regarding regular clearance of rainwater goods in Autumn.

b) Flat 39. Cherrie reported a recurrence of damp on front wall.

Resident Services Officer to be kept informed.

6. Finance

September opening balance: £33445.73

closing balance: £32960.95

Outgoing: £485.20

Sportsdays: £160.00

Coronation Grant reimbursements: £325.20

7 Garden.

Cleaner Greener Safer grant application for lifting truck to relocate granite blocks acknowledged.

8. Other Business.

a) Misuse of recycling bins. Residents are dumping nappies etc in recycling containers.

action: Newsletter item and note to Resident Services Manager.

b) Garden Barbecue. November 5th.

9. Date of Next Meeting. 7.30. 16/11/2023. flat 30A

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes • Juniper House Tenants & Residents Association

General Meeting#60 • 7,30pm • 05/09/2023

Flat 30A Juniper House.

Present. Coralie Allison (Treasurer), Tim Burrow. Simon Jones. Rob Kenyon (Secretary). Vanesa Strydom . Jaki Wilford (Chair). Proxy votes: Lisa McLean.

1. Apologies. Phoebe Eustance, Jess Oglethorpe.

2. Approval of Previous Minutes. Minutes of Annual General Meeting
Minutes approved.

3. Matters Arising from Minutes.

Parking (9). The Chair has visited Queens Road Fire Station to discuss the congestion of Pomeroy Street. Their response is expected soon.

4. Constitutional Amendment

Proposal:

'This meeting agrees to amend the Constitution of Juniper House Tenants & Residents Association to introduce Proxy Voting as specified by the Cooperative and Community Benefit Societies Act 2014.'

Proposed, Secretary. Seconded, Treasurer. Carried Unanimously.

5. Repairs.

A resident reported that the Regeneration Damp - which LBS claimed to have treated - has returned.

The meeting was informed that a legal case about this problem was succesful.

LBS has no defence.

6. Finance.

Latest Closing Balance. £33,445.75.

August cheque for sportsday. £80

7. Garden.

Cleaner Greener Safer Grant Applications 2024.

a) Trees. The meeting decided to use the CGS grant to replace trees recently felled in the front border. Ideally one Plane, one Juniper and one Cherry. LBS to be consulted for advice.
action Tim.

b) Garden Clubhouse.

action: secretary.

8. Date of Next Meeting. October 10th. 7.30pm. 30A Juniper House.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes • Juniper House Tenants & Residents Association
Reconvened Annual General Meeting#8 • 7,30pm • 20/07/2023
Flat 30A Juniper House.

Present. Gula Abdullah (arrived 8pm). Coralie Allison (Treasurer), Karl Bolingbroke. Tim Burrow (Zoom). Phoebe Eustance. John Harty (left before vote on item 3). Rob Kenyon (Secretary) Mina Mileva. Jess Oglethorpe. Jaki Wilford (Chair).
Proxy votes: Lisa McLean and Zeba Mohebeadali. S.G.T.O. Ahmed Kabba.

1) Apologies. Vanesa Strydom.

2) Minutes of the Last AGM. Approved . Minutes of this meeting to be approved at next scheduled Juniper meeting.

3) Proposal: ‘

This meeting accepts the submission and validity of proxy votes at this meeting, as specified in the Model Rules published by Co-operatives UK.’

Discussion. The secretary reported that various residents had requested a Proxy system for voting at meetings. Complete forms were presented by Lisa and Zeba.

Karl enquired whether Proxy voting might be open to abuse.

The secretary informed the meeting of the conditions of the system, including the restriction of a maximum of 2 residents per nominee.

Proxy voting is in widespread use, and encourages involvement by residents unable to attend meetings.

The secretary cited the relevant section of Cooperatives U.K Model Rules and urged that it be incorporated into JHTRA Constitution as soon as possible.

Proposed Secretary. Seconded. Treasurer.

Voting. For. 8. Against 0. Abstentions. 1.

4) Presentation of Accounts

Proposal 'This Meeting accepts the 2021-22 Accounts of Juniper House Tenants & Residents Association as a true record of its finances during the past year.'

Proposed. Treasurer. Seconded. Secretary.

Voting. For. Unanimous.

5) Appointment of Auditors

'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2023-2024.'

Proposed. Treasurer. Seconded. Secretary.

Voting. For. Unanimous. .

6) Annual Reports

a) Finance.

Balance at Oct 1 2022. £32,367.06

Income. LBS grant. £1300.00

CB. £33,667.06

Expenditure Oct '22 - to date. (Transaction Months)

December. (Sport) £120

(Insurance. £99.31

March (Sport) £160

April (Sport) £120

May (Coronation Grant) £438

June (Sport) £80

Balance £33,525.78

b) Secretary Report

The succesful Cleaner Greener applications for garden lighting and rainwater butts are being processed by LBS and should be delivered by Christmas.

However the Garden Clubhouse project was delayed due to the fact that the decisive meeting (#59 in April) was inquorate, which raised the issue of involvement levels, and how to improve them.

The size of the Reserve fund is now imposing an uneasanable burden of responsibility on the officers of the TRA..The meeting was urged to spend the Reserve Fund as soon as possible, within the terms of the agreement.

Surrender of Chair

Assumption of Chair by Ahmed Kabba of Southwark Group of Tenants Organisation.

7) Election of Officers

a) Chair. Jaki Wilford. nominated Mina Mileva. Seconded Jess Oglethorpe. Passed unanimously.

b) Vice-Chair. Phoebe Eustance. Nominated Rob Kenyon. Seconded Jaki Wilford. Passed unanimously.

c) Secretary. Rob Kenyon. Nominated, Jaki Wilford. Seconded Phoebe Eustance. Passed unanimously.

d) Treasurer. Coralie Allison. Nominated, Mina Mileve. Seconded, Jaki Wilford. Passed unanimously.

The meeting offered a vote of thanks to Cherrie Stevens for her long service as Vice Chair.

Assumption of New Chair

8) Proposals

a) 'This meeting authorises further investigation by the committee into the erection of an all-weather community space for the common benefit of all residents.'

Proposed. Secretary. Seconded Chair. For 9/11. Abstentions 2.

b) 'This meeting authorises the committee to select an option for a garden clubhouse, to be presented to the next general meeting for approval.'

Proposed. Chair Seconded. Vice Chair For: 10/11. Abstentions. 1.

9) Pomeroy Street Parking

Investigations by Residents strongly suggest that a Restricted Parking Zone (RPZ) in Pomeroy street would eventually lead to parking charges for all residents.

10. Other Business. Summer Event Dates.

20th August. Sportsday.

2nd September. Sportsday and Barbecue.

11) Date of Next TRA Meeting. 05/09/2023

SIGNED

Chair: _____

Date: 05/09/2023

Secretary: _____

Date: 05/09/2023

Juniper House Tenants & Residents Association

Annual General Meeting #8 Minutes • 7.30pm • 29/06/2023

30A Juniper House • Zoom. www.us02web.zoom.us/j/9283736098

MEETING INQUORATE

A discussion took place with Ahmed Kabba of SGTO who recommended inducements such as gift vouchers for attendance. This was agreed for the reconvened AGM to the sum of £125. Please bring any objections to the meeting.

1. Present.

Coralie Allison (Treasurer), Rob Kenyon (Secretary), Jaki Wilford (Chair), Tim Burrow (Zoom), Ahmed Kabba. (SGTO)

2. Date of Reconvened AGM. 20/07/2023. 7.30. 30A Juniper House.

Juniper House Tenants & Residents Association
Meeting #59 Minutes • 7.30pm • 27/04/2023 • 30A Juniper House

MEETING INQUORATE

Of those present, only the Chair, Treasurer and Secretary counted towards the required minimum quorum of four.

A discussion took place with the Youth Group, Cllr Edwards and Mr Blade on the Garden Clubhouse proposal.

1. Present.

Coralie Allison (Treasurer), Donatello Allison-Vasconcellos. Rob Kenyon (Secretary). Kaitlyn McGelligot-King, Abdullah Mohebeadali, Jaki Wilford (Chair), Cllr Gavin Edwards. Deano Blade

2. Quotes

Residents present agreed informally to bring sample quotes for suitable products to the next meeting for consideration.

3. Alternative options

As a more creative, permanent and ecological alternative to the retail products opposite, Deano and the secretary agreed to provide concepts, costings and/or sketches of a custom, Juniper-commissioned structure, for consideration by the residents.

4. Juniper Permission.

If completed, this will be the most expensive single project that Juniper House Tenants and Residents Association has funded. As such it needs a full general meeting of the Association. According to our constitution, at least 6 flats must be represented, and only one vote per household may be counted.

Unfortunately, those under 16 cannot vote at Association meetings.

The next meeting is the Annual General Meeting, and it will be essential to make progress then if the project is to be completed on schedule by the end of the school holidays.

5. Newsletter. To promote attendance at the Annual General Meeting - especially given the effort that the youth team have put into their project.

Juniper House Tenants & Residents Association

Meeting #58 Minutes • 7.30pm • 28/03/2023 • 30A Juniper House

1. Present. Coralie Allison (Treasurer), Alfredo Allison-Vasconcellos. Donatello Allison-Vasconcellos. Rob Kenyon (Secretary). Alex McClean. Kaitlyn McGelligot-King, Abdullah Mohebeadali, Jess Oglethorpe, Cherrie Stevens (vice-chair) Jaki Wilford (Chair),

2. Approval of Previous Minutes

Meeting #57 minutes approved.

3. Juniper Youth Deputation.

a) Since the last meeting, a group of young Juniper residents have made approaches to management members to request the purchase or construction of a den or shelter in the garden, to be used as a social space. This is a repetition of similar proposals over the last 4 years.

The group were assured the item would be included in the agenda for this meeting, and were asked to submit drawings and 3 separate quotes for what they had in mind.

The following initial quotes for similar products were presented to the meeting.

'Dunster Sheds' £3,500

Flo-log cabin £6,500

Tiger Sheds £1,500.

The delegation was congratulated for its prompt action. It was felt that the quotes should be checked to see if essential features such as weatherproofing are included in the price or come as optional features.

The delegation was also informed that many structures of this type are fairly complex self-build systems, which might be difficult for Juniper residents to erect.

It was felt that a wider range of designs should be investigated and brought to the next meeting.

LBS permission for the structure will be needed. This will require precise details of size, site, safeguarding and use.

The Chair and Treasurer suggested that we might consult local schools and adventure playgrounds for advice on designs and materials.~

b) The delegation requested that they might be allowed to use 30A for social use, as during the last Summer holidays. The meeting agreed in principle subject to the usual safeguarding conditions.

The Chair assured the delegation that their project would be given full support, and that it would be presented for approval to the TRA when complete. Further options to be sourced, and discussion to continue about siting.

4. Building & Maintenance

a) Estate Walkabout

(With Efe Urubusi of LBS). Extensive ponding was reported on the top floor, with widespread occurrence of blocked or uncleaned drains on all walkways. When asked, Efe stated that he believed the walkways were cleaned 3 times per week, but said he would check.

The meeting did not believe the walkways were cleaned 3 times per week.

b) Drain Problem. Efe was urged to send a letter from LBS to all residents encouraging responsible use of the drainage system.

c) Balcony surface failures. The situation at present is that the work on the surface failures between flats 40 and 66 are with LBS Repairs. Efe could provide no date for the work.

d) Garden Playhut. Efe was consulted about acquiring a small structure for the garden, and two sites were examined. The project must get approval from LBS..

5. Finance

a) Balance carried forward: £33,407.75

Feb. £00 .00

March. (sports day) £ 120.00

Current £33,287.75

b) The bank has finally provided Tim with the correct paperwork to enact the transference of the post of Treasurer to Coralie. The next step is a meeting of Tim and Coralie with the bank.

c) We should seek more advice from SGTO regarding banking and general spending practice.

6. Social Report

a) Adult art workshop by Jess. Image and text to secretary for newsletter. Dates to be confirmed and shared via WhatsApp group.

b) Simple Repair Workshop by Cherrie. April 15th. 12-3pm. 30A.

7. Garden and Ball-court

a) Garden shelter update.

8. Date of Next Meeting. 27/04/2023

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #57 Minutes • 7.30pm • 21/02/2023 • 30A Juniper House

1. Present. Coralie Allison (Treasurer). Rukayat Basaru. Karl . Bolingbroke. Rob Kenyon (Secretary). Jaki Wilford (Chair).

2. Approval of Previous Minutes

a) Karl's enquiry at the last meeting over Thames Water works in December 2022 to be added to the minutes.

b) Rest of Meeting #56 minutes approved.

3. Building & Maintenance

a) Balcony surface failures.

The extensive surface failure to the top walkway reported to LBS by Phoebe.

The situation at present is that LBS Repairs and contractor A&E Elkins are in discussion over the terms of the guarantee for the work.

• Jaki (14) reported that she had been included in an email from Chris Ayton (LBS Contracts Manager) to Cllr Gavin Edwards in response to Juniper reports of failures to surfaces.

In this mail, C.Ayton seems to attribute the problem to blocked drains. And reports that the flat above (19) was visited last year, when a blocked balcony drainage pipe was noted, and the surface relaid. Karl denied that his outflow pipe was blocked, otherwise why would LBS have resurfaced the balcony?

• Phoebe (66) reported a recurrence of the same kind of internal damp reported last year.

• Rukayat (17) reported that her balcony door problem is still unresolved. LBS operative merely photographed the mold and offered 'arbitration'. The meeting suggested that we

i) ascertain the trade name of the surface material used during the MajorWorks and when the final guarantee expires..

ii) Urge LBS to conduct an inspection of window frame seals.

iii) Leaseholders might consider a group meeting with a view to collective action.

iv) Karl enquired whether there existed any conflict of interest in the chair taking personal legal action against Southwark Council. The meeting knew of none.

All residents to be encouraged to save all repairs-related correspondence with LBS.

b) Drain blockages.

Nat and Ana experienced a massive, disgusting drain blockage. LBS plumbers found unsuitable material in sewer pipes.

Newsletter to circulate general guidelines for drain use.

Resident Area manager Efe Urubusi to be approached as intermediary with residents.

c) Roof contract. The recently circulated section 20 notice warded future roofing works at Juniper to A&E Elkins. Concerns were raised with LBS officers and councillors. No response as yet.

4. Matters Arising from Minutes

a) All surplus Xmas Swap-Shop items to be donated to Sense in Peckham.

b) Secretary to contact LBS tree officer.

5. Finance

a) Balance carried forward: £33,407.75

b) No news yet from Tim re bank meeting, but expected soon.

c) No progress of pre-payment card. Seems impossible given or stringent requirements.

6. Social Report

a) Peter Dacres Sports night.

Proposal: 'Peter to be employed for a further session at £60/hour' Proposed Chair. Seconded. treasurer. Passed unanimously. Next sports night: 10/03/2023.

b) Adult art workshop by Jess. Details to be forward to secretary soon.

7. Garden and Ball-court

a) Garden shelter update.

Contact by George Coombes, LBS Tenant & Homeowner Involvement Officer, to the secretary led to a discussion over how Juniper might spend its legacy fund.

Discussions about the feasibility of an indoor space in the garden were under way before Covid.

The secretary requested permission from the meeting to revive dialogue with LBS with a view to presenting detailed proposals to the Annual General Meeting in June.

Granted.

8. Date of Next Meeting. 28/03/2023

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #56 Minutes • 7.30pm • 19/01/2023 • 30A Juniper House

1. Present. Coralie Allison (Treasurer). Rob Kenyon (Secretary). Jaki Wilford (Chair). Karl . Bolingbroke

2. Apologies for Absence. NA.

3. Approval of Previous Minutes.

Minutes of meeting #55 approved.

4. Matters Arising from Minutes

a) Meeting #55. 5(a).

Proposal: *Payment of £60/per hour to Peter Dacres for sport workshops as scheduled.*

Proposed Chair, scoded, Treasurer.

Agreed.

5. Building & Maintenance

a) Coralie reported failure of door-frame seals.

b) Jaki reported failure of window-frame seals and has contacted solicitors with a view to legal action.

6. Financial Report

a) Bank Details Update. To clarify address and identity of Treasurer, Tim and Coralie to meet personally with account manager.

Proposal:

Tim and Coralie to be reimbursed for transport costs incurred by Metro Bank meeting.

Proposed Chair, seconded Secretary. Passed unanimously.

b) Prepayment card update. No progress possible until MetroBank confusion solved.

c) 2021-2022 accounts almost ready to be

forwarded to SGTO for approval.

d) Aged reimbursement to Cherrie for Xmas Decoration workshop materials still outstanding and awaiting invoice..

Cherrie to be reminded.

e) Expenditure in last month:

Zenith Insurance. £99

Peter Dacres (replacement cheque for summer playscheme.). £160.

Balance **£3,3407.75**

7. Social Business

a) No significant movement from swapshop.

Decisoin which chair to use for disposal to be taken at next meeting.

8. Garden and Ball-court

a) Pond needs specialist advice. T.R.U.E. or other company to be contacted.
action: secretary.

b) Birch and Mulberry in garden need tree surgery.

LBS Tree Team to be contacted.

c. Garden furniture needs recoating and treatment with preservative.

9. Other Business

a) Replacement office furniture. Companies in New Cross Gate might be prepared to remove existing items and deliver replacement stock..

10. Date of Next Meeting. 21/02/2023

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #55 Minutes • 7.30pm • 15/11/2022 • 30A Juniper House

1. Present. Coralie Allison (Treasurer). Rob Kenyon (Secretary). Cherrie Stevens (vice-chair) Jaki Wilford (Chair). Peter Dacres (Somerville)

2. Apologies for Absence . NA.

3. Approval of Previous Minutes. Minutes approved.

4. Matters Arising from Minutes

a) Item 7b Meeting #54. Tim to contact bank re address and signature validation.

b) Item 7c Meeting #54. HSBC prepayment account possible. Further details to be reported by Treasurer.

c) Item 8c Meeting #54. Clothes Dryers delivered and installed in Flat 30A for general use.

5. Xmas Events.

a) Sports Days. Peter's plan is for monthly sports sessions. Fee of £60/hr offered. Peter still offering to work for no fee.

If raining, Bonding session in office possible.

First session 31st January. (5-6pm?).

Action on required Safeguarding and Risk Assessment.

b) Swapshop. December 10-12.

c) Garden Banquet. December 11. Budget of £60 agreed for food and drink.

6. Building & Maintenance

a) No new faults or repairs reported.

7. Social Business

a) Grant applications. No reports recieved yet. Decisions to be taken in the New Year.

8. Financial Report

a) September statement. Balance: £33,667.06

b) Zurich insurance paid.

c) Accounts for 2021-22 can be finalised and sent for approval.

9. Other Business

a) Proposal to replace existing chairs and table in flat 30A with used lightweight stacking chairs and folding table.

Secretary to source and report back.

b) Cherrie volunteered to run recycled Xmas decoration workshop.

2-5pm. 19/12/2022. Flat 30A.

Cover in Newsletter.

10. Date of Next Meeting. 19/01/2023

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #54 Minutes • 7.30pm • Tuesday • 20/10/2022 • 30A

1. Present. Coralie Allison (Treasurer). Frankie Allum. Rob Kenyon (Secretary). Cherrie Stevens (vice-chair) Jaki Wilford (Chair).

2. Apologies for Absence. NA.

3. Approval of Previous Minutes.

Minutes of #53 and #52 approved.

4. Xmas Events

a) Swap-Shop.

Newsletter to call for contributions to be delivered to flats 31 or 32.

Shop open afternoons and early evenings from 10 - 12th December.

Leftovers to be donated to recognised charity group.

Frankie and Rob to co-ordinate.

b) Garden Banquet.

Sunday 11th December.

5. Building & Maintenance

Standard drain smell reported from flat 31.

Advice to report to LBS repairs website if problem persists.

6. Matters Arising from Minutes

Flat 30A could be used as a 'warm hub' this winter if required. Arrangements to be discussed at next meeting.

7. Financial Report

a) Closing balance at end of financial year £3,3667.06.

b) As ex-Treasurer, Tim Burrow's permission is

required for validation of Coralie's application to change postal address of account.

Coralie to coordinate with Tim.

c) Pre-payemt Card. 'SuitsMe' found not to be suitable. SGTO to be consulted.

Carried forward to next meeting.

d) Discussion on opening a seperate Reserve Account for the heritage fund.

Coralie to investigate and report back.

All help with any issues above welcome.

8. Social Business

a) Reports that some flats now seem to be Air-B'n'B units, with a fast turnover of residents.

Legal situation to be clarified with LBS.

b) Peter from Somerville to be invited to attend November meeting to discuss possible Xmas school holiday events.

c) Clothes Dryers. The meeting approved the purchase of two standing clothes-dryers for use in 30A.

Coralie to be recompensed.

9. Garden and Ball-court

Cleaning Day. October 29th & drinks.

10. Other Business

Cherrie willing to hold a clothes **Up-cycling Class** in 30A.

More details to come.

11. Date of Next Meeting. November 15th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #53 Minutes • 7.30pm • Tuesday • 15/09/2022 • 30A

1. Present. Coralie Allison (Treasurer). Rob Kenyon (Secretary). Cherrie Stevens (vice-chair) Jaki Wilford (Chair).

2. Apologies for Absence. N.A.

3. Approval of Previous Minutes.

Meeting #51 13/07/2022. Approved.

4. Matters Arising. As agenda

5. Building & Maintenance.

a) Flat 39 (top floor) reporting further deterioration of ceiling, and lack of response from LBS.

Advise to include cllr. Gavin Edwards in discussion.

Efe has agreed that the repair is the responsibility of LBS.

b) Reports that leaking palkadins are contaminating the bin-chambers at the north gate.

c) Forecourt drains blocked and flooding.

action: report to Resident Services Officer. Residents also urged to report faults directly to repairs@southwark.gov.uk and CC Efe.Urubisi@southwark.gov.uk (Resident Services Officer)

6. Financial Report

a) August statements not received yet.

Current balance:

£32, 477.99. No transactions since last meeting.

b) Pre-Payment card report. '**Suits Me**' seems promising. Treasurer to report back at next meeting.

7. Social Business

a) 30A Use. Winter Swapshop clothes exchange.

Terms of use to be agreed at next meeting.

b) Film Nights.

8. Garden and Ball-court

a) Garden maintenance day needed soon.

9. Any Other Business.

Southwark Group of Tenants Conference.

Sat. 17/09/2022.

Southwark Group of Tenants' Organisation Annual

General Meeting. 28th Sept. 7pm Bell's Gardens Centre. Peckham.

9. Date of Next Meeting. 20/10/2022.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #52 • Summer Play Special

01/08/2022 • 7.30pm • Garden

Minutes

1. Present. Coralie Allison, Treasurer. Rukayat Basaru. Rob Kenyon, Secretary. Fay Roberts. Jaki Wilford, Chair.

2. Sportsday Dates.

a) By Aft: Saturday August 13th afternoon. (to be confirmed).

b) By Peter Dacres (Somerville). Evening: August 22nd. Afternoon: August 30th. (£80 per session)

Action. Secretary

3. Mural Dates. August 14th onwards.

Primary coloured emusions to value of £60 approved. Repayment on presentation of receipt to treasurer.

Action. Secretary

4. Garden Party Date and Details.

September 4th. Featuring: Craft stalls. Book-swap. Music workshop. Bring and Share Barbecue.

Basic snacks, paper cups and drinks to be sourced by Fay and Rukayat. Repayment on presentation of receipts.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #51 Minutes • 7.30pm • Tuesday • 14/07/2022 • Garden

1. Present. Coralie Allison (Treasurer). Phoebe Eustance, Christiana Fadayom. Rob Kenyon (Secretary). Jess Oglethorpe, Cherrie Stevens (vice-chair) Jaki Wilford (Chair). Efe Orogun (LBS)

2. Apologies for Absence. Phoebe Eustance . Kola Yusuff.

3. Approval of Previous Minutes.

AGM 21/06/2022. Approved.

Meeting #50 28/06/2022. Approved.

4. Matters Arising. As agenda

5. Building & Maintenance.

a) Corroded refuse containers to be assessed for repair or replacement.

b) Intrusive Sycamore trees in Colls Road garden judged to be a danger and should be felled. LBS working to gain access.

c) Large storage unit reported as now being used by absentee landlord. LBS attempting to track down occupant with a view to returning unit to stock..

d) Dangerous refuse in electricity cupboards to be cleared by Cleaning Team.

e) Insecure and delapidated state of pramshed doors.

NO action agreed by Estate Manger, Residents urged to complain directly to area management.

6. Financial Report

a) Treasurer to forward bank statements to Secretary for entry on Association spreadsheet.

Current balance: £32, 477.99. No transactions since last meeting.

b) Treasurer investigating Pre-Payment card options as instructed.

7. Social Business.

Grant applications approved by Efe Urubusi for LBS.

a) Garden security lights, Rainwater butts, roofing ballcourt, website hosting fees.

Cherrie also raised the possibilities of a community centre to be partly paid for from Juniper capital fund or a new renewable energy project..

b) A garden party for either 3rd or 4th of September was agreed. (with live music by Juniper musicians if possible). **action.** Newsletter and next meeting.

b) Mural Day for summer holidays. (date TBA).

c) Sports days. Sommerville Adventure Playground, Southwark Group of Tenants Organisation and Aftab Hussein to be contacted.

8. Garden and Ball-court

a) Ballcourt lines need repainting. Dave Lee of LBS to be contacted.

9. Any Other Business.

The meeting was notified that Lidl have launched a food distribution scheme. Full details to follow.

9. Date of Next Meeting.

Play Meeting Monday August 1. 7.30om.

Committee Meeting September 15. 7.30pm.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #50 Minutes • 7.30pm • Tuesday • 28/06/2022 • Flat 30A

1. Present. Coralie Allison (Treasurer). Phoebe Eustance, Rob Kenyon (Secretary). Jaki Wilford (Chair).

2. Apologies for Absence. Jess Oglethorpe . Karl Bolingbroke.

3. Approval of Previous Minutes. Approved.

4. Matters Arising. (4d) No response yet from Clerks of Works regarding damp in flats allegedly caused by tree-shading. Reminder to be sent.

5. Building & Maintenance.

a) Estate Walkabout 28/06/2022.

Items reported and actions agreed with Estate manger..

i) Corroded refuse containers.

ii) Vegetation growing from roofs of pramsheds causing structural damage..

iii) Large storage unit reported as now being used by absentee landlord. .

iv) Dangerous refuse in electricity cupboards to be cleared by Cleaning Team.

v) Sycamore trees in Colls Road garden judged to be a danger and should be felled.

vi) Rear entry gate to be repaired.

vii) Insecure and delapidated state of pramshed doors.

NO action agreed by Estate Manger, Residents urged to complain directly to area management.

6. Financial Report

a) Treasurer to forward bank statements to Secretary for

entry on Association spreadsheet.

b) Proposal.

'This meeting authorises the Treasurer to source a Pre-Payment Card for routine expenses.' Proposed Chair.

Seconded Treasurer. Passed unanimously.

c) Current balance: £32, 477.99

7. Social Business.

a) Final decisions on grant applications.

Grant applications were approved for Garden security lights, Rainwater butts, roofing ballcourt, website hosting fees.

b) A garden party for either 3rd or 4th of September was agreed. (with live music by Juniper musicians if possible).

action. Newsletter and next meeting.

c) Mural Day for summer holidays. (date TBA).

d) Sports days. Sommerville Adventure Playground, Southwark Group of Tenants Organisation and Aftab Hussein to be contacted.

8. Garden and Ball-court

a) Alex McLean was elected as Young People's Representative. Alex to report any problems to members of committee. Also to report a date for a full Young People's Meeting before the holidays.

9. Any Other Business.

The meeting was notified that Lidl have launched a food distribution scheme. Full details to follow.

9. Date of Next Meeting. Thursday July 14th, 7.30pm.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #49 Minutes • 7.30pm • Thursday • 05/05/2022 • Flat 30A

1. Present. Coralie Allison (Treasurer). Rukayat Basaru, Karl Bolingbroke. Rob Kenyon (Secretary). Marco, Jess Oglethorpe, Cherrie Stevens (Vice Chair), Jaki Wilford (Chair).

2. Apologies for Absence. Phoebe Eustance

3. Approval of Minutes #48. Minutes approved.

4. Building & Maintenance.

a) Insurance: London Tenants Federation provided links to LBS policies arranged with Royal & Sun Alliance which were circulated via newsletter and website. No block deals available.

b) Cleaning. Attention to walkway draincovers was raised with Area Manager Efe Urubusi. These items are not covered by existing schedules, but can be raised during monthly walkabout inspections. Next estate walkabout **May 24th. 11pm.**

c) As instructed, the newsletter (#137) stressed the importance of separating domestic from recycling waste, and disposal in the appropriate containers.

d) Damp. Latest LBS inspection by Borough Clerk of Works concluded that condensation in some flats is caused by excess shading from nearby trees, and recommended pollarding of suspect plants. This would still not explain damp in north-facing rooms, which never see the sun at all.

action. Letter from Secretary to point out this inconsistency.

e) Refuse. Marco was informed that there is no provision for food waste recycling at Juniper. Compost bins were discussed, but without general approval. 'The Field' 385 Queens' Road does offer compost bins, and was recommended to all interested.

f) It was reported that at least one of the steel containers for domestic rubbish has rusted through at the base and needs to be replaced.

action. Area management to be notified.

The meeting discussed the possibility of refurbishing the bin-chamber site. No conclusion was reached. The meeting was informed that grants for recycling-bins are available.

action: Marco to investigate.

5. Financial Report

a) Receipts for UNICEF donation (£200) and print toner-cartridge (£48.98) received.

b) Petty cash pre-payment card. No progress as yet. Further enquiries needed. SGTO to be consulted. action: Treasurer and Secretary, but all contributions welcome.

c) Bank Account. Due to the problems experienced, the meeting discussed the possibility of moving the account from Metrobank. Further discussion at Annual General Meeting.

6. Social Business

a) The late John Scherer's sister has been contacted and Saturday May 14th (6pm) agreed for tree planting. The possibility of a plaque was discussed. John's sister to be consulted.

b) Fairshare and Morrison's run food-sharing projects which were recommended as possible sources of support for residents.

To be investigated by committee.

7. Cleaner Greener Grant Applications.

Approved:

a) Solar powered garden security lighting.

b) Future financing of website.

c) Rainwater butts.

action: committee.

8. Garden and Ball-court.

a) An initial budget of £40 was approved for compost and plants for containers in the garden.

Proposed Karl. Seconded Chair. Approved unanimously action Karl.

b) Net posts for ball-court to be costed.

c) Pond. Marco to advise on suitable plants

9. Other Business.

a) Jubilee Event. Rukayat enquired whether Juniper had made any plans for a Jubilee event in early June.

action. Committee to liaise with neighbours to organise details. Newsletter appeal.

10. Date of Next Meeting.

7.30 Tuesday 21/06/2022 after Annual General Meeting.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Minutes • Annual General Meeting #7 • 21/06/2022 • 7.30pm • Juniper Garden

Present: Coralie Allison (Treasurer). Tim Burrow. Rita Edmond (Southwark Group of Tenants Association.) Rob Kenyon (Secretary). Zeba Mohebeadali. Cherrie Stevens (Vice Chair) Jaki Wilford (Chair).

1) Apologies for Absence. Karl Bolingbroke.

2) Approval of Minutes of last AGM. Minutes approved.

a) Constitutional proposal.

'This meeting gives approval to move the date of the Annual General Meeting from November to June.

Proposed Secretary. Seconded Chair. Passed Unanimously.

3) Presentation of Accounts.

a) Authorised accounts 2020/21

The Treasurer presented the accounts for last year, which were approved unanimously.

b) The total expenditure for 2020/21 was £1996.72. A deficit on income of £696.72.

Balance carried forward for the year: £31,668.20

Balance at 22/10/2021: £32,968

4) Annual Reports

a) Finance Report.

Balance at 21/06/2022: £32, 447.99

b) Secretary's Report

The secretary presented a list of all the proposals passed during the year, which was approved as a true record of events.

c) Building and Maintenance.

i) The latest LBS theory for damp in flats is that shade from trees near the block is cooling the walls and causing condensation.

The Clerk of Works has been asked to explain why north-facing rooms, which are constantly in shade, do not suffer most from this problem. No explanation received as yet.

ii) Defective Garden Light repaired.

iii) Residents again urged to report faults to LBS at every opportunity.

Rita Edmond assumed the chair.

5) Election of Officers

a) Chair. Jaki Wilford. nominated Treasurer. Seconded Vice Chair. Passed unanimously.

b) Vice-Chair. Cherrie Stevens. Nominated Chair. Seconded Tim Burrow. Passed unanimously.

c) Secretary. Rob Kenyon. Nominated, Chair. Seconded Treasurer. Passed unanimously.

d) Treasurer. Coralie Allison. Nominated, Secretary. Seconded, Vice Chair. Passed unanimously.

e) Committee Members.

• Tim Burrow. Nominated Secretary. Seconded, Treasurer. Passed Unanimously.

• Zeba Mohebeadali. Nominated, Chair. Seconded Treasurer. Passed unanimously.

f) Area Representative. Coralie volunteered to take part in Southwark Group of Tenants Zoom meetings and report back to Juniper meetings.

Jaki Wilford resumed the chair.

6) Appointment of Auditors

a) Proposal: Southwark Group of Tenants Organisation to be appointed auditors of accounts for financial year 2022/2023. Proposed Secretary. Seconded, Chair. Passed Unanimously.

7) Any Other Business

Young residents present were consulted on their ideas for the summer.

A Volleyball net. Court lines to be repainted. Netting roof for ball-court. Trampoline.

Items to be discussed fully at next meeting.

Alex McClean was elected as Young People's Representative, to report any concerns and further ideas to committee members.

8) Date of Next Meeting

a) AGM, June 21st 2023.

b) TRA Meeting 28/06/2022

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #48 Minutes • 7.30pm • Thursday • 31/03/2022 • Flat 30A

1. Present. Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Jaki Wilford (Chair).

2. Apologies for Absence. N/A

3. Approval of Minutes Meeting #47.

Item '4 (a). Building & Maintenance 'Flat 17 Reported fresh leaks from new gas boiler' amended to read: 'Flat 17 Reported fresh **water** leaks from new gas boiler.'

4. Building & Maintenance.

a) Collective Tenants Insurance: London Tenants Federation have been contacted and are investigating possible policies.

b) The new estate cleaner was mentioned with approval for his diligence. Attention to walkway draincovers was stressed Clarification of full cleaning specifications to be sought from Area Manager Efe Urubusi.

c) Newsletter to stress importance of separating domestic rubbish from recycling waste, and disposal in the appropriate containers. Notices and other measures to be considered if unsuccessful.

5. Matters Arising from Minutes. Reported under Agenda items.

6. Financial Report

a) Southwark group of Tenants Organisation have approved the 2020-21 annual accounts, which will be presented to the Juniper Annual General Meeting for final approval (21/06/2022).

b) Metrobank still processing application for cashcard.

c) Metrobank still processing change of formal address to Treasurer.

7. Social Business

a) Aid to Ukraine Donation. Proposal:

'This meeting approves the donation of £200 to UNICEF Ukraine.' Proposed

Chair. Seconded Secretary. Passed 3 for, 1 abstention.

b) Peckham Pantry was recommended as the best food bank. The Felix Project in Deptford was reported to need subscribers. Juniper volunteers needed to collect goods for immediate distribution to residents.

c) Cleaner Greener Grant. The meeting discussed applying for a grant for lighting the garden area. Report to next meeting, and appeal for further ideas to be made via Newsletter.

8. Garden and Ball-court.

a) LBS Tree crew to be notified regarding condition of Canadian Red Oak, plus Birch and Mulberry near Flat 1.

b) Net posts for ball-court to be costed.

9. Other Business.

a) Newsletter items required from residents.

b) Investigation into grant application for future financing of website. The purpose of the website as a source of information and as a standard of accountability was clarified.

c) Possibility of Juniper 'WhatsApp' group to be investigated.

10. Date of Next Meeting. Thursday May 5 2022.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #47 Minutes • 7.30pm • Tuesday • 01/03/2022 • Flat 30A

1. Present. Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Cherrie Stevens (Vice Chair). Jaki Wilford (Chair).

2. Apologies for Absence

Rukayat Basaru,

3. Approval of Previous Minutes of meeting #46 approved and signed.

4. Building & Maintenance

a) Flat 17. Reported fresh water leaks from new gas boiler, damaging new laminate flooring. Also leaks to Balcony doors seals. Persistent damp to front bedroom walls, indicating seepage from top floor walkways as reported in several other flats beneath exposed balconies and walkways.

b) Flat 14 redecorated. Painter discovered full extent of damage. Seepage still possible from exposed surfaces above. LBS offered £200 towards costs.

c) Leaseholders are obliged to take out insurance policies, which have returned £2000 for similar damage. It is therefore essential that LBS should provide equal insurance for Tenants.

Clarification to be sought from LBS regarding the possibility of a bulk insurance deal for all residents.

LBS and Southwark Group of Tenants to be contacted.

Chair to contact tenants organisation .

Action: Secretary.

d) Condensation. Many residents have covered over vents in bedrooms, leading to condensation.

Newsletter to explain problem and urge action by residents.

5. Matters Arising from Minutes

a) Garden. The Chair and Secretary held a meeting with Michael Ross (LBS Grounds Maintenance Supervisor). Michael was supportive of our aspirations to create a more diverse garden, and to implement projects we propose. Next meeting to formalise proposals.

b) Gazebo demolition took place without agreed consultation with residents.

6. Financial Report

a) In spite of repeated attempts, Treasurer still has no access to online account, or delivery of statements to her address.

b) SGTO have still not processed accounts supplied before Christmas. Reminder needed. Action: Treasurer.

c) Credit limit. Enquiry to be made to Metrobank with a view to acquiring Debit Card. Action: Treasurer.

7. Social Business

a) AntiSocial Noise. Complainants not present.

b) 2022 Community hardship action. The likelihood is that the demand for food deliveries will outstrip the capacity of the current system involving The Field and Pie & Mash.

A list of alternative food-banks to be distributed via newsletter.

Extra volunteers may also be needed to collect and distribute deliveries.

Action: Newsletter.

c) Cleaner Greener Grant application 2022 to be considered at next meeting.

8. Other Business

a) Ukraine fundraising be considered at next meeting.

9. Date of Next Meeting

Thursday, March 31st. 7,30. Flat 30

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #46 Minutes • 7.30pm • Tuesday • 25/01/2022 • ZOOM

1. Present. Coralie Allison (Treasurer). Rob Kenyon (Secretary). Phoebe Eustance, Jaki Wilford (Chair). Efe Urubusi (LBS)

2. No Apologies for Absence

3. Minutes of Previous Meeting Approved.

4. Building & Maintenance.

Estate Walkabout with Efe.

a) LBS agree that the unstable Pergola is beyond repair and should be demolished. LBS to notify residents for objections. Decision needs permission from TRA meeting.

Proposal: *'This meeting gives permission for the derelict pergola in the garden to be demolished by LBS.'*

Proposed Chair. seconded Secretary. Voted for unanimously.

b) The state of the front pipework cabinets was draw to the attention of LBS, and the need for a full survey followed by any remedial work needed. LBS repeated the line that work will only be undertaken when a problem occurs. In response to Coralie, Efe clarified that as infrastructure, the cabinets are LBS responsibility. Any service or survey of them is the responsibility of Chris Ayton.

c) The delapidated condition of pramshed doors was brought to LBS attention. Efe to clarify which LBS department recieves rent for unit. His assertion that they were 'full of rubbish' was corrected. Efe claimed that no repairs are possible until the tenancies of pramsheds are established, in spite of recent audit. Efe to clarify with a view to applying for repair.

d) Gas Works. Forecourt top-surfacing completed but very shoddily. Efe to contact gas company for improvements.

e) Phoebe reported that her front bedroom was no longer damp. However, it was pointed out that there had not been any rain for several weeks, and that walkway drains and rear top

balconies must be kept clear. Efe urged to ensure cleaners keep drains clear.

5. Matters Arising from Minutes.

a) Efe to investigate LBS departments who could use the surplus Go-Kart rides.

6. Financial Report

a) Cheque signatories re-submitted to bank for approval with no response yet. Technically Tim Burrow still treasurer.

b) Coralie still does not have access to bank balance. But Insurance payment has been processed.

c) No progress on new petty cash. Chair and treasurer to liaise

d) No progress yet on 2020/21 accounts submitted to SGTO.

e) No progress yet on debit card for TRA expenses.

f) Coralie to submit invoices for 2021 fireworks and 2020 tree-lights.

7. Social Business

a) Rob reported that Cleaner Greener Safer Team have failed to get any response from Thames Water regarding water fountains. The project is unable to be delivered.

b) CGS was encouraging about the prospects for installing extra estate lighting. Applications have to be in by September.

8. Garden and Ball-court.

a) Coralie to contact LBS environment specialist to discuss possibilities for garden.

9. Other Business.

a) LBS Fire-Officer visited and approved 30A for use. Recommended that in the event of fire, it would be better to call the brigade and not use extinguishers. Will also try to get a lock for store door, and contact New Cross Fire Station about Pomeroy Street congestion.

10. Date of Next Meeting. March 1st. 2022. 7.30. Flat 30A

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Reconvened Meeting #45 Minutes • 7.30pm • Thursday • 9/12/2021

ZOOM

1. Present. Coralie Allison (Treasurer). Tim Burrow. Rob Kenyon (Secretary). Jess Oglethorpe, Cherrie Stevens (Vice Chair), Jaki Wilford (Chair).

2. Apologies for Absence. NA.

3. Approval of Previous Minutes (26/10/2021). Approved. 3 abstentions.

4. Building & Maintenance.

a) Jess. Visit from LBS, who claim that faulty pointing was responsible for the damp in her flat, and that they have repaired it.

b) Jaki Reported visit from LBS which concluded that remedial work to rear balcony above had failed, and that seepage was as bad as ever.

c) Tim reported that identical work to remedy the same problem in his flat seemed to have worked. Walls possibly need another moisture reading.

d) Coralie. Reported damp problems from front cabinets. The meeting agreed to urge action from LBS.

Secretary still waiting for response from LBS on issue.

e) Coralie reported being told that recent gas leaks were due to lack of maintenance.

f) Tim to contribute to mails.

5. Matters Arising from Minutes.

a) Surplus Go Kart tickets: Coralie and Jaki to make enquiries as agreed.

b) Cherrie to report back with secure TRA debit card system details.

c) Parking. Tim has lodged a complaint over the mismanagement of Controlled Parking Zone implementation by Peabody and Lewisham, and is awaiting reply.

Coralie pointed out that the Pomeroy Street crossing needs to be repainted. Action: Secretary

6. Financial Report

a) Cheque signature addition mandate form has been resubmitted at the bank's request..

b) Proposal:

'This meeting authorises that all correspondence from MetroBank Ltd be addressed to Coralie Allison, 16 Juniper House, Pomeroy Street, SE14 5BY.'

Proposed Chair. Seconded. Vice Chair. For 4. Abstentions 2. Against 0.

c) Accounts 2020/21 submitted to SGTO for approval.

d) Insurance Renewal (£99.31)

'This meeting authorises the renewal of the policy with Zurich Ltd.'

Proposed Coralie Allison. Seconded Rob Kenyon. Passed unanimously.

7. Social Business

Proposal: December 19th Banquet. £100 Fireworks budget. Coralie to be remunerated on presentation of invoice.

Proposal: '£200 Petty Cash Account to be renewed. Chair to be remunerated. Petty cash to be held by Treasurer.'

Proposed Rob Kenyon. Seconded. Jaki Wilford. Passed unanimously.

8. Garden and Ball-court

Ball court damage. Invasive tree from Coll's Road reported to Area Management

9. Other Business. Reminder of Annual General Meeting date: 21/06/2022.

10. Date of Next Meeting. January 25th/2022.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Reconvened Meeting #44 Minutes • 7.30pm • Tuesday • 26/10/2021

ZOOM

1. Residents Present. Jaki Wilford. Coralie Allison. Rob Kenyon.

2. Apologies for Absence . No apologies.

3. Approval of Previous Minutes.

Minutes of last meeting (AGM) approved. Meeting still inquorate, but agreed to address urgent issues for approval by next meeting.

4. Matters Arising from Minutes

a) New date for Annual General Meeting. 21/June 2022.

b) Disposal of karting surplus from summer playscheme.

Donation of rides (7) to either Somerville or Newlands Academy.

5. Financial Report. No transactions since last meeting.

a) Coralie now authorised signatory.

b) Coralie still owed for last years Xmas lights. Payment agreed on receipt of invoice.

c) Cherrie Stevens to be contacted re Juniper TRA debit card system for secure online payments. Coralie to also make enquiries with Metrobank.

6. Building & Maintenance.

a) LBS offering paltry inadequate cash payments to tenants instead of fulfilling repairs obligations under Tenancy Agreement. All such tactics should be rejected. LBS to be contacted.

b) Front cabinet pipework leaks, suggesting that

LBS lack of any cyclical maintenance programme is detrimental to the fabric of the building. Are LBS acting legally? Advice to be sought.

c) Rukayat (17) reports flood from above and was told by LBS she has to solve the problem herself.

7. Social Business

a) Midwinter garden banquet and fireworks Sunday December 19th. (Rockets only).

8. Garden and Ball-court.

a) Trees in neighbouring Colls Road garden now penetrating and tearing ballcourt netting, as predicted. LBS to be contacted.

b) LBS biodiversity officer to be contacted by Coralie in order to organise site visit.

9. Other Business

a) Pomeroy Street parking. Peabody plan to include shop in 'The Pomeroy' deferred after concerted action by Tim Burrows - but not indefinitely.

Report at: <https://juniperhouse.info/2021/10/23/pomeroy-peabody-parking-papers/>

Coralie to report on findings on Pomeroy Street congestion by local environmental group.

Jaki reported unauthorised forecourt parking to Southwark Parking.

More and bigger signage indicating 'RESIDENTS PARKING ONLY' required.

10. Date of Next Meeting. December 9th. 7.30pm. Zoom.

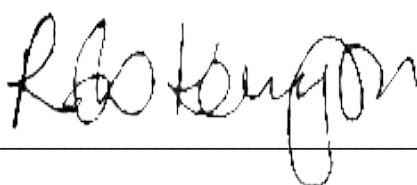
SIGNED

Chair:



Date: 09/12/2021

Secretary:



Date: 09/12/2021

Juniper House Tenants & Residents Association

Minutes • Annual General Meeting #6 • 21/09/2021 • 7.30pm • JITS

Present: Coralie Allison (Treasurer). Tim Burrow. Phoebe Eustance. Rob Kenyon (Secretary). Jess Oglethorpe, Cherrie Stevens (Vice Chair), Jaki Wilford (Chair). George Coombes (LBS)

1) Approval of Minutes

a) Last Committee Meeting. *The minutes of Juniper Meeting #43 (31/08/2021) were approved as a true record*, enabling Coralie to be added as a cheque signatory. (3 abstentions due to absence at meeting)

b) Last AGM. *The minutes of Juniper AGM #5 (20/09/2020) were approved as a true record.*

2) Presentation of Accounts

a) Authorised accounts 2019/20.

'This meeting approves the 2019/20 accounts verified by Southwark Group of Tenants'.

Proposed Coralie Allison. Seconded J. Wilford. Passed Unanimously.

b) Draft accounts 2020/21. Spreadsheet showing expenditure from October 2020 to date was inspected by the meeting and approved as suitable for presentation to SGTO

3) Annual Reports.

a) Finance Report. The Treasurer presented the full list of financial proposals passed during the year.

b) Secretary's Report. The secretary presented the office accounts for the year, showing a nett expenditure of £116.33. Twenty two editions of the newsletter were printed during the year, resulting in a total cost of £0.07 per flat per edition. The secretary also stressed the expanding role of the website as a source of information and exchange.

c) Parents Group & Playscheme Report.

Full accounts for the project were presented.

AGREED BUDGET	£1,154.20
GROSS EXPENDITURE	£1,050.00
CREDITS OWING - (Karting refunds)	£ 262.60
NETT EXPENDITURE	£ 787.40
(BUDGET SURPLUS	£ 366.80)

Full details at www.juniperhouse.info

[2021/09/18/2021-annual-general-meeting-pack/](http://www.juniperhouse.info/2021/09/18/2021-annual-general-meeting-pack/)

The TRA now has a credit of 7 rides with Team Sports. Next meeting to decide what to do with them.

The Scheme was judged a success. With the proviso that a repeat would require more involvement by the Parents Group. Feedback from workshop-leaders was comprehensively positive about the attitude of Juniper kids.

d) Garden Group. No expenditure to report. Feral cherries coppiced in autumn 2020 recovering strongly.

Clearing up day set for **October 9th.**

5) Election of Officers.

All officers formally resigned, and George Coombes assumed the Chair and invited nominations.

Chair. Jackie Wilford. Nominated: Rob Kenyon. Seconded: Coralie Allison. Elected unanimously.

Treasurer. Coralie Allison. Nominated: Rob Kenyon. Seconded: Jackie Wilford. Elected unanimously.

Vice Chair. Cherrie Stevens. Nominated: Jackie Wilford. Seconded: Rob Kenyon. Elected unanimously.

Secretary. Rob Kenyon. Nominated: Jackie Wilford. Seconded: Tim Burrow.. Elected unanimously.

Committee Members. Phoebe Eustance Nominated: Jackie Wilford. Seconded: Rob Kenyon. Elected unanimously. and Jess Oglethorpe. Nominated: Jackie Wilford. Seconded: Rob Kenyon. Elected unanimously. Jackie resumed the Chair

6) Appointment of Auditors.

Proposal: *'This meeting approves the appointment of Southwark Group of Tenants Organisation as auditors for 2021/2022.'*

Proposed: Jackie Wilford.

Seconded: Coralie Allison. Passed unanimously.

7) Any Other Business. The AGM needs to be moved to fit more conveniently with financial year. Decision to be taken at next meeting

8) Dates of Next Committee Meeting 26/10/2021.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association
Meeting #43 • 7.30pm • Tuesday • 31/08/2021 • in the garden

MINUTES

1) Residents Present.

Coralie Allison (Treasurer), Rob Kenyon (Secretary), Maja Omer-Basić, Cherrie Stevens (Vice Chair), Jaki Wilford (Chair)

2) Apologies for Absence. None.

3) Approval of Previous Minutes. Minutes approved.

4) Matters Arising from Minutes. N.A.

5) Forecourt Security No representation by effected residents.

6) Financial Report.

a) Authorisation of cheque signatories.

Proposal:

'This meeting agrees to add Coralie Allison as a signatory to the Juniper Tenants & Residents Association Metrobank account.'

Proposed Rob Kenyon. Seconded Jaki Wilford, Voted for unanimously with 1 abstention (Coralie Allison).

b) Playscheme spending. Within original budget of £1,156

Horse Riding at Dulwich Stables. 6 places at £22 =	£132.00
Kevin Boys Blacksmith Workshop. 6 places at £40 =	£240.00
Sportsday 1 at £50/hr x 3 =	£150.00
Sportsday 2 at £50/hr x 3 =	£150.00
Team Sport Karting. 10 at £37.80 =	£378.00
(cheque payable to secretary)	

TOTAL SPENT. £750.00

Team Sport CREDIT. (7 places) £262.60

Final TeamSport figure due to failure to attend or inappropriate footwear.

Next meeting to decide how to use credits.

action: Cherrie to report back with information on suitable Juniper debit card.

7) Building & Maintenance.

Cherrie reported that her plumber could not find the stopcocks in her flat.

8) Social Report.

a) Next garden party Halloween / Bonfire Night.

b) Positive reports from Playscheme project leaders on attitude of Juniper kids.

c) Cleaner Greener Safer Grant application due soon. This may be the source of funding for forecourt CCTV and other security measures.

action. Newsletter.

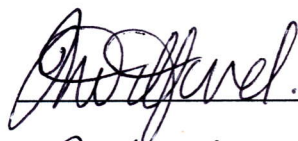
9) Garden and Ball-court. LBS pressures on open space has increased need for Juniper to consider more productive use of garden. Meeting to discuss ideas, including a community centre, to be held as soon as possible.

action. Secretary to reopen discussion with LBS Architects department.

10) Date of Next Meeting. 21/09/2021.


SIGNED

Chair:



Date: 21/09/2021

Secretary:



Date: 21/09/2021

Juniper House Tenants & Residents Association
Meeting #42 Minutes • 7.30pm • Tuesday • 20/07/2021
in Garden

(Meeting scheduled for 13/07/2021 inquorate)

1) Present: Coralie Allison. (Treasurer). Rukayat Basaru. Edith Irie. Rob Kenyon (Secretary). Jaki Wilford, (Chair).

2) Apologies for Absence. None

3) Approval of Minutes as a True Record. Minutes approved.

4) Matters Arising from Minutes.

5) Financial Report.

a) Proposal. By Treasurer, seconded Secretary

' £220 to be added to original playscheme budget for table parasols and canopy.'

Passed. (2 abstentions).

New budget now £1154.

b) Petty cash to be used for agreed playscheme expenses if necessary. Full receipt required for reimbursement.

6) Building & Maintenance.

a) Damp reported by flat 17 and 59. Southwark Resident Services Officer Efe.Urubusi@southwark.gov.uk and Contracts manager Chris.Ayton@southwark.gov.uk to be contacted..

7) Social Report.

a) Guardians or other adult authorised adult must accompany family group on Juniper Playscheme trips. Juniper cannot assume any responsibility for any injury or loss during designated events.

b) Chair has sourced playleader from Somerville to hold Playdays and discuss playground ethics in the context of team games.

8) Date of Next Meeting. 24/8/2021. 7,30pm. Garden.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #41 Minutes • 7.30pm • Tuesday • 24/06/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present: Coralie Allison. (Treasurer). Rob Kenyon (Secretary). Jess Oglethorpe. Cherrie Stevens (Vice Chair).
Acting Chair Cherrie Stevens

1) Permission for Recording. Permission granted

2) Apologies for Absence. Jaki Wilford (chair)

3) Approval of Minutes as a True Record. Minutes approved.

4) Matters Arising from Minutes.

a) Pomeroy Street Issues. Deferred due to absence of key residents.

5) Financial Report.

a) Laptops for learners. Confirmation of donation recieved, but no statement recieved yet from bank.
May be with Tim.

b) Cheque Signatory update. Bank has replied to Tim confirming that adding a signatory only requires Coralie to visit the bank. Coralie is waiting for a new passport, so visit will happen in early July.
Financial Balance unchanged apart from the £200 LFL donation.

6) Building & Maintenance.

a) Balcony works update. Scaffolding work on balconies above flats 13/14 now apparently complete, but no report from LBS recieved.

Work above flat 66 failed damp-test, and scaffolding to remain in place for the time being.

action: Secretary to contact Chris Ayton LBS

b) LBS Sublet Consultation.

Secretary recieved notification of consultation into new sublet terms for leaseholders. Residents to be encouraged to take part given the long-term nuisance caused by inconsiderate conversions of flats.

action. Secretary to circulate links to consultation document.

7) Social Report.

a) Parents Group Minutes. All suggestions for Summer by group approved.

Bicycle maintenance day and parents supervision rota suggested.

Safeguarding. All non-parents to be encouraged to get CRB check by Southwark Group of Tenants Organisation.

b) 30A safety visit. LBS paid brief annual visit to 30A, Electrical equipment PAT tested. New fire-extinguishers promised.

8) Garden and Ball-court.

a) Lawn-mowing update. Area Management have replied to say that mowing is a 'service level agreement and non-negotiable.' which is in contradiction to LBS diversity policy. Relevant LBS officer to be contacted.

b) Complaints about use of leaf-blower in the forecourt forwarded to Area management. Matter under consideration.

c) Jess requested to be kept up to date regarding Summer art projects

9) Date of Next Meeting. 13/07/2021. 7.30pm. Venue - garden weather permitting.

Meeting Duration. 32 minutes.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #40 Minutes • 7.30pm • Tuesday • 25/05/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present: Coralie Allison. (Treasurer). Rukayat Basaru, Tim Burrow. Paul Hood. Rob Kenyon (Secretary). Uvi Orogun. Cherrie Stevens (Vice Chair). Lloyd Trott (Area Delegate). Efe Urubusi (LBS). Jaki Wilford (Chair).

1. Approval of Minutes. Minutes approved.

2. Apologies for Absence. None

3. Matters Arising from Minutes.

a) £200 petty cash account set-up reimbursed to the Chair. Fund to be passed on to Treasurer.

b) Cheque Signatories. Tim has contacted accounts manager, but no response yet.

First enquiries suggest it may be easier to complete the process than we thought.

c) Parents Group. First meeting of group for parents of Juniper children called for **7pm June 2nd** in the garden. Chair unavailable (as required by constitution). Secretary authorised to stand in.

d) No confirmation that £200 cheque to *Laptops For Learners* has been cashed yet.

action: Secretary to contact and request receipt.

4. Financial Report.

a) Balance carried forward: £32,758.93

Item. £200 Petty Cash Fund reimbursement to Chair: £ 200.00

Balance: **£32,558.93**

5. Building & Maintenance.

a) Still no news yet of start date for scaffolding-related work after LBS visit 2 weeks ago.

b) Rukayat and Uvi reported blocked and overflowing forecourt drains.

To be reported to local Resident Services Manager.

c) Solicitor's Letter from *Sonn MacMillan Walker* re 'Soundproofing' sent to selected flats in vicinity of flat 10 '*gathering evidence of the extent (if any) of the deficiency in the soundproofing between flats.*'

Recipients included the Chair and Lloyd Trott. The problem was not felt to be inadequate soundproofing but intense vibrations from prolonged, anti-social reconstruction work by absentee landlords.

action: Jaki and Lloyd to contact solicitors and correct misapprehensions.

d) Mowing schedule. Efe to speak with his manager to ascertain Juniper's right to negotiate a more eco-friendly grass-cutting regime.

action: secretary to track down LBS department able to authorise changes in schedule.

e) Efe to forward dates of work itemised on 'Estate Promises' document.

f) Tim. Juniper needs a meeting to discuss parking and traffic issues on Pomeroy Street. The area needs to be assessed by a Highway Designer for safety.

action: Item to be prominent on agenda for next meeting.

g) Points of Information: The Fire Service can override Lewisham Council and impose parking restrictions if they see fit. Lewisham has announced the construction of two more stories at Sleeper Court, which will add to congestion.

h) Coralie. Engie & Peabody must keep the promises made at planning stage.

i) Paul. Current Zebra crossing is unsafe and should be returned to its original site and upgraded with stop-lights.

6. Social Report.

a) Summer Events. Surrey Docks forge workshops and farmdays costed.

7. Garden and Ball-court. Garden at height of Spring glory. Thanks to all who helped at the last Garden Day. Next work-day: **June 5th. 3pm**

8. Other Business. Notification of new website address. www.juniperhouse.info.com

9. Date of Next Meeting. 24/06/2021

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #39 Minutes • 7.30pm • Tuesday • 20/04/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present:

Coralie Allison. (Treasurer). Tim Burrow. Phoebe Eustance. Rob Kenyon (Secretary). Jess Oglethorpe
Cherrie Stevens (vice Chair). Jackie Wilford (Chair).

1) Approval of Minutes. Minutes approved.

2) Apologies for Absence. None

3) Matters Arising from Minutes.

a) Schools Laptop Fund. Secretary still waiting for confirmation of whether cheque payments are possible and address of payee.

b) May Bank Holiday Window Gallery Project needs newsletter reminder.

c) Parking. Residents to be advised to apply for LBS parking permits. TRA to help with printing and lamination.

Tim reported that, due to stalling and bungling by Peabody and the London Borough of Lewisham, the parking restrictions for the new block on Pomeroy Street only apply to residents who signed their leases after the relevant clauses were finally included.

4) Financial Report.

a) Proposal.

'This meeting agrees to authorize a petty cash account or Float of £200 to be held by the Treasurer to reimburse approved cash expenses incurred by residents on presentation of valid receipts.'

Proposed Chair. Seconded Treasurer. Approved unanimously.

action: Chair to source first £200 from TRA cash cheque.

b) Cheque signatories. The meeting repeated its authorisation of meeting #36 to add treasurer Coralie Allison as a fourth cheque signatory of the Juniper TRA account.

action. Tim to organise meeting with bank.

5) Building & Maintenance.

a) LBS 'Estate Cleaning & Horticultural Promises'. All residents to report breaches of the recently publicised 'Promises' to Resident Services Officer **Efe Urubusi (efe.urubusi@southwark.gov.uk / 0796 181 0158).**

b) No news yet of start date for scaffolding-related work.

6) Social Report.

a) Proposal for Parents' Group.

'This meeting agrees to establish a Parents' Sub-Committee to further the interests of Juniper families and children. The Group to conform with all Constitutional requirements.'

Proposed Coralie Allison. Seconded, Chair. Passed unanimously.

action Coralie to convene first meeting.

b) New garden swing. Agreed in principle, but requires rental or acquisition of suitable ladder.

action. secretary to source relevant quotes.

7) Garden and Ball-court.

Garden Day approved for May 2nd. Costs from Petty Cash account.

8) Other Business.

Secretary to cost Summer visit to Surrey Docks farm and blacksmith workshop.

9) Date of Next Meeting. 25/05/2021

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #38 Minutes • 7.30pm • Tuesday • 16/03/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present:

Coralie Allison. (Treasurer). Tim Burrow. Phoebe Eustance. Rob Kenyon (Secretary) Jess Oglethorpe
Lloyd Trott (Area Delegate). Jackie Wilford (Chair).

1) Permission for Recording & Approval of Minutes. Permission given and Minutes approved.

2) Apologies for Absence.

3) Matters Arising from Minutes.

a) Proposal

This meeting agrees to make a donation of £200 to LBS 'Laptop For Learners Fund'.

Proposed Chair. Seconded Treasurer. Passed Unanimously.

Secretary to confirm that payment by cheque is possible.

b) Window Gallery. Phoebe and Jess to produce flyer for Easter project. (file to secretary for printing.)

4) Financial Report.

a) Coralie now holding all TRA financial paperwork.

Accounts for Oct 2019-Sept 20 have been approved.

Final Balance for the year. £31,994.90

Current Balance. £32,768.93.

Secretary offered to help with digitising the books.

5) Building & Maintenance.

a) LBS have given notice of Dye-Tests for all walkways to be conducted on Wednesday 17th March.

Purple staining on internal walls indicates leaks in the walkway. All positive tests to be reported to:

Ellie.Robinson@southwark.gov.uk. • phone 07935 517 194.

b) Major scaffolding deferred until testing completed.

c) Lloyd (46) still experiencing leakage from roof. Lockdown blamed for delay.

Mail to Chris Ayton required.

d) New front door (66). Recommended to contact Leaseholder Services or Repairs for advice.

6) Social Report.

a) The meeting was encouraged to contact neighbours who might not understand the Census information sent to households, or the significance of the exercise.

7) Garden and Ball-court.

a) Bike hutches have been installed. Jess and Phoebe have received keys. Funding for extra security lighting to be sought via Cleaner Greener Safer Grant scheme.

Secretary action.

8) Other Business.

a) Pomeroy Street parking. Lewisham have agreed not to grant street parking spaces to residents of the new block. Thanks to Tim for prolonged effort.

b) Forecourt parking. Reporting dumped or non-resident parking is a simple process via Southwark parking Unit. (details in newsletter.).

Resident Parking permits available from LBS Parking on application (1 vehicle free).

c) Wormeries. Coralie volunteered for 1 unit.

d) Lift Service Charges. Confusion about nature of loans. LBS contacted for clarification but no response yet. Issue of heavy-duty use by contractors discussed, and whether this could be used to reduce service charges.

9) Date of Next Meeting. 7.30pm • .20/04/2021. <https://meet.jit.si/JUNIPERMEETINGS>

SIGNED

Chair:



Date: __20/04/2021__

Secretary:



Date: __20/04/2021__

Juniper House Tenants & Residents Association

Meeting #37 Minutes • 7.30pm • Tuesday • 09/02/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present:

Coralie Allison. (Treasurer). Jess & Phoebe. Rob Kenyon (Secretary)
Cherrie Stevens (vice-chair). Jackie Wilford (Chair).

The meeting gave its permission to be recorded for the purpose of ensuring accurate minutes. Recording to be shared only with those present, and deleted after one month.

1) Approval of Minutes. Minutes approved.

2) Apologies for Absence. Lloyd Trott

3) Matters Arising from Minutes. No matters arising.

4) Financial Report.

a) Cheques received by secretary in respect of fireworks and Xmas newsletter expenses.

b) Treasurer has not yet acquired TRA financial records from previous treasurer due to circumstances Hopefully to be resolved by next meeting.

5) Building & Maintenance.

a) Jess (66). Reported that a professional builder (her father) had inspected her flat, and was of the opinion that the damp was also related to a problem with the roof.

b) Chris Ayton of LBS has been in contact to announce that scaffolding will be erected 'soon' to deal with 2 cases of damp.

c) Leaks reported in flat 18. Tenant to be advised of complaint procedure..

6) Social Report.

a) Antisocial building noise has been reported to LBS. LBS Antisocial Noise Department agreed the situation was intolerable, but said there was nothing they could do as the work had been approved by LBS. However, they encouraged reporting any sightings of workers not wearing

masks to the police. Police were contacted in due course, but failed to gain entry.

Three local councillors have been mailed with a full complaint. Only one has responded to say he has "*written to councillor officers to see if anything can be done to alleviate the disturbance*", and will get back when he has more information.

Southwark have been strongly urged to re-draft their guidelines for building permission to take into account the conditions of Lockdown.

b) Jaki reported a new local food-bank at The People's Supermarket, Marquis of Granby. Boxes £2 each.

c) Jess and Phoebe suggested a Kitchen Window Gallery for art made in Juniper. To be publicised in newsletter.

d) Proposal for Juniper donations to LBS laptop fund to be discussed at next meeting.

7) Garden and Ball-court.

a) Several species of bulbs either flowering, or about to soon. Including Snowdrops, Narcissus, Anemones, Bluebells and Hyacinths.

Crocuses on the lawn are the current highlight.

8) Other Business. None.

9) Date of Next Meeting. 7.30pm • 16/03/2021.

<https://meet.jit.si/JUNIPERMEETINGS>

{Recording of meeting failed}

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #36 Minutes • 7.30pm • Tuesday • 12/01/2021

<https://meet.jit.si/JUNIPERMEETINGS>

Present:

Coralie Allison. (Treasurer). Tim Burrow. Jess & Phoebe. Rob Kenyon (Secretary). Jackie Wilford (Chair).

1) Approval of Minutes. Minutes approved.

2) Apologies for Absence. Claire Palmer

3) Matters Arising from Minutes. No matters arising.

4) Financial Report.

a) Last year's accounts submitted to SGTO for approval.

b) Balance at present **£33,334.93**. Donations to The Field of £400 still not processed.

c) Cheque Signatories. Tim now not moving, so will stay as cheque signatory if required.

Proposal:

'This meeting agrees to add Coralie Allison as a signatory to the Juniper Tenants & Residents Association Metrobank account.'

Proposed Tim. Seconded Jaki Wilford, Voted for unanimously with 1 abstention (Coralie).

Tim to investigate procedure with bank.

d) Coralie and Tim to liaise over handover of Treasurer documentation.

Tim clarified that Metro sends us written statements after each transaction. They are also available online.

5) Building & Maintenance.

a) Leaks. Coralie updated the meeting on her case. She is having to re-start the repairs procedure after Xmas and Covid break.

Jaki reported that her damp has deteriorated, and that she has sent pictures of the damage to Chris Ayton, requested a tarpaulin for the balcony above and seeking compensation for the damage.

A&E Elkins have been round and taken their own photos.

Tim. Also in contact with Chris Ayton. Also in contact with Chris Ayton. Suppliers of balcony-surfacing to visit. Tim initially directed to claim for damage from the 'block building insurance'. Which is the responsibility of LBS, not individuals or the TRA. Suppliers of balcony-surfacing to visit.

Persistent pestering of LBS by residents is essential for action. Faults should also be logged on LBS Repairs website. **Contacts.** Chris.Ayton@Southwark.gov.uk (Contracts Manager) and Efe.Urubusi@Southwark.gov.uk (Estate Management).

b) Coralie. Who is responsible for changing main ceiling lights? There is general confusion about which faults are the responsibility of the resident. Some are. Details in the

tenants handbook and on LBS website.

The **Handyperson Scheme** can help some residents with some work,.

They charge £30/hr.

6) Social Report.

a) Fireworks went well. Videos now on website. www.https://junipercommunity.wordpress.com/.

£129.15 of £300 budget spent. Invoice submitted to Treasurer.

b) Lights have been erratic, but hopefully can be made to work soon.

c) Xmas newsletter cost £36.85. Invoice submitted to Treasurer.

d) More residents have applied for weekly food deliveries. However, there are early signs that supply is flagging, partly due to the number of small businesses that have now closed.

e) The meeting discussed what the TRA could do to reinforce Covid safety guidelines. The option of Pandemic signage on the block was considered. Decision at next meeting.

f) Purchase of road paint approved by meeting, as authorised at 2020 AGM.

g) Parking. There have been complaints of non-resident parking on the block. After lengthy discussion the the meeting decided to investigate Southwark's current resident parking scheme, but also to draft a Juniper screen-badge to indicate the presence of resident vehicles to LBS parking wardens

h) Computer recycling project contacts to be forwarded to secretary.

7) Garden and Ball-court.

a) LBS were responsible for cutting Juniper padlocks on the Ballcourt, in spite of denials by Area Management. Compensation and apology to be requested.

8) Other Business.

a) Organic waste collection. The meeting was informed that LBS did not supply Brown Bins to Juniper. However, 'The Field' can supply each household with 'Wormeries', and instructions for use. The resulting compost can either be spread on the garden, or used in plant-pots.

9) Date of Next Meeting. 7.30pm • 09/02/2021.

<https://meet.jit.si/JUNIPERMEETINGS>

Duration: 1hr 9minutes.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association

Meeting #35 Minutes • 7.30pm • Tuesday • 24/11/2020

<https://meet.jit.si/JUNIPERMEETINGS>

Present:

Coralie Allison. (Treasurer). Rob Kenyon (Secretary). Lloyd Trott (Area Delegate) Jackie Wilford (Chair).

1) Approval of Minutes.

Minutes approved.

2) Apologies for Absence. Tim

3) Matters Arising from Minutes. No matters arising which could not be addressed under existing agenda below.

4) Financial Report. Final report by Tim unavailable due to absence

a) Secretary reported that our Zurich insurance policy now up to date.

b) Clarification given by Chair for non-paying in of cheques to *The Field*. Person responsible was away. Donations now processed with thanks.

5) Building & Maintenance.

a) Leaks. New leak reported from above into flat 45. No feedback yet as to cause.

b) Roof leak. Lloyd reported continuation of chronic roof leak. LBS claiming not to be logging any new repairs for the time being.

action: Lloyd to pursue LBS further with full case history.

c) Surface leaks from exposed surfaces. Jaki (14) in contact with LBS Contracts Manager Chris Ayton.

Surface materials under investigation. Site visit expected soon.

action: Jaki to report back

d) Coralie in contact with Elkins. Bathroom to be inspected.

e) Scaffolding. No response yet to enquiries.

f) Staircase lighting. No further reports of failure.

6) Social Report. Midwinter holiday events.

a) Budget of £300 approved for fireworks, and £60 for solar fairylights. Coralie to be re-imbursed for lights, Jaki for fireworks. Fireworks display early Xmas evening. Tree dressing on or around 20th December.

b) Door-to-door carol singing. Sharon reported to be interested.

c) Colour Xmas Newsletter approved. action: secretary

7) Garden and Ball-court.

a) LBS tree surgeons visited and reduced large poplar.

b) Ballcourt keys to be requested from Area Management.

8) Other Business.

a) Library. Concerns that unless more use is made of this resource, stock may have to be found a more productive home. For example New Cross Community Library.

b) Meeting Room. Volunteers needed for indoor space and activity courses. Coralie and Rob volunteered for LBS Fire Safety and 1st Aid courses when they become available.

action: Secretary to contact relevant LBS department for dates..

9) Date of Next Meeting. 7.30pm • 12/01/2021

<https://meet.jit.si/JUNIPERMEETINGS>

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association Meeting #34

20/10/2020 • 7.30pm • <https://meet.jit.si/JUNIPERMEETINGS>.

1. Present

Coralie Allison. (Treasurer) Tim Burrow. Shanique Campbell. Rob Kenyon (Secretary). Lloyd Trott (Area Delegate) Jackie Wilford (Chair).

2. Approval of Minutes.

The minutes of Meeting #33, 19/08/2020, and the AGM on 20/09/2020 were approved as true records.

3. Matters Arising.

The secretary explained that the minutes of the AGM were approved executively on September 24th by the treasurer, secretary and chair without calling a meeting in order to make them available for the imminent LBS grant application.

This decision was approved by the meeting, and it was suggested that the 2021 AGM be scheduled earlier in the year to avoid the same problem.

Secretary to check if grant form specifically requires AGM minutes.

4. Finance.

a) Changing Cheque Signatories. On enquiry, Tim reported that Metro Bank's process for changing a signatory involves a personal appearance at a branch by all involved. This was felt to be completely unreasonable, especially at this time.

Tim to contact Metro business officer and argue for more cooperation.

Proposal:

'This meeting authorises the appointment of elected Treasurer Coralie Allison (16 Juniper House) as co-signatory of the Juniper House Tenants & Residents Association Metro-bank account, replacing Tim Burrow'

Proposed: Tim Burrow. Seconded: Lloyd Trott.

Passed Unanimously (1 Abstention)

b) Tim to submit 2020 accounts to Southwark Group of Tenants Organisation for final approval.

c) Tim reported that Metro has a deposit account we could use to ring-fence the Legacy Fund.

Will circulate details by email.

d) Tim reported that LBS have paid the Resident Participation Grant into our account (£1800).

e) **The Field** have not yet cashed the 2 donations made by Juniper TRA (£400 in total). Tim and Jaki to investigate.

5. Building & Maintenance.

a) **Leaks.** Flooding due to serious failure of kitchen/bathroom drainage pipe from flat 42 in front service cabinet. All 3 flats below flooded. (37, 32, 27)

Emergency Services failed to meet its obligations and did not take remedial action for 5 days.

Service pipes in cabinets are in generally poor condition, suggesting that the problem may well be widespread.

LBS need to take serious action to avoid similar inconvenience in future.

b) **2nd floor Interior Damp from Balconies above.**

Flat 13 had to resort to LBS Complaints Team to get action. Two other flats (14 and 61) report similar interior damp problems in rooms adjacent to uncovered balconies above.

Chris Ayton (LBS contracts manager) claimed that there was no visible sign of damage. We therefore have to prove our case. All residents urged to report seepage to Efe Urubusi at Local Area Management team.

c) **Interior Leak from Roof.** Flat 16 reported continued seepage down bathroom pipes from flat 21 above. Independent plumbers brought in by leaseholder of 21 have identified leakage from roof, which is therefore LBS responsibility. LBS have not responded so far.

d) **Interior leak from Roof (2).** Flat 46 has reported a return of leakage from the roof after recent heavy rain. This long standing issue was thought to have been resolved.

New report to LBS.

e) **Staircase lighting failure.** The lights on the staircase for flats 54-75 and related walkways are regularly failing. Residents urged to report en-masse to LBS. Secretary to report to Area Management.

6. Social Report

Rhiannon (flat 7) to be contacted with a view to holding a drama workshop for Juniper kids. Coralie available during half-term.

Tim to source local events and circulate for Newsletter promotion. Shanique to investigate activities for children.

7. Garden

LBS Tree crew came and coppiced the 6 feral Cherries in the Hazel wood.

This will allow more light to the space, creating a more diverse range of plants, and allowing the Hazels at the border to reach maturity. As the Cherries re-grow, they will provide stakes and timber for fencing.

8. Any Other Business

New printer cartridge required, but prices for original makers' cartridges have increased suddenly by over 15%.

'Cartridge People' own-brand compatible items to be bought instead, if guaranteed recyclable.

9. Next Meeting

7.30pm. 24/11/2020.

<https://meet.jit.si/JUNIPERMEETINGS>

SIGNED

Chair: _____

Secretary: _____

DATE: _____

Juniper House Tenants & Residents Association

Annual General Meeting 5

20/09/2020 • 3pm • <https://meet.jit.si/JUNIPERMEETINGS>.

Page 1 of 2

Present

Coralie Allison. Tim Burrow (Treasurer). Rob Kenyon (Secretary). Cherrie Stevens (Vice Chair). Lloyd Trott (Area Delegate). Jackie Wilford (Chair).

1) Approval of Minutes The minutes of the last AGM were approved as an accurate record.

2) Presentation of the Accounts

a) Expenditure

Tim presented the transactions 2019 - 2020 for approval for submission to SGTO..

'This meeting approves the draft Accounts for the TRA Financial Year 2019-20'.

Proposed Tim Burrow. Seconded Rob Kenyon. **Approved unanimously.**

These indicated a sum of £919.87 remaining for TRA general spending.

The total Legacy is £30,901.65. This sum is not available for routine TRA costs, or projects which do not qualify under our agreement with LBS.

b) Legacy Fund

Covid 19 is severely hampering attempts to spend the Legacy Fund inherited from Juniper Cooperative on a large-scale project for the communal benefit in the manner agreed with LBS.

In the interest of ensuring that the fund is adequately 'ring-fenced' from general expenditure, Tim will investigate alternative accounts and report back.

Financial advice has been sought from LBS, but no useful response has been received as yet.

c) Budget 2020/21 Proposal.

The TRA has been informed it is not eligible for the usual LBS grant due to the Legacy Fund, it is advisable we therefore seek alternative funding to maintain our current activities. To this end:

'This meeting approves the proposed 2020/21 budget below, and application for London Borough of Southwark 'Getting Involved Grant' to cover costs for that period.'

Proposed: Jackie Wilford (Chair). Seconded: Coralie Allison. Passed Unanimously.

JUNIPER TRA BUDGET 2020-21

ITEM	SUPPLIER	COST inc VAT
(ADMIN & MAINTENANCE)		
Insurance	Zurich Ltd	£99.31
HP 80A Black Toner Cartridge (Original) 80A	Staples	£61.90
Whitebox A4 White Paper 75gsm 2,500 sheets	Staples	£49.99
Postage & Sundries		£15.00
Printing of 4 special Newsletter editions/yr @ £31.55	Solpress	£126.20
Washable Face Masks (10)	Solopress	£47.26
Covid19 Signage Wall Stickers 5 A3	Solopress	£33.90
Hand Sanitiser Station x 2	Solopress	£106.52
Heavy Duty Yellow Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Heavy Duty Yellow Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Heavy Duty Blue Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Industrial Brush Cleaner & Thinner - 5 Litrs	Paints4Trade	£23.99
Subtotal.		£696.04
(PROJECTED SPENDING)		
Disc Penny Garage Floor Tiles 50cm. £4.98 X 64. DURAMAT		£318.72
Delivery (Zone 1):		£39.96
Subtotal		£ 358.68
Total		£1,054.72

Juniper House Tenants & Residents Association

Annual General Meeting 5

20/09/2020 • 3pm • <https://meet.jit.si/JUNIPERMEETINGS>.

Page 2 of 2

3) Annual Reports

a) Secretary's Report

The secretary presented the annual report listing all proposals passed at meetings, and actions taken by the TRA. Approved by the meeting.

b) Garden Group.

- i) Reported that a new border had been cultivated near flat 53, and should be interesting next year.
- ii) The coppicing work authorised at the last meeting has now been added to LBS Tree Department list for October, and will not cost the TRA anything.
- iii) The recent tree surgery by LBS did not impress the group, with dead branches left on each tree likely to cause dieback. LBS Arboreal Officer to be informed of shortcomings.

4) Grant Application Progress

(Cycle-shacks and drinking fountains).

Cycle Shack survey was undertaken by LBS and various sites identified. No feedback received yet.

Drinking Fountains are being severely re-assessed in the light of Covid19. Relevant LBS officers to be contacted ASAP.

- Lloyd sought clarification on the process for assessing GIG applications. Guidelines to be forwarded.

5) Resignation/Election of Officers

All officers formally resigned, and Cherrie Stevens temporarily assumed the Chair from the floor, with no voting rights. Nominees did not vote for themselves.

Chair. Jackie Wilford. Nominated: Coralie Allison. Seconded: Rob Kenyon. For 4. Abstention. 2.

Treasurer. Coralie Allison. Nominated: Rob Kenyon. Seconded: Lloyd Trott. For 4. Abstention. 2.

Vice Chair. Cherrie Stevens: Nominated Rob Kenyon. Seconded: Lloyd Trott. For 4. Abstention. 2.

Secretary. Rob Kenyon. Nominated: Lloyd Trott. Seconded: Jackie Wilford. For 4. Abstention. 2.

Area Delegate. Lloyd Trott. Nominated: Jackie Wilford. Seconded: Rob Kenyon. For 4. Abstention. 2.

Lloyd offered a vote of thanks to Tim for his invaluable efforts on behalf of the TRA over the past 5 years. Approved Unanimously. (1 Abstention)

6) Appointment of Auditors.

Proposal: Southwark Group of Tenants Organisation to be appointed auditors for 2020/2021.

Proposed Rob Kenyon. Seconded: Tim Burrow. Approved Unanimously

7) Any Other Business.

Lloyd suggested that we might make contact with 'The Pomeroy' when it has occupants, and with Harriet Court. Possibly via special newsletter edition.


8) 2020/21 Meeting Schedule.

Third Tuesday on alternate months from:

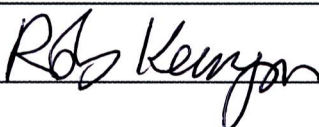
Tuesday 20th October. 7.30pm. presumably at: <https://meet.jit.si/JUNIPERMEETINGS>

SIGNED

Chair:



Secretary:



DATE:

21/09/2021

Minutes • Juniper TRA Meeting #33

7.30pm • Wednesday • 19/08/2020 • <https://meet.jit.si/JUNIPERMEETINGS>

1) Present. Jaki Wilford, Lloyd Trott, Coralie Allison, Tim Burrow. Rob Kenyon. No apologies.
Tim communicated through Jitsi CHAT function.

2) Approval of Minutes. The minutes of Meeting #32 (28/07/2020) were approved.

3) Matters Arising.

a) Security. Report from Jaki of crime scene on 31/07/2020. Police were called and advised us to report every event in order to become eligible for added security spending by LBS.
Lloyd and Jaki reported additional sightings to the meeting.

b) Finance.

i) Secretary did call John McCormack, who was about to go on holiday, but would liaise with Louis Rotsos on the issues we raised. Waiting to hear back at that time.

ii) Invoices for office expenses forwarded to Tim.

iii) Trade accounts still to be sourced for office supplies.

iv) The indecisive discussion from the last meeting on donations to *The Field* was concluded by an update from the Chair on the current state of the organisation's finances. Their grant has been delayed and they are now crowd-funding to maintain services. The Chair then withdrew from the discussion due to personal involvement.

- Lloyd proposed that Juniper make one more payment of £200.

- Tim sought clarification on what services are provided. The Chair stated that there were three deliveries per week from different sources via *The Field* which were then allocated to Juniper residents. To confirm this, she would provide paperwork from the Field to Tim.

• Proposal:

'Juniper TRA agrees to donate a one-off payment of £200 to 'The Field' for their services to the Juniper Community'. Proposed Lloyd Trott. Seconded: Coralie Allison. For 4. Abstentions 1.

c) Scaffolding. There is still no response from anyone at LBS. Nobody seems to know anything about it. People seen on it during the day recently. Rumours of repairs to roof above 21.

4) Finance

Nothing to report until LBS report back with advice on Legacy Fund options.

5) Building & Maintenance.

a) Internal Damp inspection. Flat 13. LBS agreed the damp was caused by the balconies above.
The Inspection team needed to gain access to flat 18

above but were unable to.

Tim agreed to forward his the repair contact details he has been using to Rob for general circulation.

b) Water Cut-off. The meeting could not recall another occasion when the water supply was cut for an entire day for plumbing work in one flat. No responses to queries to LBS.

6) Social

a) Given the possibility that the Winter will increase the degree of isolation felt by some residents, it was suggested to the meeting that the Juniper Jitsi channel be declared open to all as an informal chat-room. Residents could simply log in the usual way at an agreed time at <https://meet.jit.si/JUNIPERMEETINGS>

b) Use of 30A. The library and other possible uses are still being hampered by the current inability of LBS to issue clear guidelines. The secretary was in favour of offering booked individual use to single households, as per Government Guidelines, but informed the meeting that as yet no requests had been made for books through the formal process.

c) Educational Support.

Tim. Many flats are over-crowded, so 30A could offer much-needed quiet homework space for some.

Jaki. In favour of the TRA investing in either tablets or suitable laptops for study purposes.

Coralie. An appeal for useable hardware and expertise to be made in the next newsletter.

When use of the space is clarified, the TRA to start detailed discussions on educational project.

7. Garden & Ballcourt

a) Efe has agree to provide an LBS lock for the ballcourt and give us spare keys.

Coppicing. Still no response from any companies (including LBS) except Amber. The secretary sought permission from the meeting to accept Amber's bid. (shared with the meeting)

Lloyd thought the offer was acceptable but sought clarification on the terms 'raising' 'reducing' and 'coppicing', and why LBS has not done the work.

The terms were explained, and the meeting informed that LBS had repeatedly failed to begin the job in spite of 4 years of saying they would. And that every year the job gets bigger. With no certainty of completion by LBS we have been obliged to seek outside help.

The meeting agreed to accept the Amber bid.

b) Barbecue – 28/08/2020

8) Next Meeting. Annual General Meeting.

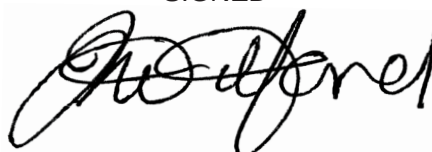
20/09/2020. 3pm on Jitsi, or in the garden if fine.

SIGNED

Chair:



Secretary:



Date: ___20/10/2020__

Date: ___20/10/2020__

Minutes • Juniper TRA Meeting #32

7.30pm • Tuesday • 28/07/2020

<https://meet.jit.si/JUNIPERMEETINGS>

1) Present. Coralie Allison. Tim Burrow. Rob Kenyon Lloyd Trott. Jaki Wilford. No apologies.

2) Approval of Minutes. The minutes of Meeting #31 (30/06/2020) were approved.

3) Matters Arising from Minutes.

a) Lloyd reported that the footseps in the loft had ceased, and the damp from the roof seemed to be remedied.

b) First impressions are that there had been fewer sightings of loiterers since the dialogue with local police. All residents should report immediately to 101 as a matter of routine. This would greatly help to qualify us for LBS security support such as CCTV or entryphone systems.

4) Finance.

a) Legacy Fund Options. Thanks to Aft for research into savings bond options. Final decision to be taken after full consultation with LBS.

The secretary reported that LBS Tenant & Homeowner Involvement Team Leader **John McCormack** has clarified the following issues:

i). The £15000 eligibility limit for LBS direct finding still applies. Meaning that our usual maintenance grant is no longer available.

But

ii) We will be able to apply for grants from September to cover our current range of routine expenses. Probably more

iii) We will still be eligible for free accountancy services via LBS.

When he gets back from leave, JM will be discussing with Louis Rotsos our needs for the Legacy Account, and other issues such as CCTV effectiveness, and how Covid 19 might influence earlier TRA spending proposals, and get back to us.

b) Cheque for £200 to *The Field* received with

thanks. The organisation is now applying for a £10,000 grant extension. At present, working with '*Pie&Mash*' and *Covid Mutual Aid, The Field* is helping to feed approximately 900 local people.

c) Office-invoices for paper, toner and colour newsletters to be forwarded to Tim.

d) Trade accounts. Secretary to unearth application for credit account with **Staples** to assess suitability for our needs.

5) Building & Maintenance

a) Still no response to request for information regarding insecure scaffolding.

b) LBS supposed to be inspecting damp patches in F13 on 29/07/2020. Flat 14 to be mentioned.

c) Fencing with Astbury Road now complete.

d) John McCormack sees no objection to Juniper independently commissioning tree work.

7) Social Report

a) Chris Campbell of **LBS** visited to inspect site for bike hutches awarded under Cleaner Greener funding. 3 sites gained preference:

i) Gable end of Astbury Road house.

ii) Vacant space next to Coll's Road and electricity sub-station near flat 1.

iii) Concrete area next to Ball-court.

C.C. To get back, and begin full consultation process. Preference for spaces will be given to residents.

b) Lloyd raised the possibility of a larger donation to *The Field*.

During discussion on this issue, the **Chair** became suddenly unconscious on-screen, and the meeting broke up in some disarray while an ambulance was called.

8) Garden & Ball-Court Use N/A

9) Date of Next Meeting. N/A

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes • Juniper TRA Meeting #31

7.30pm • Tuesday • 30/06/2020

<https://meet.jit.si/JUNIPERMEETINGS>

1) **Present.** Jaki Wilford, Lloyd Trott, Coralie Allison, Rob Kenyon. No apologies.

2) **Approval of Minutes.** Minutes of the meeting 09/06/2020 approved.

3) **Matters Arising from Minutes.**

a) **Library.** No requests for books as yet, and LBS are still opposed to any use of the studio as a library. Any loans will therefore have to be included in the Thursday night grocery deliveries.

Coralie pointed out that bookshops were open, and suggested we demand that LBS reconsider after the July 4 pub re-opening.

To break the ice, a selection of books to be offered to selected families.

RK & CA to liaise.

The library will need a supply of *Librafilm* if it succeeds.

3) **Financial Report.** Treasurer absent (Tim)

a) 'We Support Housing' to be contacted professionally for advice on management of Juniper Legacy Fund.

4) **Building & Maintenance.**

a) Leak from loft overflow above flats 73/68/63/58/53 reported. No action as yet by LBS.

b) Insecure fencing. LBS still not prepared to repair damaged fencing near entrance gate or fill gap in existing fence on boundary wall with Astbury Road.

LBS Handyperson Department to be contacted to quote for emergency work. Permission to be sought from LBS for work to commence, and full recompense to be sought from LBS for filling their budget gap.

c) Roof. Lloyd reported that recent repair has survived the recent wet weather.

There had subsequently been footsteps in the loft. LBS to be urged to inform residents when work is taking place in the loft-space.

5) **Social Report.**

a) Juniper currently distributing groceries to several households via '*Pie&Mash@The Field*' in Queen's Road. In the light of this support to Juniper residents over the last 3 months, and because the original project funding has almost run out:

'The meeting agreed to donate £200 from TRA funds to further food distribution work by *Pie&Mash@The Field*. Cheque payable to '*The Field*.'

Proposed: Lloyd Trott. Seconded Coralie Allison.

Voted: 3 for – 1 abstention (Jaki Wilford, for long-standing link to The Field)

6) **Garden Report.**

a) Border of flat 53 cleared and ready for plant donations.

b) Autumn Coppicing. Must be commissioned now since there has been no response from LBS or serious hope of help with this work. 3 new quotes to be sourced.

Possibles: London Wildlife Trust, 'Trees for the City' Ruskin Park, Trust for Urban Ecology.

c) Grass. Coralie attended online conference with an LBS councillor who was very keen on creating wildlife grasslands.

CA to contact for advice or possible visit.

Gardening Day. 11/07/2020.

7) **Other Business.** The secretary reported that all minutes, newsletters and other archives were kept updated on the website.

(www.junipercommunity.wordpress.com)

8) **Date of Next Meeting.** 7.30 pm. 28/07/2020.

<https://meet.jit.si/JUNIPERMEETINGS>

Chair:



SIGNED



Date: __28/07/2020__

Secretary:

Date: __28/07/2020__

minutes • juniper tra meeting#30 • 09/06/2020

<https://meet.jit.si/JUNIPERMEETINGS> • 7.30pm

1) Present.

Jaki Wilford, Tim Burrow, Coralie Allison, Rob Kenyon.
No apologies.

2) Approval of Minutes.

The minutes of the previous meeting were approved.

3) Matters Arising from Minutes.

a) Ball-court: permission to be sought from LBS to implement a Household Booking system.

TB and CA have spare padlock keys. Coralie volunteered to manage a 1 month trial.

Goalposts and door mechanism to be sterilised before & after use.

Residents to be notified via application forms as well as via email and social media.

b) Library: All items to be sterilised and quarantined between loans.

Appeal for stock in next newsletter.

LBS to be consulted.

c) CCTV. LBS contacted for advice but still no response.

It would be possible to use existing electricity points for the old gates to power cameras and entrance lights.

Lighting could be a good candidate for the next round of Cleaner Greener Safer grants.

4) Financial Report.

Tim reported a balance of **£32,446.81**

a) Community Fund Banking options.

i) A secure low-interest easy-access, low-cost deposit account. To fund a major project happening soon. This was the original intention, but the uncertainties of Covid19 have possibly disrupted any projects involving an enclosed space. In which case the Association might consider:-

ii) An interest-earning Fund or Bursary to fund specified annual awards. This would require constant management.

action. options to be researched by Tim and Rob, Rob to seek further advice from LBS.

5) Building & Maintenance.

a) Roof Repairs.

Lloyd reported that the scaffolding has been removed and the chronic damp problem has apparently been solved.

However there is still no information from LBS as to the nature of the fault.

Secretary to enquire.

b) Inadequate fencing.

LBS still insists that to repair the boundary with Coll's Rd would be an 'improvement'.

("The council is unable to approve request because of lack of funding at this time. The request is an improvement and not repairs so the council is not obliged to carry out works. However, request can be explored at a later date funding permitting. ").

This is not a satisfactory response and needs further pressure.

The meeting was informed that the similar kind of fencing near the entrance gate was both obsolete, and falling off the wall. And that there is enough of it to fill the boundary gap with Coll's Road.

The meeting therefore agreed to cost two courses of action.

i) To remove the obsolete fencing by the entrance, and resite it on the boundary wall with Coll's Road.

action: Rob.

ii) To replace the existing fencing with a new, less ugly design.

action: Tim

c) Pramsheds. No response yet on when money will become available for refurbishment.

d) Lifts. Situation needs to be closely monitored.

The meeting agreed in principle to fund emergency measures to secure the perimeter, and to offer to fill the LBS funding gap for this work.

6) Garden and Ball-court Use.

Ball-court use discussed under Matters Arising (3a).

a) Lawn cutting

There are various complaints from residents about the grounds maintenance.

LBS Grounds Maintenance Supervisor to be contacted with a view to negotiating a new system.

action: Garden Group.

8) Other Business. Design ideas sought for reconditioned bin-chamber.

9) Date of Next Meeting. 7.30.Tuesday. 30/06/2020.

<https://meet.jit.si/JUNIPERMEETINGS>

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

minutes • juniper tra meeting#29 • 19/05/2020
www.meet.jit.si/JUNIPERTRAMAY2020 • 7.30pm

1) Present. Coralie Allison. Paul Hood. Nicola Hayward. Rob Kenyon. Lloyd Trott. Owen Wilbrey. Jaki Wilford. 6 households represented.

2) Apologies. Tim Burrow. Aftab Hussain.

3) Approval of Minutes. Due to the absence of written advance minutes for all, the record of the meeting on 05/05/2020 was read out and approved item by item. One amendment to (6a) from Lloyd to state that information was provided regarding the dates of scaffold erection and cessation of works.

4) Matters Arising

LBS email responses to issues raised at previous meeting:

a) Anti Social Noise: LBS: *'This has been noted a block letter will be sent as soon as possible.'*

b) Roof Repairs: LBS *'This has been raised with communal repairs. I am not aware of who erected the scaffolding.'*

Lloyd reported recent movement and noises in the loft space.

Action: To be reported to LBS by Secretary. Lloyd to contact independently with relevant dates and other hard detail.

c) Inadequate fencing with Astbury Road. LBS: *'The council is unable to approve request because of lack of funding at this time. The request is an improvement and not repairs so the council is not obliged to carry out works. However, request can be explored at a later date funding permitting.'*

Proposal: Coralie Allison, Seconded Jaki Wilford.

A strongly worded response to be sent to LBS stressing the importance of boundary security at this time. If unsuccessful, to be followed by approach offer of TRA funds to enable work.

Passed unanimously. Action. Secretary.

d) Pramsheds: LBS: *'Job raised for the pram sheds. Ref 8811255/1 I can not ascertain when this will be completed given the procedure of prioritising with emergencies.'*

This response does not address the question of occupancy, and whether non-residents qualify. Further clarification required. Action. Sec.

5. Finance

The decision of the previous meeting to deposit the Coop Endowment Fund in a separate account and bank was confirmed.

Action: Committee to source options emphasising security and ethical considerations.

Secretary to consult with LBS.

6. Building and Maintenance

a) Lifts. Southern lift still working but one near Old Kent Road regularly out of action in spite of recent service and refurb.

There also seems to be a discrepancy between charges for each. Clarification needed on whether proposed works to Southern Lift (3192) are to be surcharged as Major Works.

Action. Secretary to Area Management and Coralie Allison to LBS Leaseholder Support.

b) Lawn. The secretary explained that the current partial cut was largely the result of the partial demolition of the picnic table near flat 1 during cutting. The driver was informed that Grounds Management would be contacted to set a date for the final cut. Action. Secretary. It was stressed that those in favour of the current area of long grass should help ensure it is kept free of rubbish until cut.

A discussion followed on the practicalities and desirability of creating a dedicated 'meadow' area for part of the year. If such a project were agreed, it would entail sustained action by the Gardening Group. Interested members to report back to future meetings with information. LBS to be consulted over mowing-schedule with a view to maximising benefits to wildlife.

7. Social

Lockdown possibilities.

a) Book exchange. Some children have finished reading all the books they have.

Parents at the meeting were prepared to contribute spare books if a practical system could be found for ensuring safe distribution. Interested parties to be consulted.

b) Ballcourt Family Reservation System. The meeting approved approaches to LBS with a view to implementing an hourly system for booking the ballcourt to separate households.

Action. Secretary.

8. Any Other Business

a) In the light of recent attacks on residents and thefts of property, the meeting approved research into the viability and cost of a **CCTV** system for the estate.

Action. Members to source individually and report back. Secretary to contact police, LBS, and our insurance company for advice.

b) Signage. The TRA should commission more laminated signs to deter intruders and calm traffic. Ideas to next TRA meeting.

9. Next Meeting 09/06/2020

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes • Juniper TRA Trial Online Meeting • 05/05/2020

www.meet.jit.si/JUNIPERTRAMAY2020 • 7.30pm

1) Present. Tim Burrow. Aftab Hussain. Rob Kenyon. Lloyd Trott. Jaki Wilford (chair).

2) Reception-check. Tim inaudible but able to hear everyone. Communicated through signs and notes.

3) Familiarisation. The meeting was made aware of Hand Icon procedure. The icon itself was initially difficult to find.

4) Matters Arising from Lockdown.

a) Anti-social Noise. There have been various reports of antisocial noise at different times of day. The newsletter to highlight this problem again. And approaches to be made to LBS for direct action.

All residents urged to continue to report and log events in spite of current LBS inaction.

b) Rubbish dumped on stairwell. Also to be reported to LBS.

Agenda Items carried forward from inquorate meeting 12/03/2020.

5) Approval of Minutes of previous meeting.

The meeting agreed to defer approval to the next meeting - due the trial nature of this meeting.

6) Matters Arising from Minutes.

(a) Roof leaks & Communal Repairs.

We have still not had a statement of the nature of the works associated with the scaffolding in place, or their progress. What is the problem, and why the delay?

(b) Inadequate fencing with Astbury Road.

People are regularly using the wall adjacent to Astbury Road as access to Juniper. This is even less acceptable at this time. We would therefore repeat a long-standing request for the existing fencing on the wall to be extended across the full length. If LBS will not supply, then Juniper could
action: secretary.

7) Conclusions on Jitsi platform. Generally suitable. Approved for use at next meeting.

8) Financial Report.

i) Co-op endowment. Administrative implications. It was agreed that the endowment from Juniper

House Cooperative should be transferred to a separate deposit account, preferably with a different bank.

9) Building & Maintenance.

The meeting requested clarification of the following issues.

a) Pramsheds.

Many of these are require treatment to the roofs, and the standard padlocks are rusting badly.

Also, we would like a survey of the stock to establish if any units are occupied by ex-residents, and to know whether that would be a disqualification for rental.

action: secretary.

10) Social Report

a) Grant applications.

Tim confirmed that the 12 new Juniper bike-hutches will be exclusively for Juniper residents. All applicants should register at www.cyclehoop.rentals/ or **Phone: 0208 699 1338**

11) Date of Next Meeting.

19/05/2020 • www.meet.jit.si/JUNIPERTRAMAY2020 • 7.30pm

LATEST LBS RESPONSES TO ITEMS ABOVE:

6a) Roof Repairs. This has been raised with communal repairs. I am not aware of who erected the scaffolding.

9a) Pramsheds. 'Job raised for the pram sheds. Ref 8811255/1 I can not ascertain when this will be completed given the procedure of prioritising with emergencies.'

6b) Inadequate fencing with Astbury Road. 'The council is unable to approve request because of lack of funding at this time. The request is judged an improvement and not repairs so the council is not obliged to carry out works. However, the request can be explored at a later date funding permitting.'

4a) Anti Social Noise 'This has been noted a block letter will be sent as soon as possible.'

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES

Juniper TRA Meeting #28 • 16/01/2020 30A Juniper House • Flat 30A • 8.15pm

1) Present. Aftab Hussain, Jackie Wilford (chair), Tim Burrow (treasurer), Paul Hood, Coralie Allison, Cherrie Stevens (vice-chair), George Stables, Peter Marchetti, Rob Kenyon (secretary). Jerome Godfrey proxy for Mina Mileva (49). LBS: Martin Kovats. Richard Amoah.

Apologies. Lloyd Trott.

2) Approval of Minutes. Minutes Approved.

3) Proposal:

'The Juniper House TRA agrees to accept the remaining assets of Juniper House Cooperative Limited and to ringfence these funds for projects that comply with the Coop and TRA's agreed objectives in interest of the Juniper community.'

Proposed Rob Kenyon. Seconded Jackie Wilford. Passed Unanimously

Martin Kovats and Richard Amoah left the meeting.

4) Matters Arising from Minutes.

a) (5a) Roof. Efe (area management) to contact Paul Hood (73)

b) Cleaner Greener Safer Grant Application. Coralie to make a presentation at Harris Academy to LBS representatives.

c) Jackie has contacted Queen's Road Fire Station, who are getting back with their assessment of the congestion of Pomeroy Street. Jackie also to report back with details of free parking scheme for forecourt.

5) Financial Report.

a) 2019/20 books now with SGTO accountant.

b) Discussion of the possibility of losing next year's grant. No conclusions reached. Item to be prioritised on next agenda.

c) Printer cartridge and paper expenditure request by secretary. Granted.

6) Building & Maintenance.

a) Roof leaks & Communal Repairs. The initial responsibility is for residents to log both domestic and communal repairs with LBS. Either on the website, by phone or email repairs@southwark.gov.uk. The more reports the better. The TRA has no power to hasten repairs work. The LBS position on roof leaks is not clear. It seems to be treating them as domestic issues.

Secretary to seek clarification.

b) Top floor walkways degrading rapidly.

Extensive ponding and discolouration.

Item for next Estate Walkabout. Report to Efe Urubusi. LBS.

7) Other Business.

a) Police have reported that the forecourt (near flats 53/54/55) is being used to change the number plates on stolen cars.

Residents should report suspicious behaviour to 101, and illegal acts to 999.

Paul suggested investigating the viability of CCTV. To be raised at next meeting.

b) 30A now painted and clean and waiting for new door to be hung.

Still needs volunteers for basic fire and safety training before we can operate fully.

8) Date of Next Meeting.

March 12th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES • JUNIPER TRA MEETING #27 • 28/11/2019. Flat 30A. 7.30pm

MEMBERS PRESENT. Coralie Allison (16). Rob Kenyon - secretary (32). Jackie Wilford – chair (14). Cherrie Stevens vice chair (39).

1. APOLOGIES. Lloyd Trott

2. APPROVAL OF MINUTES of the last Meeting.

The minutes were approved.

3.MATTERS ARISING FROM MINUTES

A) Forecourt Safety and Pomeroy Street congestion.

Report on Tim's letter to Peabody (delivered to every flat last month).

Should further action be required, copies of Tim's letter to be sent to heads of borough Emergency Services who have warned us in the past about the problem of Pomeroy Street. Attention should also be drawn to the disproportionate amount of unlicensed, casual commercial parking.

A version also to be sent to all Pomeroy Street residents.

B) New Resident Services Manager: Efe Urubusi:

efe.urubusi@southwark.gov.uk.

Next Estate Walkabout December 3rd 11am. (1st Tuesday every month).

Hopefully to coincide with meeting with representative from Thames Water to discuss the installation of the drinking fountain.

4. FINANCE.

Treasurer not present and no transactions since the last meeting. But there have been significant advances in attracting LBS support for providing access to Juniper Co-op money by Juniper TRA. Allowing us to dissolve the co-op.

Report from meeting with Martin Kovats (MK) and Jackie Richards (JR) from LBS legal on Transference of Engagements from Juniper Co-op to Juniper TRA. Tooley Street 27/11/2019.

Attending from Juniper: Martin Hughes, Lloyd Trott, Rob Kenyon.

Martin began by informing the meeting that LBS policy on renewables did not favour solar PV installation on housing estates at this time. In time strategies may change.

1. MK went through the legal advice i.e. the coop's surplus can be transferred either to TRA or LBS as long as FCA satisfied this will meet coop's objects.

'Plan A': Assets are transferred directly from the Co-op to the TRA - assuming no punitive Corporation Tax.

'Plan B': Assets are transferred to LBS, and held until needed then used to pay for project initiative by Juniper TRA.

2. Juniper Co-operative Ltd cannot spend money on an LBS asset. i.e. door entry system or community room.

LBS has not recognised the Co-op since the dissolution of the Tenant Management Organisation.

3. The TRA has not decided what it wants to use the money for. Residents' priority is to dissolve the coop asap. Residents will hold a meeting of the coop to agree whatever way forward is chosen

ACTIONS

- MK will talk with relevant department about possibilities of Entryphone systems and community room build.

- MK will check whether LBS happy for the TRA to hold £30K and if so how.

- MK to check to see if there is way of transferring funds through LBS account to TRA.

- JR to liaise with FCA to clarify what will satisfy them.

- Juniper to investigate and agree spending options.

And consult with accountants regarding Corporation Tax implications.

Door-entry – to get on the door entry programme we will need to show that there is a need i.e. that we are experiencing ASB in the block due to open access. We have to keep a record of incidents.

Community room – we will need to go through your Housing Officer who will help you make a proposal for a building. Martin Kovats will let the officer know about our discussion.

Feedback on discussion with FCA within 2-3 weeks.

5. BUILDING & MAINTENANCE.

A) No reports from Residents of any additions to the End of Contract Defects List published in Newsletter #85. 15/11/2019.

B) Roof leaks reported at flat 73/46/49. Attempts to access roof prevented by interior fire doors being locked.

Action: secretary Report to Area Management.

6. OTHER BUSINESS.

A) Spending Options. LBS were enthusiastic that our money be spent in the community interest. We have a month or two to agree on a Project Shortlist for investigation.

B) 30A Meeting Room. LBS Handyperson to be contacted for Quote to refurbish 30A ready for decorating and recarpetting by Juniper TRA.

Action: Secretary.

C) Coralie reported that there is a campaign to prevent Brimington Park becoming a 'Pay to Play' space. The council's website states: "The proposed new facility will include a dedicated reception with a controlled entrance. We will look to implement the council's fees and charges for use of the new pitches which will contribute towards maintenance of the facility and staffing costs."

The consultation process for the regeneration is still in progress.

More to follow when there are more details.

7. DATE OF NEXT MEETING. 16/01/2020

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES • JUNIPER TRA ANNUAL GENERAL MEETING 4

17/10/2019. Flat 30A Juniper House. 7.30pm

Present.

Coralie Allison (16). Tim Burrow - treasurer (13). Rob Kenyon - secretary (32). Jackie Wilford - chair (14). Lloyd Trott – chair (46). Aftab Hussain (70) Cherrie Stevens (39). Louis Rotsos, Martin Kovats (LBS)

1) Apologies

2) **Approval of Minutes** of the Last AGM. Minutes approved

3) **Presentation of the Accounts** 2018/19

(Tim)

A) Expenditure:	Garden tables.	£670.00
	Wood preservative.	£54.79
	Insurance.	£99.31
	Colour Newsletter	£25.35
	Balance	£245.15

B) 2020 grant applied for.

C) Copies of 2018/19 accounts to be sent to Louis Rotsos (LBS).

D) Proposal to accept the accounts. Proposed J Wilford. Seconded Tim. Passed unanimously.

4) **Annual Reports**

Solar Project.

A) Martin Kovats (LBS) updated the meeting on changes to LBS policy. Solar is now only favoured for new-builds and specifically designed projects. Adaptation of existing housing stock is not seen as practical at the moment. None of the other projects in Southwark have progressed either.

Juniper's project was rejected on the grounds of low generation levels and high installation costs.

B) LBS has declared a Climate Emergency, pledging a zero Carbon zone by 2030 which will require a more radical approach than at present.

C) LBS is going to replace estate lighting with LEDs, in order to reduce costs to residents.

D) At present, LBS has very low levels of expertise in managing such projects. In time officers may be appointed who are more experienced with community-led energy initiatives.

Reports

Grant Applications.

The committee submitted 3 applications to the Cleaner Greener Safer Fund. Each approved at TRA meetings.

A) Garden Drinking Fountain. Awaiting survey by Thames Water and LBS.

B) Cycle Shacks. Waiting lists to be opened when grant approved.

C) Forecourt Paint.

Meeting Room

Free cable broadband has been offered to the TRA, but room 30A is in no state for installation.

Matter has been forwarded to LBS to sort out. Waiting for developments.

5) **Resignation/Election of Officers**

Current officers stood down and Louis assumed the chair.

Elections:

Chair: Jackie Wilford. Proposed Rob Kenyon. Seconded Aftab Hussain. Passed Unanimously.

Vice Chair: Cherrie Stevens. Proposed Jackie Wilford. Seconded Lloyd Trott. Passed Unanimously.

Treasurer: Tim Burrow. Proposed Rob Kenyon. Seconded Aftab Hussain. Passed Unanimously.

Secretary: Rob Kenyon. Proposed Coralie Allison. Seconded Jackie Wilford. Passed Unanimously.

Area Delegate: Lloyd Trott. Proposed Jackie Wilford. Seconded Aftab Hussain. Passed Unanimously.

Coralie Allison agreed to be re-elected as a committee member.

Jackie resumed the Chair.

MINUTES • JUNIPER TRA ANNUAL GENERAL MEETING 4 17/10/2019. Flat 30A. Juniper House. 7.30pm

page 2 of 2

6) Appointment of Auditors.

Proposal:

‘This meeting authorises the engagement of Southwark Group of Tenants Organisations as accountants for Juniper House Tenants & Residents Association for the forthcoming financial year.’

Proposed Tim Burrow. Seconded Jackie Wilford. Passed Unanimously.

7) Any Other Business

Implications of Martin Kovats Report (4). Alternative spending options to Solar project.

a) Security. The possibility of spending the Coop fund on an entryphone system was discussed. Martin Kovats informed the meeting that LBS had a fund of £100,000 for such projects, which barely covered the costs of one installation. Given the architectural complications of Juniper House, and the fact that entryphones are rapidly becoming standard in new-builds, it was felt that this was a project LBS should be leading, but with possible help in the form of targeted community-based fundraising.

Action: Entryphone System to be included in future TRA agendas under Fundraising.

Coralie reported an increase in lurkers and drug use on walkways and staircases, and that there are reports of door handles being tried in the middle of the night.

Coralie volunteered to be the Nominated Person for reports on staircase activity.

Action: Local Neighbourhood Police Team to be notified and random patrols requested again.

b) Transfer of Engagements.

Martin and Louis were asked whether LBS could be the agent for transferring the assets of Juniper House Co-op to the TRA on the understanding that it would be used for the community benefit on as yet unspecified projects.~

Action: Martin to consult with LBS legal team and get back.

c) Martin pointed out that while LBS has virtually ruled out installing solar PV units to existing housing stock, it is still interested in doing so with new-builds and improvements to estates.

It was pointed out that there was still space at the boundary wall with Astbury Road for a shipping-container sized community room, which might, with imagination and co-operation with LBS become a valuable community asset for Juniper House.

Action. MK to make enquiries. Item to be included on future Fundraising agendas at TRA.

8) 2019/20 Meeting Schedule.

The meeting agreed to hold meetings on the 2nd Tuesday of every odd month.

12/11/2019 • 14/01/2020 • 10/03/2020 • 12/05/2020 • 14/07/2020 • 08/09/2020 • 10/11/2020.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES • TRA MEETING #26 - 24/09/2019. Flat 30A. 7.30pm

Present.

Coralie Allison (16) Tim Burrow - treasurer (13) Rob Kenyon - secretary (32) Jackie Wilford - chair (14)

1. Apologies. Lloyd Trott

2. Approval of Previous Minutes

Tim pointed out that the entry on the RPZ (8d) was inaccurate inasmuch as Peabody has not yet agreed to implement the instructions from Lewisham.

Minutes to be amended to read:

'Lewisham Council have rectified their initial error and recommended the RPZ to Peabody for implementation. Situation to be monitored.'

All other items approved.

3. Matters Arising From Minutes

a) Street & Forecourt Safety. Cllr Choprah is forwarding concerns to relevant LBS department. The commercial vehicle parking problem on Pomeroy Street continues, and seems to be getting worse.

It is up to all residents to report anti-social parking. Coralie to monitor.

b) Response to September Walkabout. All items forwarded to Area Management. Sirena confirmed that they would be reported.

4. Funding Requirements

a) Safeguarding & Equal Opportunities

documents signed at meeting by Chair.

b) Personal Statements signed by all present.

c) Coralie volunteered to be '**Named Person**' for purposes of Safeguarding.

d) Insurance being processed.

e) CGS application forms for Bikesheds and Fountain to be completed by Tim, Coralie and Rob.

5. Proposals for Approval.

a) Bikesheds Update. Site near football cage on

concrete area recommended.

Concerns raised about waiting list for places.

Can we be sure that Juniper Residents will have precedence?

Tim to enquire.

b) Drinking Fountain Update. Thames Water have confirmed that there are still two garden accounts on their records: '**Flats 1-36**' and '**Garages**'.

These are now managed for TW by '**Castle Water**'. Both have Community programmes that could be useful.

Negotiations in progress with both TW and CW to provide mains outlet for fountain. Preferably free or grant-aided.

c) Forecourt Safety Signage and markings.

Coralie pointed out that vehicles were travelling too fast in the forecourt, and that one child had already been taken to A&E as a result.

Drivers should be made aware of the unavoidable presence of children in the forecourt.

Suitable paint to be costed. Further action. Coralie/Rob

All Items Approved for Action unanimously.

6 Painting Day.

£50 maximum allocated for materials.

Jackie to source smocks.

Rob to provide pro-forma invoice for Tim.

7. Next Meeting

Juniper TRA Annual General Meeting and Juniper Cooperative Annual General Meeting.

October 17th. 7.30pm. Flat 30A.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES • Juniper House TRA MEETING #25 (GENERAL)

Flat 30A Juniper House. 05/09/2019. Flat 30A. 7.30pm

Present.

Coralie Allison (16) Tim Burrow - treasurer (13) Rob Kenyon - secretary (32) Mina Mileva (49) Cherrie Stevens – vice chair (39). Jackie Wilford – chair (14)
NB. Under the new constitution this constitutes a General Meeting quorum of 6 properties..

1. Apologies. Rukayat Basaru

2. Approval of Previous Minutes

The minutes of the meeting of 18/07/2019 were approved.

3. Matters Arising from Previous Minutes.

Item 1. Secretary to contact SGTO for full details of Cleaner Greener Requirements.

Public Liability Insurance quote for £5million received from 'Zurich' of £99/annum. Further quotes awaited, but the meeting agreed that if not received soon, the Zürich quote seemed acceptable as initial coverage.

4. September Estate Walkabout (w. Serina Usher. Resident Services Officer)

Items referred for action:~

(a) Chronic blockage of drain fed from flats 54/55. 59/60. 64/65. 69/70 and 74/75.

Blockage now cleared, but strong letter required to residents specifying correct usage of sinks and toilets, and correct methods of disposal for unsuitable materials.

Action: Block letter from LBS. Backed by newsletter.

(b) Rubbish Thrown from Balconies. Action: Letter from LBS. Backed by newsletter piece.

(c) Fence on Boundary Wall with Astbury Road.

Required to prevent anti-social behaviour, and deter reported suspicious activities. **Action:** Noted for LBS action.

(d) Drain Near Bikesheds needs complete refurbishment. **Action:** Noted for LBS action.

(e) Football Cage Lines need repainting. **Action:** Noted for LBS action.

(f) Loose Front Cabinets likely to harbour rodents and need to be completely sealed. Mice now reported in previously unaffected flats. Residents should report any infestation to LBS. Residents should not use walkway cabinets to store either rubbish bags or recycling bags. **Action:** Noted for LBS action..

(g) Tree Crew Visit. Advance notice requested. Ernst Erasmus of Tree department to be contacted.

(h) Pramshed Roof Asphalt cracked and plants growing from it. **Action:** Noted for LBS action.

(i) Old Timber Structures, especially the 'Gazebo', rotting and unsafe. **Action:** Noted for LBS action..

(j) LBS Clarification of term 'Method Statement' requested. **Action:** Sirena Usher to email secretary with specific details.

(k) Roof Leakage. Flat 49 reported long-term leakage from the roof, which confirms reports from 46 and others. . **Action:** Internal damage inspected and noted for LBS action..

LBS asserting these are Personal Reports in spite of being a fault with and threat to the communal structure.

Additional Faults reported to meeting.

(a) Leak from front cabinet of Flat 30. **Action:** Secretary report to LBS

(b) Cockroaches reported near lift shafts by Cherrie. **Action:** Report to LBS urgently. Photographs if possible. All residents urged to participate.

5. Financial Report

TRA Grant Form complete and submitted.

MINUTES. Juniper House TRA MEETING #25

Flat 30A Juniper House. 05/09/2019. Flat 30A. 7.30pm

Minutes M#25. 08/09/2019 page 2 of 2

6. Playday Report (24/08/2019)

Activity and construction day was very positive.

A temporary swing, hammock, climbing rope and den were constructed; mostly by the children, who then spontaneously began working together on new improvised projects.

A Hop-sotch grid and other painting projects were proposed.

Action. Painting day: October 6th.

Proposal: 'The Sum of £400 be allocated as a maximum budget for a permanent den-structure and other suggestions by Juniper children. Full costings and plans to be brought to next meeting for approval.'

Proposed: Jackie. Seconded: Rob. Passed unanimously.

7. Any Other Business

(a) Extra Noticeboard in Forecourt. We have an extra noticeboard, and it was agreed to attach it to the binchambers after they are painted.

(b) A4 Colour Newsletter approved to promote involvement in forming a group of residents to manage events and projects.

'Grant of £25 for A4 colour reproduction'.

Proposed Tim. Seconded Jackie. Passed unanimously.

(c) Forecourt Safety.

Residents reported persistent, dangerous parking by a high sided vehicle on Pomeroy Street, blocking visibility of oncoming traffic to all drivers trying to leave.

Approached to be made to LBS and local councillors

to extend existing yellow lines, and a letter to Juniper residents to urge responsible parking.

Action: Secretary and Coralie. All residents urged to participate.

(d) Restricted Parking Zone on Pomeroy Street. Due in large part to efforts by Tim, Peabody Estates and Lewisham Council have rectified their initial error and included the RPZ to their plans for Pomeroy Street.

(e) 30A meeting Room. A further effort to pressurise LBS into action to be made.

Many LBS services are moving online, which inevitably discriminates against those with no broadband or smartphone. This automatically includes a disproportionate number of vulnerable and low-income residents.

Meanwhile, the block is being cabled for high-speed internet access, and TRA are being offered free connections. It is Southwark's duty to make access to its services as easy as possible, and using 30A as a point of access for Juniper Residents would be entirely possible. But not in the state it is.

Action: Secretary.

8. Next Meetings.

Juniper TRA Spending Meeting - September 24th.

Painting Day – October 6th

Juniper TRA Annual General Meeting. - October 10th

Juniper House Cooperative AGM. - October 10th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES. JUNIPER TRA MEETING #24 • 18/07/2019. Garden. 7.30pm

The meeting adjourned to the new garden table, where children had brought drawings to illustrate their ideas.

Present. Ahmed Kabba (Southwark Group of Tenants Organisations Youth Forum).

Abdulbasit (aged 7) Abdullah (aged 9) Alex (aged 10)

Alfonso (aged 10) Donatello (aged 7) Hannan Fitsum (aged 10).

Coralie Allison (16) Rukayat Basaru (12) Tim Burrow (13) Rob Kenyon (32) Zeba Mohebeadali (69) Lloyd Trott (46) Clebson Vaszancellos (16) Jackie Wilford (14)

1. Youth Forum Presentation

Ahmed explained the role of 'Youth Ambassadors' in the SGTO strategy.

These representatives are to be chosen by the young people and will be delegated to present proposals to the TRA for further action and funding.

Ideas from the group included:

Drinking Fountains, Swings, a Den, a Treehouse, Nets for Football Area, Football Team, Indoor Play Area, Area for Artwork.

Ahmed explained the SGTO can organise sports events and offer onsite 'playdays' and rent play equipment.

Action. Secretary to contact SGTO for full details, and for information on insurance and other requirements.

a) Ideas from group included: Swings, a treehouse, an indoor workspace, nets for goals, drinking fountains, and sports events.

b) Ahmed explained that SGTO can provide onsite Fundays and football coaching, and play equipment.

Action Secretary to contact SGTO for details. Ahmed to be CC'd into any mails.

c) Juniper TRA to return to SGTO with Cleaner Greener proposal.

d) Combined Den-Building and Barbecue day: ~**August 24th.**

2. Approval of Previous Minutes

The minutes of the meeting of 04/06/2019 were approved. unanimously.

3. Major Works.

The final notice for reporting faults has passed.

Drains on 2nd floor still flood walkways regularly. Fault reported repeatedly, but blockage now being blamed on unsuitable use by residents.

4. Financial Report

TRA Grant Form nearly complete. Needs to be signed by Louis Rotsos and Vice Chair Cherrie Stevens.

The TRA spent £670 on picnic tables (both installed and stained for Winter).

Other expenditure:

Office paper - £24.99

Wood preservative & Thinners - £29.20

£25 approved for special Summer colour edition of newsletter.

5. Cooperative Matters

Approval of Annual Accounts.

The meeting inspected and gave its provisional approval of the accounts for 2018/19 for the purposes of completing Financial Conduct Authority annual return..

Final approval to be sought at the AGM as usual.

Meeting with Greg Robbins of Wesupport Housing to be organised to advise on final stages of coop.

6. Garden

Looking very parched at present, but the 2 new apple trees planted in the Spring have taken well, and the 9 Hazel trees are now over 2 years old and thriving. And there are always surprises in the undergrowth, like the varieties of fungi which keep appearing near the trees and on the woodchip path, especially after rain.

7. Next Meeting. September 5th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES. TRA MEETING #23

04/06/2019. Flat 30A

Present. Tim Burrow (13) Coralie Allison (16). Rob Kenyon (32). Lloyd Trott (46). Jackie Wilford (14).

1. Apologies. No apologies for absence.

2. Approval of Minutes of Last Meeting.
Minutes approved.

3. Matters Arising from Minutes.

a) Outstanding Major Works Repairs.

i). Rainwater downpipes still overflowing on walkways.

ii). Outstanding faults reported to door and windows fitted during major works flat 18.

iii). Leak in flat 49 since major works.

- The meeting agreed to be available for the Walkabout on 24th June (9am).

LBS to be notified.

a) Routine Repairs.

i) Lloyd reported recurrence of long-standing leak from roof. Flat 46.

c) Garden Proposal arising from minutes of previous meeting ("3d) Garden Access").

The garden group wishes to remove one panel of fencing along the main (woodchip) path to enable access from the formal activity area to the garden and social area. Plans have been presented to all residents for comments and objections (May 8th). No objections received in the month prior to tonight's meeting, or at the meeting itself. All doorstep comments available have been positive.

PROPOSAL: To remove one section of fencing (see plan) in order to:

- Increase security of Ground Floor flats by increasing resident use of garden space.

- Improve access to lawn and Hazel Garden from path and games area.

- Encourage range and diversity of garden use, and maximise involvement.

Proposed R.Kenyon. Seconded J. Wilford. Passed unanimously.

d) Area Forum Report Matters Arising (6A).

i) Youth Forum sessions to be booked via SGTO office. Youth Forum to be invited to next meeting.

Action: secretary.

ii) The Area Forum seems in imminent danger of

complete digitisation. Against opposition from most groups.

4) Finance.

2017/18 accounts now completed by Southwark Group of Tenants' Organisations. Ready for approval by General Meeting.

No grant received for 2018/19, but application form for next year ready for completion and submission in September.

5) Gardening Report & Proposals

Many trees in the garden are displaying signs of distress, others need attention to prevent intrusion and light-deprivation to flats, and will need urgent work this Autumn to ensure their health and survival.

If LBS will not undertake this work, it makes sense that the TRA finance it. Doing it this way also incurs no extra burden on service charges.

a) The Garden Group seeks permission to cost and commission remedial tree surgery for the Autumn and bring estimates to TRA meeting as soon as possible for approval.

Proposed R. Kenyon. Seconded. J. Wilford.

Passed unanimously

b) The Garden Group seeks permission to cost and commission the coppicing (ground reduction) of feral Cherries within the Hazel Wood in order to extend their life-span, create a more diverse cyclical ecosystem, and a more layered design.

Proposed R. Kenyon. Seconded J. Wilford.

Passed unanimously.

6) Any Other Business.

Cooperative committee meeting required to discuss windup arrangements.

11/06/2019. 30A.

7. Next Meeting.

Thursday 18/07/2019. 7.30 Flat 30A.

8. Siting of New Garden Furniture.

The meeting adjourned to the garden to assess the best sites for the new tables.

No firm decision reached. Matter to be brought back to next meeting.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

**MINUTES. TRA MEETING (#22)
30/04/2019. Flat 30A**

Present. Tim Burrow (13) Rob Kenyon (32).
Rhiannon (12) Cherrie Stevens (39). Jackie Wilford
(14). Lloyd Trott (46). Serina Usher (LBS).

1. Apologies. Coralie Allisson.

2. Minutes of Previous Meeting. Approved.

3. Repairs Report with Serina Usher (LBS), From
monthly inspection today.

a) Faulty front door and kitchen window reported.
flat 18. Serina recommended that faults of this kind
be reported directly to LBS Repairs.

b) Faulty balcony light (flat 46). Serina to report
directly for action.

Rhiannon to check all lights and report back.

c) Urgent surgery required to Juniper tree in front
border, and to tree root under foundations of flat 1.
Serina to report directly for action.

d) Garden Access. The garden group wishes
to remove one panel of fencing along the main
(woodchip) path to enable access from the formal
activity area to the garden and social area. Plans
presented to the meeting. Residents contacted on
doorsteps thus far have raised no objections.
Proposal approved by meeting for circulation to all
residents and to LBS for final approval.

e) Top Floor door-sills are weathering badly and
need servicing soon. The meeting was informed
that this was covered by 'Cyclical Maintenance',
which contradicted previous information that
Repairs are now on a 'Cure is Better than
Prevention' basis.

f) 30A. Serina to contact Ian Brindley at
Community Department.

g) Block letter from Serina targeting antisocial,
unsanitary behaviour of a very few residents in not
disposing of nappies and condoms correctly .

4. Matters Arising from Minutes.

a) New Amended Juniper House Constitution
signed by Chair, Vice Chair, Secretary, Treasurer
and members.

b) Parking. Tim in correspondence with London
Borough of Lewisham to clarify why Pomeroy
Street was not designated as a Controlled Parking
Zone, given the shift from commercial to high-
density residential use of Lewisham land, and the
existing free commercial parking situation on the
street.

Report to next meeting for any decision on action.

c) Gates.

No proposals for immediate action other than to
secure gates open.

5. Solar Project Report

Individual responses sent to LBS Scrutiny as
proposed at previous meeting.

Reply from LBS that "concerns would be taken into
account".

Action. Secretary to press for meeting at LBS,
as assured by Martin Kovats LBS at previous
meeting.

6. Area Forum Report (Lloyd Trott)

a) At the last forum, Lloyd enquired whether LBS
was monitoring the rate of sell-offs of long-standing
residents after being presented with bills for major
contract works, and the effects of its charging
policy on the communities involved. No response
from Home Ownership Department yet.

b) LBS grants to TRAs to be based on £5/person.

c) Youth Forum Visit dates to be set.

d) Implementation of new TRA Resident
Involvement structure delayed.

7. Any Other Business.

a) Garden Tables. Tim has priced garden tables as
authorised by Juniper meeting 01.08.2016.
The meeting agreed to purchase two tables.
£390/£360 respectively.

b) Office Paper. The meeting authorised
expenditure on another year's supply of printer
paper.

8. Next Meeting. 04/06/2019 .

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Present. Coralie Allison (16). Tim Burrow (13) Martin Hughes (68) Aft Hussain (70). Rob Kenyon (32). Cherrie Stevens (39). Jackie Wilford (14). Martin Kovats LBS.

1 Apologies. Flat 44

2. Approval of Minutes

- a) of last July 24/2018 TRA meeting. Approved.
- b) Minutes of Annual General Meeting 27/11/2018 . Approved.

3. Solar Project Report. Martin Kovats LBS.

Martin Gave a presentation of LBS environmental intentions including:

- a) Commitment to Carbon neutrality by 2050.
- b) Commitment to sourcing all municipal electricity from renewable supplies within 12 months.
- c) Juniper to be used as pilot LBS scheme for its Sustainable Energy strategy on social housing blocks. LBS is fitting solar PV systems to its 'new-build' projects, but has no experience of installing systems to existing housing stock.
- d) 'Feed In Tariffs' have been effectively eliminated, and cannot be regarded as a source of income for recovery of capital outlay.
- e) The conclusion of the Building Research Establishment report was that there would be 'no return on total Capital Investment within 25 years'.
- f) Complete BRE report to be forwarded for inspection.

Meeting Comments on BRE Report.

Martin Hughes (MH). Was disappointed that BRE neglected to contact him during the process given his extensive experience of precisely this kind of project. This might have rectified any misconceptions and saved time.

The BME report does not constitute a reason for not pursuing the project. The large-scale approach adopted by LBS tends to discourage individual initiatives. To achieve its objectives in a diverse housing environment, LBS needs to adopt a far more incremental strategy; targeting achievable goals. As at Juniper.

Jackie Wilford (JW). Felt that the BRE report was based on the false premise that Juniper is seeking any return on investment other than the elimination of the relevant Service Charges.

It also seemed to work on the assumption that LBS was bearing the Capital expense of the project. Which is misleading.

RK. LBS should be taking the opportunity to use Juniper estate (and funding) as a technical experiment, not a financial one.

The burden on Juniper of managing both the TRA and Juniper Housing Cooperative was proving to be unsustainable, and was sapping the energy of the TRA.

Tim Burrow (TB). Are existing lights due to be replaced with LED bulbs soon? This measure will also reduce community energy consumption. And even reduce the capital cost of the PV project by reducing the generation demand.

MK. The matter is being considered for gradual implementation.

LBS is also exploring the possibility of becoming a Civic Power Generator, using exclusively renewable sources.

MH Sought assurances that Juniper comments be appended to the BRE reported, and to LBS Scrutiny. MH agreed to undertake specialist assessment of report, and forward to MK.

LBS Action. MK to:

- a) Get costings for 'roofing side' of project.
- b) Pass results to LBS Scrutiny for processing.

Juniper Action. Members at meeting to write to LBS scrutiny independently, stating their reasons for supporting the project. Secretary to circulate relevant address.

MK sought formal assurance from meeting of intention to proceed with the project.

Passed Unanimously

4. Matters Arising. from 24/7/2018.

Contract Service Charges. Stephanie Flynn, Collections Team Leader. Exchequer, Finance & Governance Department, attended the inquorate January 29 TRA meeting, but held a question and answer session to those present.

Q1. There was little support/information when it came to selecting a payment option for the major works.

Q2. No confirmation of acceptance or rejection of selected payment option, resulting in delays and missed first payments.

Q3. More communication needed. For example a drop in event /consultation like the ones at the outset of the contract.

Q4. More support is needed for those who missed the payment options or selected the wrong one.

Q5. What is SBC's aim? If it is to keep/support existing communities to stay despite major work then they need to help by keeping other payment options open to switch to if people are falling behind.

Stephanie reported that the final bill would be delivered soon. It has still not arrived.

5. Amendments to LBS Model Constitution as follows:

- a) 'SPECIAL GENERAL MEETING' (18) to read: 'The TRA shall call a Special General Meeting at the request of a majority of the committee or on receipt of a written petition by **not less than 10** members of

the Association giving reasons for their request.' -
Proposed Rob Kenyon. Seconded: Martin Hughes.
Passed: Unanimously.

b) 'QUORUM' (19) to read:

'The minimum quorum for general meetings will be **at least six (6)** of the properties being represented.'
In addition: **'In the event of an inquorate reconvened General or Annual General Meeting, a minimum of three (3) properties represented shall constitute a quorum. The business conducted to be approved by the next Quorate meeting of the TRA, and a new General Meeting to be called if deemed necessary.'**

Proposed Rob Kenyon. Seconded: Martin Hughes.
Passed: Unanimously.

c) 'NOTICE OF MEETINGS' (21) to read:

'Notice of all meetings shall be delivered to each property covered by the Association. It shall include the date, time and place of the meeting, **minutes of the previous meeting**, and an Agenda of matters to be discussed. And shall be widely publicised using notice boards and appropriate public areas.'
proposed RK. seconded: Cherrie Stevens. Passed: Unanimously.

Secretary to notify Louis Rotsos of LBS.

6. Meeting Room. Volunteers needed for:

- a)** Risk Assessment officer. Coralie volunteered to complete. RK to forward LBS contact details.
- b)** Fire Safety Training. No volunteers yet.

7. Parking

a) Complaints have been made by various residents to Ace Hire regarding long-term commercial parking of its fleet on Pomeroy Street. Since when, a notable reduction has been reported by the meeting.

Residents also reported seeing vans with hoods open being maintained on the street.

One resident reported that he had complained about this problem to Ace some years ago,

presenting video evidence, and was assured it would not continue

Residents agreed to monitor closely and report further relapses. Ace have stated that they are prepared to move any vehicles parked unsuitably.

b) 'Enterprise' have also been habitually parking in an extremely inconsiderate position, blocking visibility from the Juniper exit. Action. Chair to telephone.

c) TB. Identified Planning failure in new Lewisham development on Pomeroy St.

The intended **Controlled Parking Zone** was accidentally omitted from the final planning submission which was accidentally approved. If left unrectified this could lead to additional congestion
Tim to continue correspondence with LBL, and supply secretary with summary for newsletter.
Flyer for residents of Pomeroy Street if wider support for our case needed.

Peabody Estates also need to be contacted and reminded of their duty as a socially responsible developer.

d) Speed limit and ENTRY markings have become obscured since the crossing was moved, and need re-painting..

Action: Coralie to provide secretary with detailed list of issues, for appropriate distribution.

8. Any Other Business.

The entry and exit gates are beyond repair, a poor design, and need replacement with something better and simpler. The counter-weighted, vertical barriers to the Pomeroy Estate were suggested as an alternative.

This should be the responsibility of LBS. But the TRA could probably afford to pay for it.

To be brought to LBS attention, and back to TRA meeting for discussion..

9. Next Meeting.

April 30th. 30A Juniper House. 7.30pm.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

JUNIPER TRA MEETING#20. 24/7/2018

Flat 30a Juniper House. 7.30pm

present. Jaki Wilford. Coralie Allison. Lloyd Trott. Tim Burrow. Rob Kenyon. Paul Hood. Claire Phillips.

1. Minutes Approved.

2. Matters Arising From Previous Meeting.

A. Major Works:

PH. Shoddy work to interior window-sills. Damage to ceiling left unrepaired. Reported but no response. The Secretary has conducted another snagging tour with CA and George Briggs (Clerk of Works).

ACTION. All Works-related faults to be reported to chris.ayton@southwark.gov.uk and also to sec.junipertra@gmail.com. (32 Juniper House). With pictures if possible.

B. Leaseholder Service Charges on Major Works:

PH Aggressive letter from LBS received.

Tim. The full itemised bill has yet to be provided, but is likely to be less than the initial estimate.

Claire. In the case of difficulties, Leaseholders should call LBS.

Any items included on final bill but not completed should be challenged (i.e. internal damage, staircase regeneration). Ideally through a Leaseholder Group meeting separately to discuss the issues in depth.

ACTION. Carla Blair (LBS) to be re-invited to TRA meeting to provide general update and respond to issues.

Leaseholders to confer and get back with list of questions for CB.

C. Rough Sleepers & Antisocial Behaviour:

No new reports to the meeting for the time being.

Parking.

General discussion of extra problems likely after completion of the new development.

Ideas to be brought to next meeting.

3. Finance.

A. Expenditure report: Locks: £40. New Toner Cartridge: £38.50

Signed Cheques for items to secretary.

Expenditure on new box of paper approved

B. Staples Credit Account form sourced (as action previous meeting). But possibly better company found. Secretary to organise and liaise with Treasurer.

4. Solar Project

Awaiting updated tender to distribute to enlarged contractor list.

5. Garden

A. Obvious need for rainwater butts by next Summer. Proposal to be presented to future meeting.

B. Summer display in Project Area very disappointing. Partly due to drought but also inappropriate species. More perennials and summer flowering plants needed for next year.

C. Visit from Stave Hill Ecopark consultant. Rebekah was positive about the direction of the garden, and offered to provide information and material help if available.

D. Missing plum mystery. This year's harvest seems to have disappeared overnight. Any explanations welcome.

6. Any Other Business

A. Downham Park. Tim felt that from the published plans the park would offer fewer resources in future, as well as being smaller.

The developers have issued reassurances that the park will be restored and that the community will be fully consulted. Community Liaison officers have offered meetings with TRA.

Lewisham Contract Manager to be contacted.

Concerns raised over supervision of deliveries to site from Pomeroy Street.

Contract newsletters not received by all flats.

ACTION. Secretary.

B. School Holiday Ideas. Den. Daily refreshments. No decision.

7. Co-operative Matters.

2017/18 Accounts signed for FCA purposes by Tim, Lloyd Rob. Accounts to be finally authorised at Annual General Meeting 18/09/2018

8. Next Meeting. 18/09/2018

Juniper TRA Annual General Meeting 3

27/11/2018. 7.30pm. 30A Juniper House.

1. Present

Coralie Allison (16) Chair, Jaki Wilford (14)
Rhiannon Rafferty (7) Secretary, Rob Kenyon
(32) S. Muslu (67) Paul Hood (73) Lloyd Trott (46)
Cherrie Stevens (39) Atube (13) Louis Rotsos
(LBS) Mina Mileva (49) Aftab Hussain (70) Tracey
Hussain (70) Rukayat Basaru (17) Oliver Clarke
(72) Aemat Lawson (23)

2. Apologies. Tim Burrow Treasurer. (Consent given for re-election. Financial Report delivered by Louis Rotsos LBS.)

3. Minutes of Last AGM.

Approved as a true record.

4. Matters Arising from Minutes. None.

5. Presentation of Accounts

Balance brought forward 30/09/2017:

£1174.31

Expenditure: £ 79.50

Income: £0000.00

Balance **£1094.81**

'This Meeting accepts the 2017-18 Accounts of Juniper House Tenants & Residents Association as a true record of its finances during the past year.'

Proposed R. Kenyon. Seconded J. Wilford. Passed Unanimously.

6. Appointment of Accountants

'This meeting accepts the appointment of Southwark Group of Tenants Organisation as Juniper TRA accountants for a further year.'

Proposed: J. Wilford. Seconded: Coralie Allison. Passed Unanimously.

7. Election of Officers

POST	Prop.	Seconded
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Chair	J. Wilford	R. Kenyon	T. Hussain
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Passed Unanimously

Vice Chair	. C. Stevens.	J. Wilford	M. Mileva
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Passed Unanimously

Secretary	. R. Kenyon.	J. Wilford	A. Hussain
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Passed Unanimously

Treasurer. T. Burrow R. Kenyon. J. Wilford
Passed Unanimously

Area Delegate. Lloyd Trott R. Kenyon J. Wilford
Passed. Unanimously

8. Raffle

3rd Prize R. Busayat. 2nd Prize A. Hussain. 1st Prize J. Wilford

9. Action Reports.

a) Solar Project Group

The Secretary gave a brief summary of progress. LBS have appointed a consultant to assess viability. The project is consistent with LBS manifesto promises. And the initial response at the first meeting with Martin Kovats of LBS was extremely positive.

Since, LBS is reported to have 'issues'. The only one specified being the apparent inability of the LBS Finance Department to discount Community Lighting service charges from the accounts of both leaseholders and tenants equally. The group is expecting a further update soon, and a meeting with the Consultants.

b) Major Works.

After a prolonged discussion of various outstanding faults, it was agreed that Chris Ayton (LBS Contract Manager) to distinguish clearly which items are the responsibility of LBS and which are still under guarantee to A&E Elkins.
action: Secretary.

c) Blocked Drains reported backing up into baths and sinks in flats 16, 70, 13, 8, 73, 14.

Concerted approach to Area Management and C. Ayton.

10. Any Other Business

Prolonged discussion on Major Works Service Charges. Several Leaseholders feeling intimidated by LBS inflexibility on payments.

Carla Blair of LBS to be invited to next TRA meeting.

11. Date of Next Meeting

29 Jan 2019

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes.
of RECONVENED Juniper House Cooperative Annual General Meeting
09/10/2018 • 7.30pm• Flat 30A. Juniper House

MEMBERS PRESENT

Coralie Allison, Rob Kenyon, Lloyd Trott, Jackie Wilford. Aftab Hussain. Tracy Hussain. Cherrie Stevens.
As a reconvened meeting of an inquorate AGM (18/09/2019) this meeting formed a quorum.

1) Apologies. Tim Burrow, who submitted his permission to be elected Secretary in his absence. (Minutes recorded by Treasurer.)

2) Approval of Minutes of the Last AGM.
Minutes approved.

3) Presentation of the Accounts 2017/18
The Accounts for the year were distributed and approved.

4) Finance Report.
Juniper House Co-operative Limited Income and Expenditure Account
Year ended 31 March 2018

Expenditures

Audit and accountancy fees	£834	
General expenses	£1,383	
Bank charges	£112	
	£2,329	
Net assets	2017	£29,167
	2018	£29,536

5) Appointment of Auditors

CWA Tax (Bromley) were appointed for a further year.

6) Election of Officers. The previous officers stood down and nominations were tabled. (Tobhi Flat 13 temporarily assumed the chair as a non-member)

Chair. Lloyd Trott. Proposed Rob Kenyon, seconded Jackie Wilford. Passed unanimously.

Vice Chair. Jackie Wilford. Proposed Aftab Hussain, seconded Rob Kenyon. Passed unanimously

Secretary. Tim Burrow. Proposed Rob Kenyon, seconded Jackie Wilford. Passed unanimously
Treasurer. Rob Kenyon. Proposed Jackie Wilford,

seconded Lloyd Trott. Passed unanimously

7) Report 1. Transference of Engagements

The meeting was informed that Juniper TRA was not eligible to receive or inherit the coop's assets in full.

LBS is an eligible agent under the legislation, but would have to use the funds for the purpose intended, which is why the Solar Project exists.

7) Report 2. Final Formal Dissolution

The instrument of dissolution states that members must be given notice specifying the intention to propose the special resolution for dissolution of the society. The special resolution must be passed at a general meeting by at least two-thirds of eligible members who vote in person or by proxy.

Within one month, but not less than 14 days, of that general meeting, a second meeting must be held to confirm the special resolution. The special resolution must be confirmed by over half of the eligible members voting either in person or by proxy.

We could therefore probably dissolve the coop, but as the Transfer of Engagement rules make clear, we could lose our assets in the process, unless they were directly committed to a project.

No proposal to dissolve was presented to the meeting.

8) Any Other Business

The Solar Project progresses well. Southwark have adopted a policy commitment to back community-led sustainable energy projects, and have organised a round table discussion for December involving all interested groups and agencies.

9. Next meeting. TBA

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Tenants & Residents Association
Meeting 19 • 12/06/2018 • Flat 30A • 7.30pm
Minutes

1. Present.

Coralie Allison flat 16; Rob Kenyon flat 32 (secretary); Mrs A. Lawson flat 23; Claire Palmer flat 63; Lloyd Trott flat 46; Jaki Wilford flat 14 (chair).

2. Apologies. Tim Burrow

3. Approval of Minutes of last Meeting. Minutes approved.

4. Matters Arising from last Meeting.

Action on proposal to set up Credit account for office supplies.

Application form sourced for account with Staples Ltd. Needs secretary and treasurer to work together to fill in.

Action: secretary and treasurer.

5. Solar Project

LBS has supplied long-awaited consumption figures for the Estate Lighting, and we can now create new tenders for distribution to contractors.

Action: Solar Group

6. Garden Report.

Woodland site (near ballcourt) now at its best. New vegetable border opened. Beans growing at present, ideas for next year's crop welcome. New wood-chip paths laid from tree-surgery waste. More LBS tree-work to happen before Autumn.

7. Major Works

a) Meeting not satisfied with LBS/Elkins management of final snagging items raised. Especially cleaning, and completion of balcony and staircase work.

b) Leaseholders should check major works service charges for items which have not been completed.

c) All residents urged to report Major Works faults promptly to:
chris.ayton@southwark.gov.uk

8. Other Business

a) Rough Sleepers and Anti-Social Behaviour.

The meeting was informed that the advice from Southwark is to call 101, reporting time, place and description of rough sleepers. This process is needed to allocate resources as effectively as possible. (If the problem isn't logged it doesn't exist).

Any actual crimes, such as drug-dealing, should be reported to 999.

b) Request from secretary for new printer cartridge. Approved.

c) Barbeque Sunday July 8th.

Next Meeting. July 24th

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Tenants & Residents Association

Meeting 18 • 01/05/2018 • Flat 30A • 7.30pm

Minutes

1) Present. Coralie Allison, Tim Burrow (treasurer), Martin Hughes, Rob Kenyon (secretary), Mrs Lawson, Jackie Wilford (chair).

2) Apologies. Lloyd Trott.

3) Approval of Minutes Minutes of 13/3/2018 were approved.

4) Matters Arising from Previous Meeting

Item 6. ('Issues reported to site meeting'). Most problems still unresolved. Further action at final snagging walkabout 9/5/2018 with Elkins and LBS.

5) Major Works Consultation Issues

Residents were asked to report any outstanding faults to the secretary as soon as possible. And to report separately to Elkins and LBS.

Issues from floor.

- a) Persistent walkway ponding after rain.
- b) Gas flue F13 still unfinished.
- c) Top window lights in flats uncleanable. Also reports of problems fully opening windows.
- d) Final state of building dirty, and staircases not of quality and finish we were given to expect.
- e) Substantial scaffolding damage to garden and fixtures.

6) Secretary's Report (see Group reports)

7) Finance Report

Proposal: 'Juniper TRA set up cheque accounts with Garden and Office suppliers to make procurement easier. All orders to be approved by TRA meeting.' Prop RK. Sec JW. Passed Unanimously.

8) Group Reports

a) Solar PV Project.

Progress. LBS have finally conceded that they do in fact pay the Npower bills for the estate lighting, in spite of repeated denials. The correct department has been identified, and Juniper consumption figures should be provided soon.

Date of next Group Meeting to be arranged by members.

b) Garden.

Semi-shade area exceeding expectations. Several

unexpected species appearing. All planted areas promising interesting displays through Summer. Rose, Honeysuckle, Hazel, and other perennials well-established.

LBS programme of tree works submitted and started (details in Newsletter 52 23/4/2018). Paths now surfaced with woodchips produced by last tree surgery. Bi-products of future work should be recycled on site as much as possible.

The meeting approved the presentation of a proposal at the next meeting to help with the refurbishment of the garden after the Major Works, and to offer of help to ground floor residents to repair damage or begin new projects.

Action - Secretary.

9) Other Business

Future car-park management.

Options discussed included:

- a) Refurbishment or replacement of derelict gate system.
- b) Personal space allocation via parking pins.
- c) Membership of monitored system. EG. LBS resident parking scheme.

Action - Residents to investigate and report back.

Satellite Dishes/TV Aerial

No progress yet on reconnection to roof aerial as promised by LBS.

Residents have reported that Sky engineers have stated that the roof aerial signal can be fed through a box to provide a service without a dish.

To be confirmed.

10) Juniper Co-operative Business

Accounts for 2017/18 due. Awaiting bank statements for final quarter.

Meeting was informed that since the decision to donate reserves to the TRA had been approved by AGMs of both organisations, any Coop meeting could now enact the transfer on demand by a TRA meeting, with due notice.

11) Next Meeting. June 12

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House TRA • Committee Meeting 17 • March 13th 2018

MINUTES

1. Present. Coralie Allison, Martin Hughes, Rob Kenyon (secretary) Claire Phillips. Cherrie Stevens, Lloyd Trott, Jackie Wilford (chair)

2. Apologies. Kirsten Dunham. Tim Burrow. Frankie Allum.

3. Minutes of Previous Meeting (September).
Approved.

4. Matters Arising from Minutes. None.

5. Major Works.

Staircase issues. Staircase tiles are to be restored to the best condition possible, as originally assured in preliminary consultation, not painted over, as was suddenly announced.

When this possibility became clear, several residents raised concerns, and the matter was raised at Site Meeting. There was no chance to ballot the entire residency, and so the painting was abandoned in favour of refurbishment.

This seemed a reasonable response given the level of opposition, the fact that this specific item was never initially voted on in any way, and that when the tiles were initially raised in consultation, the understanding was that they were to be restored, not painted.

6. Issues to be Reported at Site Meeting.

- a) Future maintenance tips for new balconies.
- b) Final cleaning. Jetwash staircases and walkways?
- c) Ponding reported on new 3rd and 4th floor walkways after recent rain.
- d) Staircase refurb. Pointing, replacement of quadrants and broken tiles.
- e) Staircase window snagging.
- f) Several reports of backed up drains in spite of recent works ((Both wings of building)
- g) Letterboxes repair.
- h) Old barbecue confusion. Will LBS remove it?
- i) Lawn refurbishment post-contract.

7. Finance

Treasurer unable to attend.

8. Group Reports - Juniper Solar PV

The group approved by the AGM presented the report from its first meeting on March 1st.

Stage 1 of project to involve:

- a. Procurement: New quotes are needed
- b. New specification to create level playing field for quotes.
- c. Latest electricity bill from Southwark.
- d. Roof space available.
- e. New quotes.

Report approved by the meeting.

Action. Martin, Rob, Coralie, Tim. All help and information appreciated.

Next meeting April 10. (venue TBA)

9. Group Reports – Garden

Little to report due to winter, but work to start soon on weeding and planting seeds and summer bulbs. There has been extensive damage to Plant Refuge by major works. Some had to be planted in order to save them. Owners welcome to lift and repot at any time, and are also urged to monitor plants for over-watering.

10. Area Housing Forum Report

Lloyd delivered report of 1st meeting. Detailed information in full minutes.

Report approved.

Other Business

- a) Block cleaning complaints. Staircase litter and recycling bins unemptied.
- b) Still no LBS action on problem trees.
Action: RK to mail Area Management.

10. Juniper Co-operative Business

a) To approve the request by Juniper TRA at the Annual General Meeting (30/01/2018) for access to Juniper House Co-operative funds to finance the Solar PV project, and any other properly costed and approved projects in agreement with London Borough of Southwark, for the common benefit of residents of Juniper House.

Proposed Martin Hughes. Seconded Rob Kenyon. Passed unanimously. (7/7 Cooperative members)

11. Next Meeting. April 17th

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

2017 (reconvened) Juniper House TRA Annual General Meeting #2

7.30pm. 30 January. 2018 Flat 30A

1. Present. Coralie Allison (vice-chair), Frankie Allum, Tim Burrow (treasurer), Martin Hughes, Aftab Hussain, Ahmed Kabba (SGTO), Rob Kenyon (secretary), Saffi Koroma, Odwua Kwarteng, Alemat Lawson, Uvi Orogumu, Claire Phillips, Fay Roberts, Cherrie Stevens, Lloyd Trott, Jaki Wilford (chair), Kolawole Yusuff.

2. Apologies.. Kirsten Dunham.

3. Minutes of Previous AGM approved by the meeting and signed by the Chair.

4. Presentation of Accounts examined by Southwark Group of Tenants. For period 01/10/2016- 30/09/2017.

Brought Forward at 30/09/2016

£ 83.70

Income **£ 1200** (LBS grant)

Expenditure **£ 109.39** (garden items and events)

Total **£1174.31**

Proposal 1: 'This meeting approves the accounts for 2016/17.'

Proposed: Tim Burrows. Seconded Jackie Wilford.. Passed Unanimously.

5. Appointment of Auditors

Proposal 2: This meeting approves the appointment of Southwark Group of Tenants as accountants for Juniper House TRA for the forthcoming financial period.

Proposed: Tim Burrows. Seconded Jackie Wilford.

Passed Unanimously.

6. Election of Officers

The Chair was passed to Ahmed, who reported on the services and facilities available via SGTO.

Nominations

Chair: Jackie Wilford. Proposed Tim Burrow. Seconded Rob Kenyon. Passed Unanimously.

Vice Chair: Saffi Koroma. Proposed Rob Kenyon. Seconded Lloyd Trott. Passed Unanimously.

Treasurer: Tim Burrow. Proposed Jackie Wilford, Seconded Claire Phillips. Passed Unanimously.

Secretary: Rob Kenyon. Proposed Jackie Wilford, Seconded Claire Phillips. Passed Unanimously.

7. Area Housing Forum Appointments:

Delegates: Claire Phillips- Flat 60. Lloyd Trott- Flat 46

Deputies: Frankie Allum- Flat 31

SGTO Appointments:

Delegates: Frankie Allum- Flat 31. Tim Burrow- Flat 13

All appointments approved unanimously.

Two further SGTO deputies and one Forum deputy need to be elected at future TRA meeting.

Ahmed was thanked for his help and Jackie resumed the chair.

8. Any Other Business (AOB)

(A) Progress Report on spending proposals from 2017.

The secretary updated the meeting on the main proposals approved at the 13/07/2017 TRA meeting.

(i) 'Solar panels to power estate lighting. Service charges and rent to be credited appropriately.'

3 quotes received but more required. February deadline for using scaffolding not met. Closer engagement with LBS essential.

Agenda Proposals

This meeting agrees to :

1) Authorise the committee to further investigate the installation of Solar PV Systems to power communal lighting circuits.

Proposed Chair. Seconded Frankie.

Passed Unanimously.

2) Formally request access to Juniper House Co-operative funds to finance the Solar PV project, and any other properly costed and approved projects in agreement with London Borough of Southwark, for the common benefit of residents of Juniper House

Proposed Chair. **Seconded** Coralie.

Passed Unanimously.

c) Proposal from the floor that unofficial action group be approved to further the project. - **Approved.**

Group members: Martin, Coralie, Tim, Rob.

AOB (B) 'Surgery of trees which LBS will not deal with as a matter of emergency.'

Two quotes received, awaiting third. LBS to be pressed again to undertake major works.

'Re-siting of ailing tropical plants in shaded area to raised beds in open locations.'

No specific quotes received for re-siting of tropical plants, but general agreement from contractors that it would be very expensive. Further enquiries to be made.

• The secretary also reported that 3 padlocks had been purchased for the football cage and garden store, as authorised by TRA 17/02/2017. Receipts presented to Treasurer for reimbursement.

AOB (C) Satellite Dish Update. The secretary informed the meeting that he has recently been informed that LBS has reversed its original assurances that satellite dishes removed for essential works will be re-instated. They will now be merely returned to the owners, who will not be allowed to re-site them on the building. This is in accordance with a policy which has not been implemented for the last ten years.

LBS claim to be working towards a communal system which will replace the services lost, but that will not help residents cut off mid-contract, or those who depend on foreign-language satellite services for their TV.

AOB (D) Cleaning. Reports that block cleaning not being done properly. Action. secretary to contact Area Management.

AOB (E) Fly-tipping. Claire Phillips reported that rubbish was being dumped in the forecourt.

AOB (F) People Investigating Refuse. Residents should be warned of the danger of Identity Theft, and to dispose of any personal documents with care. Anything in the bin with your name and address on can be used for fraudulent purposes.

AOB (G) Motorbike Nuisance. Reports of improper use of motorbikes at night in Juniper grounds. Should be reported through LBS website or ring 0207 525 5777.

AOB (H) Homelessness. Reports of Rough Sleepers on staircases this Winter. Action. Area Management to be notified.

Date of Next TRA Meeting. 13 March 2018
2018 AGM due in early Autumn 2018.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes for Approval • Reconvened Juniper House Cooperative AGM • 19th October 2017

MEMBERS PRESENT

Tim Burrow, Kirsten Dunham, Rob Kenyon, Lloyd Trott, Jackie Wilford.

1. Approval of Minutes. Last years AGM minutes were put forward for approval by Tim Burrow, seconded by Rob Kenyon and passed by the three members present at both meetings.

2. Presentation And Approval of Accounts 2016/17

Rob Kenyon presented the last year's accounts. These showed a closing balance ('Surplus Fund') of £29,464. Accountancy fees, FCA fees and a previously unresolved PAYE issue were significant deductions from the account this year, plus a £200 grant to the TRA to assist with start up costs before the grant from London Borough of Southwark was received.

Jackie Wilford proposed a motion to approve the accounts, this was seconded by Lloyd Trott and passed unanimously.

3. Election of Officers

Lloyd Trott was nominated for the position of Chair by Kirsten Dunham, seconded by Rob Kenyon. Passed unanimously.

Jackie Wilford was nominated for the position of Vice- Chair by Rob Kenyon. seconded by Kirsten Dunham. Passed unanimously.

Tim Burrow was nominated for the position of Secretary by Jackie Wilford, seconded by Kirsten Dunham. Passed unanimously.

Rob Kenyon was nominated for the position of Treasurer by Kirsten Dunham, seconded by Jackie Wilford. Passed unanimously.

4. Appointment of auditors.

CWA Tax (Bromley) were appointed for a further year.

5. Reports

Rob Kenyon updated the group with progress towards agreeing a solar panel installation with London Borough of Southwark. There are still some obstacles to overcome. LBS will only make arrangements with the TRA and this body needs to be re-confirmed with a successful AGM. Recent attempts to hold an AGM have been unsuccessful due insufficient attendance. The Cooperative funds can only be spent on projects that benefit all members. The main benefit of the solar project will be to reduce communal electricity use and this is not paid for in the same way by leaseholders and tenants.

6. Proposals.

The Cooperative passed a motion to fund the solar project if the issue about benefits being for all the members can be resolved.

a) 'This meeting agrees to endorse the initiative by Juniper House TRA to install Solar PV Systems to power communal lighting circuits.'

Proposed Secretary. Seconded: Treasurer. Passed Unanimously.

A further motion was passed that any remaining funds in the Cooperative will be transferred to the TRA as soon as practicable.

b) 'Subject to approval by the Financial Conduct Authority, to transfer all available remaining assets of Juniper House Cooperative to the account of Juniper House Tenants & Residents Association. With the provision that this sum be used to fund projects properly costed and approved in agreement with London Borough of Southwark for the common benefit of residents of Juniper House.'

Proposed Treasurer. Seconded: Secretary. Passed Unanimously.

A final motion was passed to formally dissolve the Coop as soon as practicable.

c. The meeting authorises the officers of the Coop to investigate the process of formally dissolving the society after assets are transferred to Juniper TRA. Final decision to be taken by Special General Meeting.

Proposed Vice-Chair. Seconded: Secretary. Passed Unanimously.

7) Next Meeting TBA

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

MINUTES Juniper House TRA
Committee Meeting #16 • September 9th 2017

1. Present.

Lloyd Trott, Coralie Allison, Jackie Wilford (chair), Rob Kenyon (secretary).

2. Apologies.

Claire Phillips, Kirsten Dunham. Tim Burrow.

3. Minutes of Previous Meeting (July).

Approved.

4. Matters Arising from Minutes.

Compensation Proposal referred back to Leaseholder group for amendment to include specific amount requested, for discussion by full General Meeting.

Claire to contact more leaseholders to update and canvass more support.

4. Works.

Issues to be Reported.

1. New window installations rumoured for October. Clarify at September consultation.
2. Consultation straying due to lack of meeting structure. Raise with LBS contract manager Chris Ayton.

5. Finance

Treasurer unable to attend.

6. Secretary Report.

LBS still refusing to acknowledge complaints about hazardous dead tree branches in garden.

Three companies have responded to enquiries about installing solar panels on the roof. Valo.

Hero Renewables. and Horizon Systems. A range of quotes have arrived, but need professional assessment. More quotes needed.

Martin Hughes to be persuaded to help.

One general quote has been received for tree work ('Amber Tree Surgeons'), but LBS obligations must be clarified before committing to any private contract

8. Next Meeting. 10/10/2017

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

JUNIPER TRA 13/7/2017 MINUTES. Meeting 15

1. Present. Lloyd Trott, Aft Hussein, Claire Phillips, Kirsten Dunham, Jackie Wilford, Rob Kenyon.

2. Apologies. Coralie Allison, Tim Burrow.

3. Minutes of Previous Meeting. Approved.

4. Matters Arising from Minutes.

[Claire report from leaseholder consultation with lawyer.]

Main conclusion that Leaseholders were not liable for Improvements, just for Repairs and Maintenance.

Leaseholders may have a case if LBS neglected to access available government funding without due cause.

Chair. The proposed contribution would be more acceptable if there had been more consultation with the TRA prior to engaging a lawyer, and more involvement in the TRA meetings which discussed the issue of making a contribution towards costs.

action. Claire to contact more leaseholders to update and canvass more support.

secretary: Spending agenda item for next meeting.

4. Works.

Issues to be Reported.

1. Rubbish dumped on site (in motorbike area.)

2. Wheelchair ramp near flat 1 blocked.

3. Forecourt cracks formally registered as a Repair on LBS website. Residents urged to use LBS repairs website.

5. Finance

1. Approved expenditure.

Office paper (1 box).

FOE Air monitoring kit.

2. Major Spending Proposals. (from combined TRA and Juniper Co-op funds)

a) Solar panels to power estate lighting. Service charges and rent to be credited appropriately)

b) Tree Surgery. Of trees which LBS will not deal with as a matter of emergency.

c) Re-siting of ailing tropical plants in shaded area to raised beds in open locations.

Three quotes for each project to be sought and detailed proposals to be presented as soon as possible.

6. Co-op Matters

2016/17 Accounts and Financial Conduct Return forwarded to FCA.

AGM due.

7. Other Business

a) Break in. Place alert in newsletter.

b) Barbecue. August 20th.

8. Next Meeting. 12/9/2017

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Minutes Meeting#14 • May 25th 2017 • flat 30A

Present: Coralie Allison. Tim Burrow (treasurer). Sam Tashi. Kirsten Dunham. Aftab Hussein. Kirsten Dunham. Rob Kenyon (secretary). Cherrie Stevens. Claire Phillips. Jackie Wilford (chair).

1) Apologies. Nick Cattermole

2. Approval of Minutes. The meeting approved the minutes of the last meeting as a true record.

3. Matters Arising

(item 3. "the possibility of coop contribution towards expenses for leaseholder campaign."

Fee for initial legal consultation was reported to be £960&VAT. Scheduled for May 31st.

secretary. No constitutional reason could be found to prevent the Co-op from making a donation to the legal fund.

The same applies to the TRA in theory, but this would be more sensitive since LBS money would be used in a legal case against it.

A motion would be required at a general meeting to authorise any donation, and the amount specified, given in advance of the meeting.

proposal:

To include on the agenda of the June TRA meeting a full discussion of the possibility and practicalities of contributing towards the legal fees of Resident Leaseholders seeking reduction of Service Charges related to the Major Works.

Passed unanimously

4. Major Works

a) Dust. Several residents have reported severe levels of dust from structural work, including some with asthma and other respiratory problems.

ACTION. Report to Site office and recommend collection of debris in bags at site of work.

b) Parking. Several resident cars have already been severely damaged while parking on Pomeroy Street. And insurance premiums have increased.

Requires and incident log for presentation to LBS. Appeal for incidents to be included in newsletter.

LBS has promised to investigate the possibility of space off Clifton Way. But this is unlikely to be enough. No confirmation yet.

It was agreed that the state of Pomeroy Street was now becoming critical, with increased congestion posing a severe health threat for an indefinite period.

c) It was reported that site vehicles had parked in front of ppramshed, preventing access.

d) Low light levels are effecting residents. Request to be made to consultation meeting for daylight bulbs to be provided to each flat.

e) Mice reported in previously unaffected flats. Presumably the result of disturbance.

ACTION: Report all concerns to consultation meeting.

Request specifically that pollution monitors be installed on Pomeroy Street. And that approaches be made to the owners of the vacant lots opposite Juniper for the purpose of secure resident parking. The situation at the moment is impossible.

5. Secretary's Report.

a) Enquiries regarding storage space still being ignored.

b) No response from Fire Officer regarding Transport for London contact.

c) TRA Office (Flat 30A) to be refurbished as part of contract.

Garden

Event on July 9th still needs organisers and ideas.

Woodland project dong well, with a range of wildlife replacing the weeds. 3 sorts of fungi seen so far.

No vandalism at all noticed in over a year.

Permission given by meeting to gardening group to move the obsolete granite sets near flat 1 to the grass near the ballpark, and arranged to encourage use.

...

The meeting ended without arranging a future date. To be announced after consultation.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Minutes Meeting13 • April 4th 2017 • flat 30A

Present: Carla Blair. Charge Construction Manager, Exchequer Finance and Governance, Southwark Council. Coralie Allison. Tim Burrow (treasurer). Nick Cattermole. Kirsten Dunham. Rob Kenyon (secretary). Cherrie Stevens. Claire Phillips. Sarah Watts. Jackie Wilford (chair).

1) Apologies. Ray and Wendy Watts.

2. Approval of Minutes. The meeting approved the minutes of the last meeting as a true record.

3. Major Works Issues

a) Repayment of service charges (Carla Blair presentation) LBS payment options
[SEE BACK PAGE]

b) Meeting Responses

- The meeting was informed that charges generally fall slightly once work is billed.
- The meeting insisted the lack of cyclical maintenance was inevitably reflected in the level of works. LBS is committed to its policy of maintenance by repairs and crisis management, as the meeting largely saw it..
- If contractor raises a new issue that is outside the scope of the survey and section 20, the council cannot charge. If work is under Section 20, then we will be charged and LBS will be notified at the time the issue is raised by the contractor. If the contractor only informs the council at final billing then there is no legal reason for leaseholders to refuse payment.
- CB stated that LBS would never 'leave Leaseholders in a position where they could not pay the charge'. Thanks to Carla.

c) Contract Issues to Date

- Worries about quality of Kitchen work already undertaken. Report failures to: Michael Springer (AE Elkins). michael.springer@aeelkins.co.uk or Chris Ayton (LBS) chris.ayton@lbs.gov.uk.
- Residents were suggested for inclusion on the council steering group. Tim has written to ask to be a member.
- It was noticed that the works itemised on the estimate bill are not as full as originally specified, reducing the amount of cosmetic work.
- Nick asked about the possibility of coop contribution towards expenses for leaseholder campaign. Rob reported that Juniper Co-operative might be able to contribute under certain conditions. And that a contribution might be Constitutionally possible from TRA funds if approved by a General Meeting. Would check whether TRA is allowed to do so.

4. Matter Arising.

- Residents should check whether their car insurance is effected by parking in the street.

5. Secretary Report

- Secretary still needs to contact fire officer to contact

Transport for London re Pomeroy Street traffic flow. Report to next meeting.

- In response to enquiries from residents, Mustapha was contacted about the possibility of providing access to one of the spare bin chambers for the purpose of storing items displaced from balconies.

The reply was that if residents want more storage, they must rent a garage or pramshed.

The intention is now to pursue the right of the TRA to use one of these chambers as storage for the garden group. Secretary to mail Louis Rotos (Community & Homeowner Officer) and other appropriate contacts.

6. Finance report

Southwark Group of Tenants Organisations have been contacted, and the tax return for last year now in process.

7. Garden group

- Issue/idea of planters on balconies to be discussed in more detail later.
- Possibility of using the scaffolding to install new planters if ready in time.
- Woodland Area now showing benefits of last year's work. Several species are now established and in flower or coming into flower soon.
- The 'Mini Beast City' is almost complete. Now needs decoration by the kids. When filled, it will provide habitat for many species, and let us see them at work.
- The Ground Elder under control in woodland area, but will probably need chemicals to prevent it dominating the rest of the grounds.
- The Plant Pot Refuge is in place near the Woodland for residents to move items from their balconies during the works. Residents are responsible for watering.

8. Juniper Co-op Matters

There was a PAYE problem left over from TMO years which would have amounted to 5-6k Accountant is now in contact with HMRC and believes they will understand the circumstances. Estimates there will be a payment of about £75.

Accounts got to go in at end of the month.

9. Other Business.

Summer event . Junk yard sale. BBQ. Garden Day. July 9th. Needs to have a person or small group to arrange it. Item for next TRA agenda.

10. Date for next meeting 11.5.17

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

**Minutes (for approval) Juniper TRA Meeting 12
07/03/2017. Flat 30A**

present: Lloyd Trott (46). Claire Phillips (60). Rob Kenyon (32). Jackie Wilford (14)

David Rowson (LBS Fire Safety Manager). Mustapha Semanda (Resident Services Officer)

1) Apologies Tim Burrow (13) Kirsten Dunham. (60).

2) Previous Minutes. Minutes approved as true record.

3) Matters Arising.

Noise. In one case being pursued, the resident reported that there had been some improvement recently, but felt the situation was not yet under control. Will continue to monitor and report back.

Action so far seems to have had a generally positive effect, or at least coincided with an improvement.

Mustapha reported that he has visited flats concerned, and informed residents of their duties and responsibilities and the consequences of being in breach of tenancy or leaseholder agreements. He is still awaiting the full report from the Noise Team. His impression from the number of complaints received is that Juniper House is a relatively peaceful block.

Balcony Planters (David Rowson)

Invited to offer advice on front balcony safety.

Access to all flats was non-negotiable. New higher LBS standards mean that all walkways must be clear of obstruction.

- All external window grills which did not conform to new standards also have to be removed.

However, David could see no access problems with planters mounted to the outside of the block. The only problem might be health and safety concerns over falling objects etc. A full risk assessment would be required for any design.

- David emphasised that as LBS property, legal liability for accidents or injury involving obstructions on walkways lays with the council.

Matter of external balcony boxes to be clarified

with Mustapha in due course. ACTION. Discussion at next meeting.

• Pomeroy Street Congestion & Emergency Access

Addressing concerns over the future of Pomeroy Street given the scale of residential development, David reported that Transport For London congestion regulations would apply, and to approach TFL for further updates.

ACTION. Secretary to email David for TFL contact.

4) Major Works

- **Disability Parking** Space to be retained.

- **Service Charges**

- Repayment schedule challenged. Payment options should only be presented when the final costs are known. The present figures are provisional. Leaseholders need to know the full extent of their commitments.

- LBS to clarify whether an insurance claim was filed for the theft of lead from the roof.

Action. Home Ownership Officer to be invited to next meeting.

Conservation Group

Southwark Defend Council Housing demonstration. March 25.

Garden Group Report

A site has been identified to temporarily house plants displaced from rear balconies due to scaffolding and works.

Further information in newsletter.*

Any Other Business

Recycle Day. Possible date - July 9th (to be confirmed).

Next Meeting April 4th. 7.30pm.* See NL 36. or posters in staircase noticeboards.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

**Juniper Tenants & Residents Association 07/02/2017. Flat 30A
(Minutes Meeting 11)**

Present. Lloyd Trott (46). Kirsten Dunham. (60). Rob Kenyon (32). Jackie Wilford (14). Tim Burrow (13) **1**

Apologies. Claire Phillips, Coralie Allison.

2. Minutes of last meeting approved & signed. Now held in 30A.

3. Matters Arising.

a) Padlocks. Tim to buy 3 padlocks. 2 for ball court. Plus spare if needed for garden store.

b) Anti Social Noise. A severe case was reported to the meeting. LBS have been notified, but no satisfactory or effective action taken.

Action: Agenda item at next meeting.

Newsletter item highlighting obligations of residents under Tenancy and Leaseholder Agreements. Area Resident Services Officer to be invited to next meeting.

4. Secretary's Report

a) The LBS Fire officer has not been contacted yet regarding balcony plant pots. Will be invited to next meeting.

5. Finance.

a) Bank still slow to deliver paper statements. Tim to continue pressure.

b) Tim to contact Southwark Group of Tenants Organisations regarding accountancy services.

6. Major Works

a) Low attendance reported to Leaseholders consultation session. So the general opinion of level of service charges hard to assess.

b) Drains

Drainage Problems (Lloyd f. 46) Reported a continuing lack of clarity and response by LBS to ongoing blockages.

Discussion centred on the possibility that regular blockages on upper floors are caused by problems in the downpipes rather than the sewers, definitely making them LBS responsibility. Regular maintenance of the downpipes should remedy blockages from flats.

Action. Secretary to contact Chris Ayton for future Cyclical Maintenance Schedules, and clarification of difference between Repairs, CM, and Major Works.

7. Conservation Group

a) Petitions received from Southwark Save Council Housing and Save New Cross Gate Post Office Campaign. Both signed by meeting, and officers authorised to sign on behalf of TRA in this case.

8. Garden Group

a) Basic Winter clearance started. Rubbish stacked in preparation for 'Mini-Beast City'. Fallen leaves bagged and stored for 2018 top-dressing. New Ground Elder shoots removed, but problem returning - will have to be tackled this year. Fresh seeding to start as soon as possible.

9. Any Other Business

a) Carer Meeting Allowance. Payment of £10 per meeting. All parents of children under 16 and carers of vulnerable adults eligible. Payable by cheque at meeting.

b) Event in late June. Brick-a-brack Exchange plus food, gardening, social events etc to be confirmed. Invitations to neighbour groups.

10. Next Meeting. March 7. 7.30pm.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Tenants & Residents Association • Annual General Meeting #1 • 15.11.2016

1. Present.

Louis Rotos, Mustapha Semanda (LBS). Aftab Hussein (70). Claire Palmer (63). Colleen Williams (18). Cherrie Stevens (16). Paul Hood (73). Lloyd Trott (46). Kirsten Dunham. (60). Claire Phillips (60). Rob Kenyon (32). Jackie Wilford (14). Tim Burrow (13). Coralie Allison (16). 8.20pm Karl Bolingbroke (19).

1. Apologies. Martin Hughes

2. Annual Report

The Secretary's report of activities and events during 2015/16 was delivered and accepted by the meeting. Items and issues mentioned included:

- Concerns over future of the block in 2015. Residents pressed for clarification on Saville Report and action to preserve Juniper.
- Formation of Conservation Group to investigate and discuss in detail issues effecting the future of Juniper House and its development.
- Formation of Gardening Group to help monitor and maintain the grounds, and to encourage more use of the garden in the interest of the community.
- Noise and Anti-social behaviour. Problems experienced in the Summer seems to have reduced since barrier replacement and signs placed in ball court. New signs and padlocks needed.
- Major Works. Contract manager Chris Ayton attended TRA meeting to consult with residents, and held a session in Queen's Road Centre. Firm dates for a start have not yet been recieved. The issue of satellite dishes is still unresolved. Reassurances have been given that dishes will be functional during works, but the policy towards re-fixing to the building will be re-assessed in 2018. Action Chris Ayton to be invited to TRA meeting before contract start.

3. Sub-committee reports (Garden Group

Activities: 3 Gardening/barbeque Days. Weeds cleared, seeds, bulbs and trees planted.

Moderate level of participation reported involving cross section of community. Kids especially appreciative. Roses and hazels planted. More seeds planned for woodland area in Spring.

The meeting approved the activities activities of the group during 2015/6. Mustapha granted permission for moderate planting in Flat 1 area.

Conservation Group.

Activities. Information has been shared via the newsletter and a cabinet meeting was attended last year, but there has been no coordinated group activity recently.

4. Verified Accounts

Tim reported that the TRA had opened a cheque-only account with Metrobank.

There had been 3 transactions during the year including a donation from Juniper Co-operative Ltd of £200, reimbursement of agreed garden and office expenses, and payment in of the first LBS grant. Balance £1283.70.

The meeting approved the accounts and the choice of Southwark Group of Tenants Organisation as accountants for Juniper TRA..

5. 2015/16 Committee stood down. Louis Rotos assumed the chair.

6. Elections of officers

Chair. Jackie Wilford. Nominated Tim Burrow. Seconded Kirsten Dunham. Voted Unanimous.

Vice Chair. Lloyd Trott. Nominated Rob Kenyon. Seconded Jackie Wilford. Voted Unanimous.

Treasurer. Tim. Nominated Aftab Hussein. Seconded Kirsten Dunham. Voted Unanimous.

Secretary. Rob Kenyon. Nominated Tim Burrow. Seconded Colleen Williams. Voted Unanimous.

All other residents at the meeting at the time mutually nominated and seconded each other as committee members, and voted unanimously in favour of the new committee.

7. Elections of Delegates to Area Housing Forums and other bodies.

No nominations. Louis suggested further investigation and agreed to forward more detailed information The TRA can elect delegates at future meetings.

Louis handed the chair back to Jackie.

8. Proposals

'This meeting agrees to pay a baby-sitting allowance of £10/meetings for parents of young children.'

Proposed Secretary. Seconded Chair. Voted: Unanimous.

Age limit for children to be as previous Baby-sitting allowance pre 2013.

9. Other Business.

i) Balcony Plant Removal. Mustapha reported that this is the result of risk assessments by the fire safety officer. Risk officer to be invited to meeting try to arrive at possible design for planters which would meet requirements.

ii) Satellite Dishes. The meeting stressed that there were several residents who needed their dishes to access tv in their own language, and that sudden removal after years of use is unreasonable. And that it is reasonable to expect the council to participate in providing modern telecomms access to residents.

Chris Ayton to clarify and update. Justin Hall be invited to TRA meeting.

iii) Juniper Co-op AGM due early in new year. Completion of this meeting is essential to the immediate future of the TRA. It is hoped this will be one of the last Co-op meetings, and that the organisatrion can be retired as soon as possible.

10. Next AGM. To be arranged.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

**Juniper Co-operative Special Meeting 7/6/2016
8.pm. Brimtonroy Tenants Hall. Culmore Road.
Held in sequence with TRA meeting on same night.**

1. Members Present.

Karl Bolingbroke, Rob Kenyon (treasurer) Lloyd Trott (chair), Jackie Wilford, Claire Palmer.

2. Proposal.

'This meeting approves the remission of £200 to Juniper House Tenants & Residents Association for initial office expenses, and initial garden Group expenses for the forthcoming planting season, including seeds, tools, plants and peripherals to the value of £100. All expenditure to be itemised and presented to TRA meetings for approval.'

Proposed Jacki Wilford. Seconded Rob Kenyon. Approved unanimously.

3. Any other Business.

Frankie Allum was nominated for membership of the Co-op.

Proposed Rob Kenyon. Seconded Jackie Wilford. Unanimous.

4. Date of next meeting. To co-incide with future spending requirements of the TRA, or the AGM, whichever the sooner.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes

Juniper House Cooperative 2016 AGM • 7th February 2017

(reconvened from November '16)

Present: Tim Burrow, Ali Jayne, Coralie Allison, Lloyd Trott, Rob Kenyon

1. Apologies. Apologies received from Kirsten Dunham, Claire Phillips and Jackie Wilford

2. Matters arising

There were no outstanding actions from 2015-16.

A decision was taken to continue with CW Accounting for the present – the accounts are still not straightforward so the bill may still be sizeable.

3. Presentation of the Accounts

Main cause of delay and complication with moving accountant is that the mutual society annual returns had not been done since 2014 and therefore cumulative bill had been amassing based on assets that we no longer had. These returns have now been done retrospectively but the Cooperative is now waiting for a response from the FSA.

The Cooperative account has £28,000 remaining.

4. Other financial matters

PAYE for the TMO worker paperwork has been overlooked and is not up to date. Accountant raised recently and is now seeking to clarify matters with the HMRC. Worker was a TMO employee not Juniper House Cooperative and therefore there should have been better oversight from London Borough of Southwark.

There was a discussion about the merits of the cooperative transferring the remaining reserve to the TRA in order to reduce the administration requirements and avoid having to pay for two sets of accountancy fees. Question remains about funding and supporting services eligibility if this route is taken.

5. Election of officers

Officers were elected to the following positions:

Lloyd Trott was elected to Chair.

Coralie Allison was elected to Vice Chair.

Rob Kenyon was elected to Treasurer.

Tim Burrow was elected to Secretary.

6. Any Other Business. N/A

7. Date of Next AGM. To be set by secretary

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

AGM/ GM Juniper Tenants & Residents Association 13.9.16

Present.

Brendan Gillan, John Phelan (LBS).

Lloyd Trott (46). Kirsten Dunham. (60). Claire Phillips (60). Rob Kenyon (32). Jackie Wilford (14). Tim Burrow (13). Coralie Allison (16).

8.15 AGM declared inquorate and rescheduled.

...

TRA MEETING 10

Minutes of previous TRA Meeting:

Minutes approved

Finance Report

- Bank account mistakenly register by bank as a business account. Tim to clarify.
- Rob reported that £200 has been transferred to JTRA reported from Juniper House Coop, and should be visible soon.
- Suggestion that we ask for paper statements for accountability.
- As funds are in, Tim to write cheque for expenses from garden days. Invoices presented.

Trees Online: 2 x Hazel Hedging **£42**

Downsview Farm. Shade wild flower seeds mixture. Total (inc.VAT) **£14.50**

Staples. 'Simply' A4 75 gsm Copy Paper White 2500 sheets. Total inv VAT. **£11.70**

Toner Giant. Compatible HP 80A Black Toner **£47.83**

Proposal. To recompense secretary for advance gardening and secretarial expenses.

Proposed Tim Burrow. **Seconded.** Kirsten Dunham. **Vote.** Unanimously in favour.

- The meeting was advised that the amount was too large for a petty cash payment.
- Must be clear that the payment is reimbursement of expenses, not payment for work.

Secretary's Report

• **Water rates.** Cheques have finally been received for water rate reimbursement.

• Backyard noise.

BBQ and crowd-party set up in the garden by non-residents. Rob and Jaki went to explain, without success. 101 and Southwark noise called. Gathering dispersed a few hours later. Incident reported to LBS area management.

Rob subsequently informed that an order has been raised to replace the gate.

Proposal. To Demolish the old BBQ and picnic table, and resite at a more central position away from flats.

Proposed Jaki. **Seconded** Claire. **Vote:**

unanimously in favour

- **Jaki-** Initial reports from Pomeroy Estate residents are that Elkins were generally caring contractors who did good work.

Garden Group

• **Claire-** Update on LBS attitude to plants on front balconies. Planters in railings can stay for the present, but may need to be removed. Tubs outside properties at the ends of balconies do not block public access and are therefore OK, according to the latest news.

• **Seeds planted-** some came up, but problem was not enough watering because of no access to standpipe. Other TRAs have this but LBS is not co-operating yet. Our case is that all residents pay collectively for the common standpipe, but are refused access to it.

• **The 10 Hazel Trees** planted in the Summer are doing well.

• **Planting now.** It is not too late to look for species which can be planted before winter. Bulbs are easy and widely available. **Claire-** has flowering seeds from her plants.

• Next **Gardening Day? Sunday 30th October.**

Other Business

• **Claire -** when reporting noise issues with neighbours mustapha told Claire to call LBS. Southwark said that unless it was noise pollution (music etc) it was classed as societal noise and Mustapha should deal with it and residents should not to be fobbed off.

LBS Response and attitude reported as extremely negative.

• **Ball court and posters.** **Tim-** Posters ready for display. Is there a padlock for the court? **Rob- priced at (£20-£30 each)**

Proposal. To approve buying 2 padlocks for the quoted price.

Proposed Jaki. **Seconded** Kirsten. **Vote:** unanimously in favour

Next meeting and reconvened AGM. Tues 1 November.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Meeting #9 Minutes: Juniper House TRA 1.8.2016

30A Juniper House.

page 1

Present.

Lobsang, Sami – 26. Rob Kenyon 32. Tim Burrow, 13. Jaki Wilford, 14. Coralie Allison, 16. Mina Mileva, Irina Yordanova - 49. Doris Danko, 7, Mrs Lawson, 23.
Minuter: Coralie Allison.

1. Apologies. Kirsten and Claire, 60, Lloyd Trott 41.

2. Approval of Minutes

Tim approved minutes of last meeting as accurate

3. Matters Arising

Ballcourt Disturbance (Mid July) Coralie Allison

- 2 groups of teens came to blows over the space.
- Residents saw a knife being drawn and thrown over wall.
- Some teens came to the front gates from bc to chase a car driven by members of the other group and threw objects at it.
- Police called and officers encouraged residents to call in incidents to build up a record and deliver action. Suggestions that the conflict could be partly due to Peckham/Lewisham rivalry.

Tim – reported a wide range of people using the ballcourt.

Rob – The ballcourt is the kind of resource and space which can create power struggles. Suggested a need to rethink the space and its purpose.

CA and Rob- Reported that block feedback is for locking the court overnight. After discussion, 4 residents volunteered to be key holders, and open and secure the court. Contact details to be provided to residents to ensure access during advertised times, i.e 9am-9pm. The wider issue of security and cars around at the ballcourt was discussed, and suggestions made for the return of the barrier. Consensus to wait until after the upcoming major works.

Tim- signs on ball court to give notice and to provide a basic code of use.

ACTION

Proposal (chair). - Ballcourt to be open from 9am - 9pm.

Tim, Rob, Jaki and Coralie to have keys, notices to be put up to make users aware.

Seconded by CA, unanimous vote.

Rob – contact Mustafa to obtain new padlock.

Tim Rob and Coralie to co-produce posters.

Juniper children to be invited to paint posters at a later event. date TBA

4. Secretary's Report

a) Water Rates refund update

Rob (Secretary) A recent court ruling concluded that from 2001-2013 LBS overcharged tenants for water. The council owes a refund of 22.2% of rates paid during this time to all tenants. LBS to send out cheques to affected tenants 'soon'.

b) Tenant Recognition Form Completion

Members of the committee need to fill out a form as soon as possible so that the TRA can be formally recognised by LBS

Lobsang – What is a TRA?

Rob – A Tenants and Residents Association (TRA) is a formally constituted representative organisation which has adopted the LBS model constitution.

ACTION Rob to clarify how many members need to fill out the form.

c) TRA needs to have AGM in September.

d) Discussion. Grants.

Groups of residents can apply for LBS grants. Not just the TRA.

Jaki clarified that Juniper Co-operative holds funds from its settlement with LBS, and is a separate entity from the TRA.

The TRA can make a request to COOP for funds for particular actions agreed.

Tim – suggestion to put a regular section on agenda for funding opportunities to be discussed and proposed.

5. Finance Report

Tim (Treasurer)

a) TRA now has a bank account and a cheque book. Balance is zero. Confirmation that a previous Co-op meeting agreed to pay £200 to the TRA.

ACTION: Tim (TRA Treasurer) and Rob (Co-op Treasurer) agree to transfer £200 of funds agreed in previous meeting into TRA account.

b) Meeting informed that TRAs with more than £15,000 in assets are not eligible for council funding.

6. Building and Maintenance

Open Major Works Consultation with LBS/Contractors (Elkins) 9 August, Queens Road Centre.

Management reported to the meeting the substance of Chris Ayton's presentation at the July TRA meeting.

Major works to start in November including: structural problems with the balconies, window frame replacement, regeneration of front façade, internal works, regeneration of brickwork, and other items. The full list has yet to be issued.

Discussion.

Tim – the same contractor (Elkins) recently completed works on Pomeroy Estate, Jaki suggested we talk to residents about general satisfaction.

Rob – 30a wasn't surveyed but is part of the building. Chris Ayton has been contacted.

Tim- Important not to include items in the major works which could be financed by grants rather than through rent and service charges.

Some people report being told that work MUST be done to their property even though they don't want it, eg. New kitchens, whilst others were given the option to say no. Inconsistencies need to be raised at consultation.

Window Frames.

Meeting #9 Minutes: Juniper House TRA 1.8.2016

30A Juniper House.

page 2

All wooden frames are to be replaced. All serviceable pvc frames will be retained.

Drains

Are not on the major works list, but are a big problem and should be raised when we have the chance. In a telephone conversation with the secretary, Thames Water stated that LBS is responsible for all pipes going up and down and Thames Water is responsible for all underground pipes.

Service Charges

Lobsang – how will cost be apportioned on work? eg window replacement.

Tim - There will probably be no shared charge on items such windows. Equally, there might be no service charge on works to the lifts for leaseholders on the ground floor. A specific leaseholder group consultation has been promised. Attendance is recommended.

Priorities for Consultation 9 August:

Drains, lifts, structure, preferences for internal work, eg More say over kitchens.

7. Conservation Group Report

Rob – TRA in receipt of report from the council cabinet meeting on July 5.

Housing Bill reported to be bad news for tenants.

- Rents will no longer set by local income but by local property values. All councils will be under pressure to increase rents to market levels.

Savills survey of all social housing measured 4 criteria: likely income, physical condition, social positives and social negatives, and gave scores reflecting the value of estates to the council.

Juniper was in the category where all actions are possible, including demolition. After regeneration, LBS might still want to sell Juniper. The bill will come into law in October 2016.

It was felt we must continue to organise resistance.

8. Garden Issues

Suggestions (Coralie)

a) A meadow area next to woodland area in the bay of the lawn - as in early summer it was left to grow by LBS and the grass grew long, the children enjoyed playing in it.

Rob/Jaki – point out that there are lots of tree suckers in the area, which requires constant trimming to avoid a forest.

Agreement that field flowers and grasses could be sown. There had been a meadow in the past when the coop mowed the lawns.

ACTION Rob to organise a walk-around with LBS about the garden esp dealing with the Poplar shoot invasion.

b) Blackberries

Jaki – There is now access to the brambles by flat 1.

Rob – We should also be harvesting Plums in mid July and Mulberries early July. The area near Flat 1 could be further cleared and planted with wildflowers and grasses.

ACTION - Interested members to put together Garden year plan (seasonal tasks/planting/harvesting/cutting and pruning...). Further clearing and weeding of area next to flat 1 to be focus of a future garden day.

c) RSPB are running a campaign to enrich urban greenspaces, providing habitat-building projects (with instructions). Permission requested to sign up for the TRA. **Approved.**

d) BBQ area

Jaki – Current brick BBQ is too close to residents windows, can become a source of noise.

Rob – Suggests BBQ and more benches can be located on the concrete ground next to ballcourt and playground. Agreed by all present.

ACTION: Tim to price oil-drum BBQ.

Proposal to be brought to next meeting to demolish existing BBQ, replace benches and tables on concrete space, buy new BBQ that can be locked up under canvas when not in use.

9. AOB.

NOISE

Jaki - Some tenants are being persecuted for making normal noise in their own flats. All noise problems should be reported to the council and/or the police.

CA –**Universal Credit** is being rolled out to families in Peckham from September 2016. Families concerned have been contacted by LBS and warned that the new monthly payments have a 7 week rollover time and that they will need to have money saved to cover this time.

Tim – has experience of roll out in professional role – councils have ability to make discretionary payments to wipe out arrears, but they are decreasing. In his professional knowledge arrears are occurring due to UC roll-out.

Tim- propose info and links to be put in news letter
ACTION Coralie to find support contacts and report back.

Jaki to contact Citizens advice with a view to possible meeting or drop-in sessions at 30a.

10. NEXT MEETING

AGM set for Tuesday 13 August 2016, 30a 8pm

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Minutes Juniper TRA Meeting #8 Minutes 7/6/2016. 8.pm.

Brimtonroy Tenants Hall. Culmore Rd.

TRA Present. Frankie Allum, Karl Bolingbroke, Tim Burrow (treasurer), Rob Kenyon (secretary) Lloyd Trott, Jackie Wilford (chair.) Claire Palmer. Chris Ayton, Anne Blackburn (LBS) **Apologies.** Coralie Allison, Kirsten Dunham, Claire Phillips.

Juniper Co-operative Special Meeting

1. Members Present.

Karl Bolingbroke, Rob Kenyon (treasurer) Lloyd Trott (chair.), Jackie Wilford, Claire Palmer.

2. Proposal.

'This meeting approves the remission of £200 to Juniper House Tenants & Residents Association for initial office expenses, and initial garden Group expenses for the forthcoming planting season, including seeds, tools, plants and peripherals to the value of £100. All expenditure to be itemised and presented to TRA meetings for approval.

3. Any other Business.

Frankie Allum was nominated for membership of the Co-op. Proposed Rob Kenyon. Seconded Jackie Wilford. Unanimous.

4. Date of next meeting. To co-incide with future spending requirements of the TRA, or the AGM, whichever the sooner.

Juniper TRA Meeting

2. Previous Minutes. Approved.

3. Building & Maintenance.

Chris Ayton and Anne Blackburn. LBS.

Existing Scaffolding

This was erected to allow access to specific balconies for investigation of problems, and as a precaution against loose masonry..

• Chris and Anne were informed of 'Deloraine House' in Deptford, which has a similar construction to Juniper House, but which has apparently been well-restored. Action. Chris and Anne to visit.

Chris was invited provide information on Major Works 2016.

• Residents may contact Chris directly with any issues by email (chris.ayton@southwark.gov.uk).

• LBS would prefer to conduct detailed consultations on the works with a delegated Juniper group.

• If approved, work will start in the Autumn.

• Recommended works to include:

Replacement of all wooden windows; repair of faulty balconies, concrete structure and brickwork; renovation of facade and stairwells; selective door replacement (front and back); removal of paint on brickwork.

• **Interiors.** Flat surveys concluded that few if any flats required interior work due to the previous regeneration programme.

• **Drains.** Thames Water are responsible for the maintenance of the drains from the base of the block to the street and beyond. The drains have therefore not been included in the works. This was felt to be an inadequate response to the problems residents are experiencing. Chris and Anne advised residents to complain directly to Thames Water, in co-operation with Local Area Management team.

Actions. Chris to raise concerns with contract team. TRA Secretary to write to Thames Water. Information from Chair: A CCTV

survey of the drains is to be conducted in order to establish their ability to withstand traffic by heavy contract vehicles.

• **Lloyd.** Survey not conducted in flat. Reported and listed for action. Also reported faulty plasterwork and ceiling. Chris and Anne advised that such problems should be solved by the forthcoming contract. Residents were advised to report to C and A rather than LBS repairs.

• **Jackie.** Survey not conducted in flat. (Reported & listed for action.)

• **Frankie.** Previous appointment broken. (Reported & listed for action.)

• **Tim.** Requested information on how structural elements were tested during surveys.

• **Anne.** (Example) Examination of some balcon walls revealed that brick skins were not tied together, leading to instability.

• **Claire.** Flat not inspected. Report of severe balcony problems and damp from flat above. Reported and listed for action.

• '30A' (TRA HQ)

Forgotten by schedule and previous regeneration.

Chris to report. Thanks to Chris and Anne.

4) Finance Report

TRA bank account news. The treasurer reported that Metro Bank require one more set of signatures to set up the account. Copies of relevant documents were signed by authorised signatories Rob and Jackie. Tim to report back.

• The meeting authorised expenditure on the following items:

a) 1 box Paper; up to £12.

b) Seeds, tools, plants and peripherals to the value of £70.

If needed urgently, items to be purchased by interested residents and costs recovered on presentation of invoice for agreed sums.

5) Secretary's Report

• 30A now almost cleared for regular use by TRA.

• Claire Palmer and Frankie Allum elected as committee members.

Nominated: Chair, Seconded: Secretary.

6) Conservation Group Report

Thanks to Fay for regular reports on external activities, and apologies on not publishing in newsletter. There will be room in the larger format newsletter, which we will (hopefully) produce this year.

7) Garden Group

The garden and barbecue day of May 15th reported as a success.

A large area of ground was prepared, and seeds and bulbs planted, involving Juniper children. Thanks to all who took part, especially Jo for water. Another event planned for June 19th.

8) Matters Arising from Previous Meeting

Ballgame. There have been fewer complaints but there is still a problem with late-night noise. The structure is also requires serious attention.

Action. Sec to contact Chris Ayton and Local Area Management.

9) Date of Next TRA Meeting.. August 1st.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Meeting #7 Minutes 26/4/2016. 8.pm. Brimtonroy Tenants Hall. Culmore Road

1. Present. Karl Bolingbroke (19), Tim Burrow (treasurer. 13), Rob Kenyon (secretary. 32), Lloyd Trott (46), Jackie Wilford (chair. 14)..

2. Apologies. None.

3. Secretary Report.

a) Office cleared by LBS. Serious refurbishment can now start. Double-glazing units moved to storage. Special thanks to Michael Timlin for help.

action: Newsletter to appeal for materials and help for initial work.

b) Many offers of help in the form of free courses are received by the secretary. So many that to share them all would be impractical. A selection will be included on the newsletter (space permitting).

Residents are advised to search www.southwark.gov.uk for a full list of available resources.

Any residents interested in access to courses on (for example)

Book-keeping, event and meeting management, first aid, organising playgroups etc, can also contact the secretary (flat 32. sec.junipertra@gmail.com.)

Information on grants to be shared as it becomes known.

c) TRA to investigate sources of support for residents facing problems due to the transition to Universal Credit.

action: Karl to contact 170 group. Rob to contact Cllr Rhule and other possible LBS sources.

d) John Phelan (LBS Community Engagement Unit) to attend next meeting.

e) Complaints received about late night activity in the football cage.

The secretary reported that those involved were co-operative when politely requested to leave. The issue has since been raised in the newsletter. If the problem recurs, further action to be considered.

Locking the gates was suggested, but a keyholder prepared to open and close the cage every day was thought to be difficult to find.

4. Finance Report

All three bank profiles (Tim Burrow, Rob Kenyon, Jackie Wilford) now cleared. But the bank still requires that the minutes of the meeting which authorised the establishment of the account with Metro be signed by all present. This was not known when the proposal was passed, and one of those present was abroad and unavailable.

To provide the required documentation as soon as possible, the original proposal was resubmitted to be signed immediately by those present (if passed).

Proposal 1. 'This meeting proposes that an account be opened with Metrobank in the name of Juniper House Tenants & residents Association. The authorised signatories to be Rob Kenyon, Tim Burrow, and Jackie Wilford.' proposed Jackie Wilford, seconded Rob Kenyon. passed 3-1.

action: Tim to prepare final document for signatures and present to Metro. action: Since the proposal was passed, the additional authorisation document was also signed by all present.

Proposal.2. 'This meeting authorises the request to Juniper House Co-operative for a remission of £100 with which to open a new bank account, and cover any initial office expenses period.

All specific items to be approved by the TRA meeting.'

proposed Jackie Wilford, seconded Tim Burrow. passed 3-1.

action: Juniper Co-op to present spending proposal for approval at the next co-op meeting.

5. Building and Maintenance

There was general uncertainty about the scale and extent of the

forthcoming major works.

Issues raised:

a) The allocation of responsibility for maintenance of the drains.

b) Problems with the timing of grounds & balcony lighting.

c) The extent of visits to individual flats by Elkins' survey team.

d) The lack of any dates for consultation was also of concern.

action: Secretary to contact Chris Ayrton for clarification. Residents

to be urged to 'crowd-source' faults and report directly to the email addresses on the letters already delivered to all flats, and to forward

reports to the secretary if they wish. While collective TRA action was suggested, no specific course was proposed.

6. Conservation Group Report

Events to be shared through newsletter.

7. Garden Group

A report was delivered on the 2 workdays in April.

Much of the pernicious Ground Elder in the woodland area has been cut and uprooted.

Dead saplings and invasive suckers have been cleared, the timber to be recycled as a low wattle boundary fence.

A plan of the site was presented and possibilities discussed. The meeting stressed the importance of keeping the area as natural as possible. A more detailed planting plan to be finalised by Gardening Group.

Gardening Group Proposals were presented for approval:

Proposal 1. To regenerate and maintain the Woodlands area at the north of the garden, restoring its original purpose as a diverse habitat and ornamental shade area period weeds to be cleared boundaries defined and arrange a suitable species planted.

Proposed: Karl Bolingbroke. Seconded: Rob Kenyon. Passed: 4 - 0.

Proposal 2. To open a small vegetable patch adjoining the woodland area.

The meeting felt that raised beds would be more suitable for vegetables, and respectfully returned the proposal to group for further consideration. Funding for suitable project to be sought.

Next Garden Group meeting: Sunday May 15th. 2pm - 9pm

Meeting/Workday/Barbecue. Possible Kids Bulb Planting Day.

action: Rob to source free bulbs.

8. Matters Arising. NA.

9. Any Other Business.

a) Football Cage. This was felt to be in urgent need of redesign to make it fit for purpose and to match its usage to the site.

b) Anti-Social Behaviour. Late Night Motorbike noise. Residents are believed to be responsible. All such nuisance should be reported to LBS Noise Unit.

c) Juniper Co-operative News.

i. The LBS funds resting in the Co-op account has finally been transferred - no thanks to Natwest. The Co-op balance is now approximately £33,000.

ii. A co-op meeting is now required to approve the payment requested by the TRA (4. Proposal 2)

iii) It was the feeling of the meeting that the co-op should seek a cheaper accountant as soon as possible.

10. Date of Next TRA Meeting. June 7th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Garden Group Inaugural Meeting

2pm. March 20th. 30A Juniper House (store)

Minutes

Present

Tim Burrow 13. Rob Kenyon 32. Shakera Rahman 72. Rowan Taylor 72. Jackie Wilford 14. Molly Wootten 72.

1) Introductions, Skillsharing and Areas of interest.

2) Election of officers.

It was explained that TRA officers were not permitted to vote at sub-committees

Shakera Rahman elected chair. Proposed Molly Wootten seconded Rowan Taylor.

Molly Wootten elected Vice Chair. Proposed Rowan Taylor seconded Shakera Rahman.

3) Terms of Reference

General: To help enhance the garden and encourage wider use and participation.

To enable residents to take part in gardening activities.

Specific. Given the early stages of development and the limited resources available, it was thought best to start with small basic projects.

The meeting voted to recommend the following projects to the TRA meeting 31/03/2016.

1. Investigate the possibilities of a vegetable border.
2. Co-ordination of regular weed removal and management of woodland area.
3. To clarify with the LBS garden officer whether the Garden Group will be able to use the herb garden site and raised beds to the rear of Flat 1.
4. To monitor and report problems with trees, for action by LBS.

ACTION: RK to contact Oliver Levine (LBS) to arrange meeting.

4) Walkabout

The meeting walked the grounds, noting areas of interest and discussing related issues:

- a) regeneration of games cage.
- b) identification of sunny and shady areas for appropriate planting.
- c) the potential of the white walls for a community mural project.

5) NEXT MEETING

Sunday 3rd April. 2pm. Initial woodland weeding session. Please bring gloves.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

**Agenda Item Juniper House TRA Meeting #7
8pm. April 26th 2016. Brimtonroy Hall. Culmore Street. SE15 2RQ**

Authorisation

This is to confirm and restate the proposal (below) passed unanimously at the Juniper Tenants' and Residents Association meeting held on February 16th 2016.

PROPOSAL:

This meeting proposes that an account be opened with Metrobank in the name of Juniper House Tenants & Residents Association.

**The authorised signatories to be Rob Kenyon, Tim Burrow and Jackie Wilford.
passed; 5 for. 1 abstention.**

Present

Tim Burrow 13 (treasurer). Rob Kenyon 32 (secretary). Mina Mileva 49. Fay Roberts 33.
Jackie Wilford 14 (chair). Lloyd Trott 46.

The above proposal was also passed independently at tonight's meeting, as witnessed by the undersigned present. 26/4/2016

Name.

flat.

Signature.

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signed

Chair: Jacqueline Wilford date

Treasurer: Timothy Burrow date

Secretary: Robert Kenyon date

Agenda
Reconvened Juniper House TRA Meeting #7
8pm. April 26th. Brimtonroy Hall. Culmore Street. SE15 2RQ

1) Apologies

2) Approval of Minutes

3) Secretary's Report

4) Finance Report

PROPOSAL:

This meeting proposes that an account be opened with Metrobank in the name of Juniper House Tenants & Residents Association.

The authorised signatories to be Rob Kenyon, Tim Burrow and Jackie Wilford.

PROPOSAL:

This meeting authorises the request to Juniper House Co-operative for a remission of £100 with which to open its new bank account, and cover any initial office expenses. All specific items to be approved by TRA Meeting.

5) Building & Maintenance

6) Conservation Group Report

7) Garden Group

Project proposal. 1.

To regenerate and maintain the woodland area at the north of the garden, restoring its original purpose as a diverse habitat and ornamental shade area. Weeds to be cleared, boundaries defined, and a range of suitable species planted.

Project Proposal 2.

To open a small vegetable patch adjoining the woodland area.

8) Matters Arising from Previous Meeting.

9) Other Business.

10) Date of Next TRA Meeting

Minutes (reconvened) Juniper House TRA Meeting #6 8pm. February 16/2016. Brimtonroy Hall. Culmore Street. SE15 2RQ

Present . Tim Burrow 13 (treasurer). Rob Kenyon 32 (secretary), Mina Mileva 49. Fay Roberts 33. Jackie Wilford 14 (chair). Lloyd Trott 46.

1) Apologies Claire, Kirsten, Coralie.

2) Approval of Minutes. The minutes of the previous meeting were approved.

3) Secretary's Report

The major works consultation meeting in December revealed that the drains were not part of the contract. Also that interior work would not include minor repairs, which are the responsibility of LBS Repairs department, but concentrate on renewal of kitchens, bathrooms, toilets, windows and doors.

But regular meetings with Contract manager Chris Ayton were agreed. Residents should report major concerns (interior or exterior) to the TRA for presentation at the consultation sessions.

PROPOSAL to co-opt voluntary note-taker from LBS Community Division.

Unfortunately, the person concerned was unable to attend. But the meeting voted in favour of the principle of allowing a deputy minutes secretary. Hopefully the next meeting will be able to complete the process.

Newsletter. The secretary suggested that the newsletter needs more character, and that residents might volunteer to write short pieces on living in Juniper, from whatever angle they chose.

ACTION: Tim, Mina and Jaki to report back in due course.

4) Finance Report

TRA bank account authorisation.

The treasurer reported that Metrobank scored a high ethical rating according to **www.moveyourmoney.com**. The meeting was informed of the information needed to complete the mandate form, including copies of the constitution and signed minutes of the meeting authorising the establishment of the account

and signatories.

PROPOSAL:

'This meeting proposes that an account be opened with Metrobank in the name of Juniper House Tenants & Residents Association. The authorised signatories to be Rob Kenyon, Tim Burrow and Jackie Wilford.'

proposed Lloyd Trott. Seconded Mina Mileva. 5 for. 1 abstention.

5) Building & Maintenance

It was not felt that the letter from Elkins Ltd had addressed our concerns about key repairs, especially structural and the drains. Clarification needed regarding LBS priorities, and any obligatory work on flats.

ACTION. Chris Clayton (contract manager) to be invited to next meeting.

6) Conservation Group Report

March 13th National Housing March.

7) Garden Issues

Report from meeting with London Wildlife Trust officer. Fay reported that consultants from LWT were prepared to meet with the Juniper gardening group to advise and help with planning and executing ideas. An educational event was felt to be a priority. Fay also reported that one meeting had raised the danger of LBS targeting 'spare' space for sale to housing developers. Which if true puts our garden under possible threat.

It was mentioned that the garden had been discussed as a site for development when the garages were demolished ten years ago.

A Garden Group Meeting and walkabout was called for February 28th 2pm. (30A storeroom).

8) Matters Arising from Previous Meeting. N.A.

9) Other Business. N.A.

10) Date of Next TRA Meeting.. 31/3/2016

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Meeting #5 Minutes

8pm. Monday 7/12/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

present: Karl Bolingbroke 19. Tim Burrow 13. Kirsten Dunham 60. Ali Jayne 61.

Rob Kenyon 32. Lloyd Trott 46. J Wilford 14.

1) Apologies. Coralie Allison, Claire Phillips, Nick Cattermole, Paul Hood.

2) Minutes of the Last Meeting

Approved

3. Secretary's Report

- LBS recognition and funding form still to be filled in.

Action expected when new treasurer takes post.

- New TRA constitution approved and signed by secretary and chair.

4. Finance Report

- No transactions to report.

- New Treasurer required. Nominations.

Tim Burrow (proposed Lloyd Trott, seconded Rob Kenyon).

Passed unanimously. 1 Abstention.

5. Building & Maintenance

- Scheduled Major Works discussion.

The fact that the letter from LBS scheduling major works did not mention drain works may be explained by the fact it was not included in the 'Asset Management Strategy'.

Residents should make the most of the consultation process announced.

Various members reported serious faults in their flats including decaying window frames, and cracks in walls and ceilings on the top floor.

- Pest control.

There have been various reports of rodents.

Rat problems should be reported to

pestcontroladmin@southwark.gov.uk.

Residents are advised to seal their rubbish bags securely and place them inside the bins, not alongside. And also to not throw bread and waste food into the garden for the birds. It is probably the wrong kind of food for them at this time of year, but fine for rats. Loose bags of potting compost and neglected tubs on balconies also provide cosy base-camps for mice to begin investigating your even cosier flat.

6. Conservation Group Report

- Block consultation feedback.

Lloyd reported that most of the residents he contacted on the top floor were aware of the possible implications of the Saville report. Most expressed an interest in being involved, or informed of developments. One new resident asked to be included on mailing lists.

One leaseholder raised the specific issue of monitoring Southwark's calculation of service charges and general accountability. Long-standing issues with damp were also reported.

- Latest update on LBS Housing Bill.

Members expressed concern that under proposed legislation, Juniper's future was not guaranteed, in spite of the work to take place next year.

Reservations were expressed over the influence we could have on decisions.

A meeting is to be called if requested during the forthcoming works and consultation process.

ACTION: Members to attend LBS consultation session and report back.

7. Matters Arising from Previous Meeting

- Store-room/office. Negotiations are under way to empty the storeroom and flat 1.

- The rat reported on the top floor has been disposed of. Residents are advised to keep all balconies and walkways free of rubbish and discarded food, and to dispose of household waste in the containers, and not leave bags to be torn apart by foxes, rats and squirrels.

8. Other Business

Besson Street Community Garden have generously offered their space for meetings between 6-8pm.

It is hoped to resume garden group activity in the new year. Meeting to be called to specify aims and objectives and meet with LBS representatives. It was felt that planning should be an integral element of the group's remit.

9. Next Meeting. 25th January. Venue TBA.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper TRA Meeting #4 Minutes

Thursday 7.30pm. 2/11/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

present: Karl Bolingbroke 19. Tim Burrow 13. Rob Kenyon 32. Lloyd Trott 46. Jackie Wilford (chair) 14.

Meeting had to reconvene to flat 32 as Brimtonroy centre was locked on arrival.

1. Apologies Claire Phillips, Nick Cattermole.

2. Approval of Minutes of Last Meeting. Minutes approved.

3. Secretary's Report

- The TRA Recognition and funding form not yet completed due to the fact that we still do not have a bank account.

- The future of Juniper House Co-op (JHC) to be resolved at the Annual General Meeting of JHC on November 19th.

The meeting was told that formal dissolution under Friendly Society Rules is an extremely long-winded process. The meeting agreed 3-1 that a proposal should be placed before the AGM to continue JHC as long as possible, to enable the best administration of its remaining assets and obligations.

4. Finance Report

- Bank account to be set up as soon as possible. **ACTION.** Chair.

- The TRA is seeking a new treasurer.

5. Juniper Conservation Group Report

- The October Southwark Cabinet Meeting to discuss the 'New Southwark Plan' was attended by members of the group. First impressions of the Asset Management Strategy seem to show a degree of flexibility over implementation of the 'Sustainability Ratings' used on LBS properties.

Tim analysed the figures and found that several estates with lower ratings than Juniper House were already scheduled for work. This was held to be initially reassuring, but no guarantee for the long-term future. Juniper therefore still needs to attract as much investment and regeneration as possible, and to do even more to encourage involvement by residents.

- Engagement. The chair proposed a system of floor-reps to regularly doorstep and talk to people, reporting the latest developments and getting feedback.

Lloyd volunteered for top floor.

Outreach to neighbouring estates, attendance at Community Council Meetings, an updated website, and an expanded newsletter were all suggested as means of creating more presence and generating involvement.

6. Building & Maintenance

The new recommended number for reporting faults is

0800 952 4444. Those numbers previously mentioned would not have logged the repairs onto the system making them active reports.

Fay Roberts also reported that some LBS departments still think that Juniper is run by a TMO not the council. This naturally causes confusion and delay.

ACTION. Secretary.

7. Matters Arising from Previous Meeting

Garden Group Proposal: *'This meeting approves the formation of a sub-committee under the constitution to help monitor and maintain the garden, and to encourage more use of it in the interest of the community. All activity to be reported to the general meeting.'*

proposed Rob Kenyon. Seconded Karl Bolingbroke. passed unanimously.

First meeting to specify more detailed aims and objectives.

Proposed Karl. Seconded Rob. Agreed unanimously.

- **Store-room.** More action needed. Newsletter call.

- **Noticeboards.** LBS have refused our request to erect open noticeboards at the foot of the stairs. The reason being that we have enough already.

Further approaches to be made via Community section, and if fruitless, seek direct community grant. **ACTION.**

Secretary.

The TRA to agree clear guidelines for use of noticeboards.

Winter Warmer Barbeque!

Rob to organise combustibles and meet with Tim on afternoon of 6th to prepare.

8. Other Business

- Flat 1 regeneration. Issue of Juniper property still inside. **ACTION.** Sec.

- Bulk Refuse Charges. Karl reports that LBS are talking about introducing a fee of £18 per item.

- Rats were seen near the drains in the back garden during the summer. This is clear evidence that the drains need attention, but might also mean they are being encouraged by residents throwing the wrong sort of food for birds or squirrels. **ACTION.** Sec to report to LBS. Garden Group to advise on correct ways to feed wildlife.

9. Next Meeting - 8pm December 7th.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House TRA Meeting #3 Minutes

Thursday 7.30pm. 1/10/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

present: Tim Burrow 13. Minnie Evans 64. Maureen Ismay 4. Claire Phillips (treasurer) 60.

Fay Roberts 33. Cat Sidney 64. Jackie Wilford (chair) 14.

1. Apologies

Kirsten Dunham, Rob Kenyon, Sirena Simon. Coralie Allison.

2. Approval of Minutes

The minutes of the meeting of 3/9/2015 were agreed as a true record.

3. Secretary's Report

The AGM for Juniper House Co-operative has been changed to **November 19th**. 7.30pm. Brimtonroy Hall. This meeting will hopefully resolve the administrative confusion, and allow the TRA to operate smoothly. A proposal on the future of the co-op to be presented.

Complications have arisen over the transfer of assets and the dissolution of the co-op.

4. Finance Report

Two cheque signatories agreed (Claire Phillips, Coralie Allison).

The Recognition and Funding form is being completed. action- Treasurer. Secretary.

5. Juniper Conservation Group Report

- The meeting agreed to authorise extra space in the newsletter for the Conservation Group, and any other groups which may be agreed.
- The group agreed to attend the Council Meeting on the 20th October and report back to a meeting in Tim's at 8pm. Secretary to publicise.
- Spare keys for noticeboards to be requested, plus new boards for TRA use. [Secretary]
- List of recommended meetings to be published in newsletter.

6. Building & Maintenance

- Balcony Problems. Residents should make enquiries directly to Justin Hall **0207 525 3705**.

- Drains. All residents with any problems should contact Gary Glover on **0207 525 3095**.

Mustapha Semanda LBS to be contacted for number of repair calls made. action.

Justin and Gary to be invited to next meeting to discuss issues.

7. Matters Arising from Previous Meeting

- Garden Group. Clarification needed regarding LBS policy towards gardens now that we are a TRA, and potential limits of group activities and responsibilities.

Maureen to action setup.

- 30A office space. Working party, noon Saturday 3rd October.

- Bike Shed. Tim to report back in November.

- **Mini-Barbecue!** In Garden. (sadly no bonfire) Date: November 6th. Bring food, drink and chairs.

- Ball court. Coralie to report next meeting.

8. Other Business

- Rubbish and Recycling issues. To be more fully presented in newsletter.

9. Next Meeting - 8pm November 2nd

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Tenants & Residents Association. Minutes Meeting #2

Thursday 7.30pm. 3/9/2015 Brimtonroy Hall, Culmore Road. SE15 2RQ

present: Coralie Allison 16. Karl Bolingbroke 23. Tim Burrow 13. Kirsten Dunham 60. Graham Ett 24. Minnie Evans 64. Paul Hood 73. Aftab Hussain 70. Tracey Hussain 70. Maureen Ismay 4. Rob Kenyon (secretary) 32. Daniel Lehan 66. Tanya Murat (Southwark Defend Council Housing). Claire Phillips (treasurer) 60. Greg Robbins (We Support Housing). Fay Roberts 33. Cat Sidney 64. Jackie Wilford (chair) 14.

1. APOLOGIES: Nick Cattermole. Sirena Simon.

2. MINUTES APPROVED

3. FINANCE - HANDOVER ISSUES

Greg Robbins from We Support Housing

- The meeting was reminded that as a Tenants and Residents Association (TRA) meeting it could not take decisions on behalf of the Juniper House Co-operative (JHC).
- Greg reported that the Financial Conduct Authority and/or the Mutuals Society need to approve transfer of funds from Juniper House Co-operative to Juniper House TRA.

The basic alternatives are:

- Keep JHC in operation and use it to support Juniper TRA. But this would mean another layer of administration, and damaging accountancy costs.
- Wind up JHC, and approach FCA/MS for permission to transfer funds to JHTRA on community grounds.

In which event, clearly budgeted community projects must be in place to prevent administrative expenses. Graham also suggested keeping JHC to fund projects until it becomes insolvent.

RK – JHC Annual General Meeting needed soon..

GR – JHC can subsidise TRA activities where the project is for the community (eg summer seaside trip).

TH- We need to know implications of Savill report before deciding on appropriate group funding.

ACTION: Proposal (chair) To maintain status quo and call AGM for JHC:

Approved unanimously 12/0.

CP to informally approach Financial Conduct Authority with situation and report back.

4. SAVILL REPORT IMPLICATIONS

Guest speaker: Tanya Murat from Southwark Defend Council Housing. SDCH have been challenging Southwark housing policy throughout the borough for many years.

- The meeting was informed that there were 'trust issues' with the council, especially since its failure to meet its rehousing commitments on the Heygate and Aylesbury regenerations.
- Savill are the LBS agents used to survey its housing stock for a range of actions. Their system rates estates 1-4 according to 'sustainability', based on various factors including the 'social and economic performance of the neighbourhood'. And also the 'NPV (Net Present Value), crudely, the cost of maintenance minus rental income. A high score (1) secures investment, a low score (4) could mean demolition. Juniper has scored 4.

Savill Options

- Investment in the estate (regeneration and improvement)
- Redevelopment – that is either renewal (partial redevelopment) or demolition (partial or whole).

- LBS will have decided their option(s) and will present only these to residents before 'consultations'.
- If Redevelopment is proposed, demand a ballot. Below 50% vote for renewal should mean no LBS action.
- The Savill system is questionable since it is purely profit-driven.
- The report has stated that the findings do not support any wholesale demolition of estates. But given its low Savill rating, all options are open for Juniper House.
- Advice: Info at 35% campaign. www.35percent.org/blog • SDCH. www.defendcouncilhousing.org.uk
- Form a strong TRA. and form contacts with other organisations across London.
- Meetings: Defend Council Housing 29.9.15. TRA hall, ground floor Thompson House. Beckway st off East Street. (last Thursday of the month). National Housing Conference 10.10.15.

SIGNED

Chair: _____ Secretary _____

Date: _____

ISSUES ARISING, AND DISCUSSION

- The council does not expect to make a profit out of council housing. Brimington estate had similar fears as JH but are just about to get new interiors.
 - What is the structural state of Juniper House, and is its market value likely to go up or down?
 - What is the likelihood that leaseholders will be hit with massive fees in the event of substantial regeneration?
 - TB – Ballots. If estate is transferred to alternative landlord then ballot is statutory, but not so with complete demolition. Currently 70 housing estates threatened with demolition have no right to ballot. GR There is a legal framework for ballots under existing legislation and the Homes and Communities Agency regulatory standards. The details need further investigation.
 - TB. Juniper has suffered years of neglect, which will effect valuations. TM – The Aylesbury demolition decision caused value of leasehold property to plummet. Leaseholders need to fight for most recent pre-announcement value to be the basis of any settlement.
 - RK. Cllr Fiona Colley has generally backed the idea that the purpose of Savill is to assist with efficient and timely spending on necessary works. While stating that the main decisions would be taken at the Housing Cabinet meeting in October, for final approval in March 2016. She recommends involvement in the consultations. The implication would seem to be that the scaffolding on Juniper will still be in there in the Spring. And that if it does go, we can be more hopeful for the future.
 - FR. It is also important to remember that we must also be concerned with improving the quality of life at Juniper in order to help save the block. ACTION: Proposal 'The meeting approves the formation of a Juniper Conservation Group to investigate and discuss in detail issues affecting the future of Juniper House and its development, and report back to committee.'
- proposed JW. seconded RK. Approved 15 for 1 abstained. 1 against. Suggested use of email for working group, and email updates to wider residency. Forward enquiries to Rob (sec.junipertra@gmail.com).

5. MATTERS ARISING

a. Bonfire Night November 5th

We are not allowed to have a proper bonfire, but a barbeque is possible - weather permitting. People should bring family-friendly fireworks, food, music, stories, poetry, magic tricks... Meet under central lamppost in garden.

b. Storage Space

DIY materials, timber, building materials and other sundries to be recycled from flat 30A. Please help yourselves. Call at flat 32 for access. ACTION:

Proposal for workday. Proposed Chair. Agreed unanimously

c. Statement of Principle for JTRA. Agreed unanimously.

6. ANY OTHER BUSINESS

- Reports of mice in flats, and rats in the grounds. Rats are proof that drains are in serious disrepair. Consensus to report sightings as block action.
- Security issue: inappropriate behaviour reported in stairwells reported involving sex and drugs.
- Flat 68- knocking pipes.
- Bike Shed. TB – original model unsuitable for uneven ground. Adjustable design to be used.
- Garden. The meeting was sympathetic to the idea of a Gardening Group to co-ordinate projects and monitor the grounds for problems before they become serious. ACTION. Secretary to approach LBS. Social media and email to be also used to share information.
- Clarification from chair on new JTRA Facebook Page and Group.
- KB Ballcourt. Mears say everything possible has been done to fix ballcourt. Grant needed to repair. Possibility of meetingless online fund-raising group. Chair to forward LBS funding info to CA.

7. NEXT MEETING

October 1st. Brimtonroy Hall. 7.30pm.

Juniper TRA Meeting #1 Minutes

Thursday 7.30pm. 9/7/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

present: Coralie Allison 16. Karl Bolingbroke 23. Kirsten Dunham 60. Brendan Gillen LBS. Maureen Ismay 4. Rob Kenyon (secretary) 32. Claire Phillips (treasurer) 60. Jackie Wilford (chair) 14.

1. Apologies

Paul Hood, Kirsten Johnson, Nick Cattermole, Tim Burrow.

2. Approval of Minutes of Inaugural Meeting

The minutes were approved as a true record.

3. Initial Aims and Objectives

Clarifications.

- a) Brendan confirmed that the required quorum for Juniper TRA committee meetings was four.
- b) The meeting felt that the initial statement of principle should go beyond the obligations of the Constitution, and should place emphasis on increasing community involvement by providing residents with levels of participation which would not overtax their family and work commitments, and which would allow them to exploit and share their skills and interests.
- c) Sub-committees ('Groups') were felt to be important in this respect, and also as a means of increasing the efficiency and productivity of committee and general meetings.
- d) The structure and procedure of sub-committees is defined in the Constitution.

ACTION A Statement of Principle expressing this approach to be drafted by committee members and circulated before the next meeting. (Committee)

4. Constitution and Procedures

- a) The constitution agreed at the Inaugural Meeting was formally signed by the chair and secretary.
 - b) Constitutional amendment procedures were clarified by BG. And located within The Constitution itself. The TRA may amend the model, provided the essential TRA obligations are still met.
 - c) Contrary to sections of the constitution, membership fees and cards are not required.
- ACTION** a) Constitution to be archived and a copy to be forwarded to BG. (secretary).
b) Brendan to forward copy of Code of Conduct At Meetings document.

5. Ways Forward

- a) The meeting felt that it was important to contact other TRA's and local groups, including the Southwark Group of Tenants Organisation.

b) It was not felt that all details needed to be finalised at this stage, and that the need to refine procedures, structures and principles would become clearer with time.

ACTION a) TRA publicity material to include a balanced summary of involvement in group work. (secretary)

6. Finance Report

In the absence of any Juniper House TRA accounts or funds, there was no TRA finance report.

However there was detailed discussion of the best means to utilise funds available from Juniper House Co-operative Ltd, which is still a legal entity.

ACTION The meeting authorised a consultation between officers of the TRA, Juniper Co-operative Ltd and Greg Robbins of WeSupport Housing to discuss options and procedures. (secretary)

7. 'Ideas For Year Ahead'

It was felt that it was too late now to organise a summer event, and so the effort should go into Bonfire Night.

ACTION Interested committee members to liaise between meetings to plan and calculate budget for Bonfire Night.

8. Other Business

Tim Burrows was congratulated for his bikeshed initiative.

Concern had been raised in writing regarding the probability of the sheds being used to climb the party wall with Astbury Road. It was pointed out that those climbing the wall now were not going to be deterred by the resiting of the sheds elsewhere.

ACTION The situation to be monitored for possible problems. (All committee members)

b) Funds for motor-cycle security systems to also be investigated. (secretary)

9. Next Meeting

3rd September Brimtonroy Hall.

WeSupport Housing to be invited to the next committee meeting, and the date to be dependent on availability of Greg Robbins.

ACTION Secretary to source dates from Greg and circulate among committee members.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Inaugural TRA Meeting #0 Minutes

Thursday 7.30pm. 25/6/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

Present

Brendan Gillen LBS. Cllr Sandra Rhule. Mustapha Semanda LBS. Natasha Meroni 13. Karl Bolingbroke 18. Alimat Lawson 23. Jackie Wilford 14. Rob Kenyon 32. Claire Phillips 60. Kirsten Dunham 60. Paul Hood 73. Coralie Allison 16. Nick Cattermole 71. Maureen Ismay 4.

Apologies

Serena Simon. Tim Burrow.

Introduction

Brendan Gillen (LBS) informed the meeting of the procedural requirements of a TRA, gave a brief summary of the constitution, the duties of elected officers, and explained that the election of officers was the only stage needed to form the association.

The respective roles and powers of the committee and general meeting were discussed.

Election of Officers

The following residents were unanimously elected as officers of Juniper TRA

Chair. Jackie Wilford. (proposed R. Kenyon. seconded C. Phillips.)

Vice-Chair. Paul Hood. (proposed R. Kenyon. seconded J Wilford.)

Treasurer. Claire Phillips. (proposed Kirsten Dunham. seconded J Wilford.)

Secretary. Rob Kenyon. (proposed Kirsten Dunham . seconded C. Phillips.)

Coralie Allison, Nick Cattermole and Maureen Ismay were elected as committee members.

Adoption of Model Constitution

The meeting unanimously voted to accept the model constitution. (2010/11)

Appointment of Auditor

Southwark Group of Tenants Organisation are to be contacted regarding free accountancy services.

'Ideas For Year Ahead'

The practicalities of summer events to be discussed at the first TRA meeting.

Various funding sources available.

Storage space for the TRA is a matter of urgency, and the unused corner groundfloor room (30A) was discussed.

Next Meeting

July 9. 7.30. Brimtonroy TH.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Repairs Action Group Minutes

Thursday 7.30pm. 28/5/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

Present. Jacki Wilford. Claire Phillips. Coralie Allison. Tim Burrow (minutes). Nick Cattermole. Maureen Ismay. Rob Kenyon. Cynthia Wheeler. Frankie Allum. Sandra Rhule (LBS) (temporay chair). Dave Lee (LBS). Brendan Gillen (LBS)

Apologies. Serena Simon. Karl Bollingbroke. Kirsten Dunham.

Repairs

BALCONIES (Private rear balconies only): Sections of steel do not have expansion joints to allow for differential movement. 4 Balconies have been tested. 3 sets of results are in and DL (LBS) is awaiting the final set.

DL (LBS) confirmed that balconies are deemed as part of the structure so cost will be split equally across the block irrespective of whether the flats have balconies or not. DL (LBS) was working under the assumption that all the problematic balconies were currently scaffolded however Residents pointed out that they had concerns about their own balconies which were not scaffolded.

JW (flat 14) has a gap between the front wall of the balcony and the main balcony structure.

Doubts over the completeness of the initial survey.

- **CHIMNEY:** There is loose lead on the chimney. DL (LBS) to inspect.

- **ROOF:** DL (LBS) have inspected and signed off works to install Ubiflex to replace stolen lead. NC (flat 71) said that he did not believe that the problem has been fully resolved as he still experiences extreme dampness in his internal walls. Technical officer has tested walls and claimed this is condensation but this is disputed due to the severity. Roof can be accessed near flat 24.

TB said that LBS answered a Freedom of Information request to say that there had not been a claim on the buildings insurance for Juniper House.

- **GLAZING IN FRONT OF STAIR CORES:** Residents raised concerns over the condition of the glazing at the front of the block. Has this ever been maintained? DL and SR (LBS) said that they would check when windows were up for cyclical works. TB pointed out that these were not standard windows serving individual flats - does such a non-standard item come under cyclical works?

- **ASPHALT ON WALKWAYS:** Residents pointed out that this was disintegrating and causing water ingress to some flats. DL and SR (LBS) to check when this is up for cyclical renewal.

- **CONDITION SURVEY:** Justin Hall (LBS) had

previously suggested that there would be a full condition survey. DL (LBS) said he was not aware of any such survey being arranged - to be confirmed.

- **DRAINS:** LBS have organised for the drains near flat 53 to be jetted. Residents requested that this was extended to all drains as the problem is block-wide.

TRA

AUDITING REQUIREMENTS: TRAs do need to be audited but this can be done free by SGTO.

- **BENEFITS:** £1200/yr minimum funding for TRAs.
- **COOP ACCOUNT:** The residents wished to know if the remaining funds from the Juniper House Cooperative Account could be transferred to the TRA. BG (LBS) to check how this might work.

- **INITIAL TRA MEETING AND VOTE:** It was unanimously agreed that we would proceed with the plan to call the initial meeting on **25th June 2015 at 7:30pm.**

10 attendees will be required for the meeting to be quorate. Core positions of Chair, Vice-Chair, Treasurer and Secretary will need to be elected..

Cycle Storage

TB has applied to LBS to have bicycle lockers installed within the grounds of Juniper House. A few potential locations have been identified. These will be discussed with the Neighbourhood Officer and then sent to the block residents in the form of a consultation letter. Residents will be able to vote on the proposal and also put their name down for a locker should they want one.

Juniper House Cooperative Signage

TB suggested that it might be a good idea to replace the Juniper House Cooperative signs with normal Southwark signs. This was generally supported although it was asked that the bespoke deigned JHC signs are kept for posterity. This is something that the TRA can pick up once formed.

Garden issues

The tree near to flat 55 needs to be pruned as it is growing too close to the building.

AOB

SOCIAL IDEAS FOR THE SUMMER: CA would like to organise a summer activity day for the children in the block - perhaps with tents in the back garden. This was supported. It was mentioned that CB (not present at the meeting) was hoping to organise a BBQ for all residents. This was also supported.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper Repairs Action Group Minutes

Thursday 7.30pm. 19/04/2015. Brimington Hall, Clifton Way

1. Present. Fay Roberts, Karl Bolingbroke, Maureen Ismay, Tim Robbins.

2. Apologies. Jackie Wilford, Coralie Alison, Kirsten Dunham, Nick Cattermole, Sandra Rhule.

3. Approval of Minutes & Matters Arising.

Minutes approved.

a) Block walkaround proposed to compile a database of repairs and reports, especially on the top and ground floors to monitor problems with the roof and drains.

Karl, Maureen and Fay to conduct survey. Rob to provide forms.

4. Roof and Repairs update

Tim has made four Freedom of Information Requests. The first has been answered with information on the following:

a) The number of reports of leaks related to the building structure (not burst pipes etc.) made to the repairs department over the last 3 years and also the dates on which these reports were made.

*List of reports provided

b) Information on the decision taken by the council on whether to fix the communal roof at Juniper House, what the proscribed repair entails, when this decision was taken and when this repair is due to be carried out by?

* No decision taken

We are waiting for information on the following requests:

• 'Please can you provide information as to whether London Borough of Southwark made a claim on the building insurance policy for Juniper House related to the theft of lead from the roof? This may have happened at any time starting from 2007/2008 up to the present day.'

• 'Please can you tell me when the roof at Juniper House was last replaced?'

• 'Please could you explain why Juniper House, Pomeroy Street, SE14 5BY was not selected for inclusion in the Warm Dry Safe programme of works in London Borough of Southwark? What criteria did properties need to meet? On what grounds did Juniper House not meet these criteria?' Sandra Rhule has also put in a member enquiry on the repair to the roof.

Tim plans to put in a further request for repair reports relating to a longer period to get back to the source of the issue. We should also collect other types of reports made

other than those made through the repairs team (emails, letters, etc).

LBS (Gary Glover) have arranged for a full survey of the block.

LBS (Justin Hall) also state that they repaired the roof in May 2014 - replacing the missing lead with a synthetic alternative called UBIFLEX, They point to the fact that there has been no report of leaks on their repairs software (iworld) since Feb 2014 and therefore they believe the issue is solved.

If residents are still suffering from leaks they are advised to contact the repairs department - they may also like to let the residents group know.

Prompt and persistent reporting of faults by all effected residents was important.

5. Drains

Presumably the problems with the drains will be exposed by the imminent survey. But LBS does need to be reminded that there has been no significant maintenance of the drains for many years, in spite of repeated complaints.

Both the forecourt junctions and the downpipes must need urgent attention, since the forecourt floods during heavy rain, and drainage regularly backs up from the blockages into sinks and baths as high as the 2nd floor.

Karl to photograph cracks and leaks near drains.

6. Access to stores and flat 1 for recovery of co-op property and mail.

LBS still refuses to allow us to recover Juniper property from flat 1, or help us with storage of archives and equipment.

Further enquiries to be made.

7. Treasurer Report

Permission was sought to employ CW Tax Ltd as accountants for the years 2013/14-2014/15. Expenditure authorised.

Further quotes to be sought for future work.

8. TRA feedback

TRA status was felt to be desirable, and that clarification be sought as soon as possible as to the way forward.

9. Next Meeting

The next meeting was set for May 8th. (see note).

After consultation, the meeting will now be held on 28th May.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

Juniper House Community Repairs Action Group. Brimmington Tenants' Hall. 7.30pm 22/1/2015.

Present

Coralie Allison, Tim Burrow, Kirsten Dunham, Maureen Ismay, Rob Kenyon (treasurer), Fay Roberts, Jaki Wilford.
Julian Adams (book keeper), Brendan Gillen (Capacity and Partnerships Officer, LBS), Sandra Rhule (Ward Councillor)

- Coralie and Jackie stated that they were also interested in creating a community as well as increasing the efficiency of LBS repairs system. And that if residents were able to organise informally at a basic level, then the prospects of generating enough interest in becoming a TRA would be improved. It was felt that with a little freedom to act on its own initiative with the resoucrs available, tangible results might be produced which demonstrated the benefits of community action.

- Julian suggested that a core initial group would be enough to begin the process of starting a TRA.
- Kirsten expressed the opinion that many residents were deterred by LBS structures, and previous experience with LBS. And that management-led organisations had not been the best way to organise in the past.
- Julian pointed out that TRA's were ruled by general meetings, not a central committee.
- The meeting was informed of the fact that when the TMO was dissolved, officers of LBS attended and provided full information on TRA's, and that the option was rejected at the time.
- The meeting was agreed that new ways should be found to encourage involvement. With Maureen stressing the need to achieve recognition by LBS as soon as possible.
- Rob observed that simple, achievable projects would be a practical way to start building involvement.
- To clarify the attitude of LBS, Sandra was asked if there would be any objections to residents planting some herbs in the now bare ground behind flat 1, and indicated that she had none.

4. Next meeting

Called for March 19th 2015 at Brimmington Hall

5. Contacts

Tim agreed to collect and circulate an e-mail list of all present.

1. Introductory Discussion and Chairing

LBS representatives were informed of the general level of involvement at Juniper and what might be realistic targets to aim for.

On behalf of LBS, Brendan Gillen expressed the hope that we would become a Tenants and Residents Association, and that his department would do all they could to help if that was the decision of the residents. Rob Kenyon was elected chair for the meeting.

2. Repairs Issues

- Tim expressed the opinion that the block was in need of a full survey of its physical condition, with a view to costing works.
- Sandra took the opportunity to inform the meeting that LBS budget for Juniper repairs had been in limbo since the end of the TMO a year ago. Clarification was requested as soon as possible.
- Sandra also offered to chase up a list of chronic repairs issues, or reports of possibly serious problems which residents might spot at an early stage.
- The meeting was invited to provide an initial list of urgent issues, which included:
the state of the drains; the continuing damp from the roof; the lack of action on the numerous cracks to balconies and walls; the purpose of the scaffolding and its planned use/removal; the need for various trees to be reduced as soon as possible; and the problem of absentee landlords who cause flooding to flats below.

Further additions to follow as reported.

- Sandra also reported that the roof, balcony cracks and scaffolding were discussed at LBS management level, and will return with their decision.

3. Information on LBS Tenant & Resident Association Scheme

Brendan distributed information on the scheme, and reasserted its benefits, stating that funding was available for projects by individuals as well as organisations. Juniper could choose to become a TRA, which would provide formal recognition.

SIGNED

Chair: _____

Date: _____

Secretary: _____

Date: _____

JUNIPER HOUSE TENANTS & RESIDENTS ASSOCIATION CONSTITUTION 2019

NAME

1. The Association shall be known as:

Juniper House Tenants & Residents Association, (hereafter referred to as 'the Association').

OBJECTIVES

2. The Association has been primarily established for charitable, benevolent and philanthropic purposes.

Its objectives are these:

- To promote the exercise of tenants and residents rights and the maintenance and improvement of their housing conditions, amenities and environment;
- To provide facilities for recreation and amenity and to encourage a community spirit.
- For the furtherance of these objectives to represent the interests of tenants and residents in consultation with the local authority and other bodies;
- To promote the harmonious functioning of a diverse community and the elimination of all forms of discrimination within it.

In order to achieve these aims the Association will have the power:

- To obtain, collect and receive money by way of contributions, donations (by means of fundraising or otherwise), affiliation fees, subscriptions, legacies, grants and any other lawful method;
- To become members of or accept membership from any organisation having aims and objectives similar to those of the Association;
- To give administrative help and guidance to other local groups having similar objectives and mutual support;
- To employ staff/consultants to carry out special projects or activities in the area of benefit;
- To purchase, take on lease or in exchange, hire or otherwise lawfully acquire such property or other rights and privileges as may be necessary for the promotion of its objectives, and to construct, maintain or alter the same.

AFFILIATIONS

3. The Association shall have the power to affiliate to any body whose objectives may be of benefit to its membership.

MEMBERSHIP

4. Membership shall be open, irrespective of nationality, race, disability, sexual orientation, political or religious belief, to all those legally resident on the Juniper House (Details contained in Appendix 1.)

CODE OF CONDUCT

5. It shall be a condition of membership that members conduct themselves in a reasonable manner at all times and in compliance with this clause and constitution.

This includes at meetings of, and in premises used by the Association, during any activity performed or attended on behalf of the Association, including attendance at other meetings or bodies.

Everyone present must:

- a) Treat other participants with courtesy and respect;
- b) Be sensitive to the needs of those participants who are not used to speaking in public, or whose first language is not English.
- c) Conduct themselves in a way that does not cause offence to others or limits in any way others' ability to participate in meetings.
- d) Not engage in any activities which create a conflict of interest, or might appear to conflict with, their responsibilities or obligations to the Association.

JUNIPER HOUSE TENANTS & RESIDENTS ASSOCIATION CONSTITUTION 2019

EXCLUSIONS

6. Any member may be excluded from attending meetings or Association activities for breaching this condition of membership, or for any other conduct contravening the objectives of the Association, by a majority of those present and voting on a motion to this effect at any meeting. After the meeting in which the motion has been passed the Association will put it in writing to the member concerned. Any member so excluded has a right of appeal to the following general meeting, by notifying the Secretary not less than **21 days** before the meeting.

SUB-SCRIPTIONS

7. Any subscriptions or other monies raised by or on behalf of the Association shall only be used to support the Association's objectives.

CONDUCT OF BUSINESS

8. The business of the Association shall be conducted by a committee elected at each AGM, which shall consist of a Chairperson, Treasurer, Vice-Chairperson, Secretary and **not less than four (4)** other members. Nominations for the officer posts of the Association shall be sought from all voting members present at the AGM. No **two (2)** or more officers shall be elected from the same household. The composition of the committee must as far as possible reflect the diversity of the community represented.

NON-ELIGIBILITY

9. Elected councillors of the Landlord authority shall not be eligible for election to the Association's committee, nor shall they represent the Association.

10. Where a Tenant Management Organisation exists in the same estate or area as the Association, that body's committee members may not make up more than one third of the Association's committee.

C-OPTIONS

11. The committee shall have the power to co-opt anyone it considers to have a local interest and/or expertise. Such co-optees will not have voting rights and may not be an officer of the Association.

ELECTION OR REMOVAL OF OFFICERS

12. The election or removal of officers or committee members may only be carried out by a general meeting of the Association.

The committee may temporarily fill any vacancy arising among the officers of the Association from its other members of the committee until the next general meeting of members.

In exceptional circumstances the committee may remove officers or committee members pending ratification by a General or Special General Meeting held at the earliest possible opportunity.

MANAGEMENT OF ASSETS AND FINANCE

13. All Association assets should be recorded in a register and only used as agreed by the committee in a minuted decision. Members of the Association may not gain financially as a result of their membership.

The Association shall hold Public Liability Insurance and shall endeavour to ensure that its assets are also suitably insured.

The Association shall consider whether it is appropriate to take out an insurance policy that indemnifies committee members from and against legal claims against them personally if they are acting on behalf of the Association and if it is considered appropriate, the Association shall take out such insurance. The committee shall be responsible for proper financial control.

An updated financial report on income and expenditure since the last meeting should be on each meeting's agenda.

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RECOGNITION

14. TRAs must apply to the council for recognition annually.

COMMITTEE MEETINGS

15. The committee shall meet as necessary and not less than **6** times in each year. Committee meetings shall be open to any member of the Association wishing to attend who may speak but not vote.

Where circumstances dictate, part or all of a committee meeting shall be attended only by committee members. Committee members shall be given not less than **seven (7)** days notice of any committee meeting.

GENERAL MEETINGS

16. Not less than **two (2)** of the committee's meetings shall be general meetings of the Association, including an AGM. At which all members over 16 may speak, and all members over 16 living in the estate or area - except non-resident landlords - may vote. The decisions of general meetings of the Association shall be binding on the committee. All decisions shall be taken by a simple majority of members present and voting.

All members shall be given not less than **14 days** prior notice of any general meeting.

ANNUAL GENERAL MEETINGS

17. The committee shall call an Annual General Meeting (AGM) of the Association each year in the month of June. Not less than **14 days** prior notice of the AGM shall be given to all members. At this meeting:

- the committee shall present an annual report of the Association;
- sub-committees shall present an annual report and an account of their activities;
- the committee shall present the verified accounts of the Association for the previous year;
- the officers, committee and nominated person to verify the accounts for the next year shall be elected;
- delegates and deputies to Area Housing Forums and other bodies will be elected.

All such elected delegates and deputies must be committee members;

- any proposals submitted to the Secretary in writing not less than **21 days** in advance of the meeting shall be discussed.

SPECIAL GENERAL MEETING

18. The TRA shall call a General Meeting at the request of a majority of the committee or on receipt of a written petition by not less than **10 members** of the Association giving reasons for their request. The Secretary shall give not less than **14 days** notice of the holding of a Special General Meeting, with the reasons for calling the meeting, which shall take place within **28 days** of the receipt of the request or petition.

QUORUM

19. The quorum for committee meetings of the Association shall be one-third of its elected membership, or **four (4)** members, whichever is the greater. The minimum quorum for general meetings will be at least **six (6)** of the properties being represented.

In the event of an inquorate reconvened General or Annual General Meeting, a minimum of **three (3)** properties represented shall constitute a quorum. The business conducted to be approved by the next Quorate meeting of the TRA, and a new General Meeting to be called if deemed necessary.

20. If after 15 minutes of the advertised starting time a quorum is not achieved, the meeting shall be closed.

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NOTICE OF MEETINGS

21. Notice of all meetings shall be delivered to each property covered by the Association. It shall include:

- the date, time and place of the meeting.
- Minutes of the previous meeting.
- an Agenda of matters to be discussed.

And shall be widely publicised using notice boards and appropriate public areas.

Following the AGM a schedule of meeting dates for the year shall be provided to each committee member.

22. Sub-Committees

The committee may appoint such sub-committees as may be required to carry out the activities of the Association. Such sub-committees shall be directly accountable to the committee. The committee shall agree in advance the terms of reference of any sub-committee, which may then act and apply any finance raised by itself or on its behalf only within those terms.

The Chairperson and Treasurer of the Association shall be non-voting ex-officio members of any sub-committee.

23. Where any sub-committee is to continue in existence beyond the AGM following its appointment, its members shall submit themselves for re-election at that meeting and annually thereafter.

24. All sub-committees shall keep accounts of income and expenditure, and a record of all meetings, and shall report on them or deliver them up as required by the committee or general meeting.

25. The committee or general meeting may dissolve any sub-committee, whereupon the accounts, records and assets, (financial and otherwise) of the sub-committee shall pass into the hands of the committee.

26. Where a Recognised Tenants Association (RTA) under the provisions of Section 29 of the Landlord and Tenant Act 1985, with its own terms of reference and sufficient accountability to leaseholders in the area exists within the area of the Association, the RTA may be appointed as a sub-committee of the Association.

DUTIES OF OFFICERS

27. THE CHAIRPERSON, or in his/her absence, the Vice Chairperson shall preside over all meetings of the Association. In the absence of both the Chairperson and Vice Chairperson from any meeting of the association the members of the Committee shall elect from among its members a person to preside for that meeting only.

28. THE TREASURER shall open and maintain a banking account in the name of the Association. All cheques shall be signed by the Treasurer and one of **three (3)** or more other committee members nominated by the committee as signatories on the bank account. The Treasurer shall keep accounts of income and expenditure and report on them or deliver them up as required by the committee or general meeting (see also clause 15). Such accounts shall be financially verified by a non-member of the Association, who will be appointed by the membership at the Annual General Meeting.

29. THE SECRETARY in consultation with the chair, shall be responsible for convening all

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meetings and giving the prescribed notice to members. S/he shall ensure that a proper record is kept of all meetings of the Association and committee in the form of minutes, and shall deliver up such records as required by the committee or general meeting. The Secretary shall permit the agreed minutes to be examined within **seven (7)** days of receipt of a written request by any **two (2)** or more members of the Association.

DELEGATES

30. Any member of the Association delegated to represent it in consultation with any other body shall act in the best interests of the Association. The delegate shall wherever possible consult with the Association and act on their instructions and report back to the following committee or general meeting, whichever is the sooner.

ALTERATIONS TO THE CONSTITUTION

31. Any proposal to alter this Constitution must be submitted to the Secretary of the Association not less than **21 days** before the general meeting at which it is to be discussed. Not less than **14 days** notice shall be given of such a meeting, together with the original wording and the proposed alteration(s). Any alteration shall require the approval of two-thirds of those present and voting at the meeting.

DISSOLUTION

32. If the committee, or if a committee no longer exists, any **ten (10)** members of the Association, shall decide that the Association should be dissolved, they shall give at least 14 days notice to all those eligible for membership of a meeting at which the matter shall be discussed. For the sole purpose of dissolution, a quorum need not apply, and the Association may be dissolved by a two-thirds majority of those present. The assets, financial and otherwise, remaining when the Association has satisfied its liabilities, shall be applied for such purposes of benefit to the local community as the meeting shall decide.

...

THIS CONSTITUTION WAS AGREED AT A GENERAL MEETING OF:

Juniper House Tenants & residents Association.

Held 30/04/2019

SIGNED (CHAIR):

J.M. WILFORD. flat 14.

SIGNED (SECRETARY):

R. KENYON. flat 32

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Appendix 1 Estate Composition

Block/Street	Units
Juniper House	75
Total	75

Meeting Manual

All members shall be given not less than 14 days prior notice of any general meeting. The Committee shall consist of a Chairperson, Treasurer, Vice-Chairperson, Secretary and not less than four other members. No two or more officers shall be elected from the same household.

MEETING TYPE	ELIGIBILITY	MEETINGS (MINIMUM/YEAR)	QUORUM BASED ON PROPERTIES REPRESENTED
Annual General Meeting	Open to all members to speak and vote.	1	6
General Meetings <i>(In the event of an inquorate reconvened General or Annual General Meeting, a minimum of 3 properties shall constitute a quorum)</i>	Open to all members to speak and vote.	2	6 of the properties represented.
Committee Meeting	Any member of the Association may attend and speak but not vote.	6	One-third of committee or four (4) members, whichever is the greater
Special General Meeting <i>At the request of a majority of the committee or on receipt of a written petition by not less than 10 members.</i>	Open to all members to speak and vote.		6 of the properties represented.
Sub-Committees	Open to all members to speak and vote. <i>The Chairperson and Treasurer of the Association shall be non-voting ex-officio members of any sub-committee.</i>		

PROXY VOTING FORM

Juniper House Tenants & Residents Association

Annual General meeting #8

20/07/2023 • 7.30 • 30A Juniper House.

Proxy Votes on 2023 AGM Agenda Proposals.

(See Model Rules by Co-operatives UK overleaf.)

2) (addition to published agenda)

Proposal: 'This meeting accepts the submission and validity of proxy votes at this meeting, as specified in the Model Rules published by Co-operatives UK.'

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

3) Presentation of Accounts.

Proposal: 'This Meeting accepts the 2021-22 Accounts of Juniper House Tenants & Residents Association as a true record of its finances during the past year.'

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

4) Appointment of Auditors:

Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2022-2023.'

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

5) Election of Officers.

Chair: Jaki Wilford 14 Juniper House.

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

Secretary: Rob Kenyon 32 Juniper House.

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

Treasurer: Coralie Allison. 16 Juniper House.

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

Vice Chair: Phoebe Eustance. 66 Juniper House.

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

6) Proposals.

a) 'This meeting authorises further investigation by the committee into the erection of an all-weather space for the common benefit of all residents.'

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

b) 'This meeting authorises the committee to select an option for a garden clubhouse, to be presented to the next general meeting for approval.'

Proxy vote: FOR ____ AGAINST ____ ABSTAIN ____

Signature

I the undersigned authorise _____ of _____ Juniper House
to present my decisions above to the meeting 23/07/2023.

(print name) _____ of _____ Juniper House.

_____ date. _____

Housing Co-op Model Rules. (Proxy Voting)

www.uk.coop

There is nothing in the Juniper Constitution which prohibits a proxy voting system. But equally, no advice on how to operate one.

Much of our present constitution is based on the common sense of the Cooperative Model Rules. The extracts below can form the conditions of a permanent system, and of the proposal in **Item 2** on the agenda (overleaf.) Given the obvious demand, we should adopt a recognised system into our Constitution as soon as possible.

'VOTING AT GENERAL MEETINGS '

45. At any general meeting no member may act as a proxy voter for more than **two** other members.

46. A member may exercise his or her vote at a general meeting by proxy by nominating another member to cast his or her vote at the meeting on his or her behalf. Such nomination must be:

(a) in writing; and

(b) give the name and address of the member authorised to exercise the proxy vote; and

(c) be signed by the nominating member; and

(d) be delivered to the secretary, which may be by way of electronic means, no later than three clear days before the date of the meeting.

Housing Co-op Model Rules. www.uk.coop

PLEASE SHARE WITH NEIGHBOURS

return completed forms to

Rob Kenyon (secretary)

32 Juniper House.

sec.juniper@gmail.com

BY 17/07/2023

THE HISTORY, DEVELOPMENT AND FUTURE PLANS OF THE JUNIPER HOUSE COOPERATIVE HOUSING ASSOCIATION

History

The Juniper House Cooperative Housing Association developed as a direct result of two forces: 1) the concern on the part of the Kender Street Tenants Association; and 2) the desperate housing need of a group of people in S.E. London.

The Kender Street Tenants Association was concerned about the existence on their Estate of a large, virtually empty block of flats. The block, Juniper House, had been empty for two years; and there seemed no possibility that the G.L.C. would be able to modernize it in the near future. The Tenants Association was also aware that the block was being vandalized, and that it was being used by dossers and others. The Association suspected that there might be people willing to live in Juniper House if it could be brought up to a minimum standard.

In October, 1975, the idea of forming a cooperative was first discussed at a Kender Street Tenants Association meeting. After some exploratory discussions with local councillors and others, Dave Archer, Chairman of the Association, placed articles in the "Mercury" and the "S.E. London Press", about the possible formation of the Juniper House Cooperative. Readers, who were living in bad housing conditions, were encouraged to contact Mr. Archer.

Development

On 22 March 1976, a group of 15 people met with Mr. Archer and representatives from two existing housing cooperatives, Steven & Matilda and Sanford, to discuss the meaning of a Housing Cooperative. By the end of the evening, there was a decision to form a Juniper House Cooperative. As a result, a letter was sent to Cllr. Tony Judge expressing interest in Juniper House. The group also decided to continue meeting every Monday evening.

On Saturday, 3 April, eight people, with a technical advisor from SOLON Housing Association, toured the building. During the course of this inspection, it was possible to enter quite a number of flats. We assessed the damage already done, and developed an approximate idea of what repairs would have to be carried out, before the flats were again liveable.

The next few meetings were devoted to further discussion of the cooperative idea. A decision was taken to become a formalized Cooperative Housing Association, and to register as a "Friendly Society." Letters were written to a few local groups (R.A.C.s, the Rotary, and the Trades Council) requesting support. A collection was taken amongst the members to pay for administrative expenses. Upon hearing that the College of Distributive Trades were also interested in Juniper House, the Cooperative wrote to them, stating our intentions, and suggesting a meeting.

On Monday, 26 April, a Management Committee of seven members was elected, as follows:

Chas Ambrose	-	Chairman
Lyn Ambrose	-	Secretary
Heather Wright	-	Treasurer
Terry Wheeler	-	Vice Chairman
Terry Callan	-	Building and Maintenance Officer
Bob Brodey	-	External Relations Officer
John Dodd	-	Lettings Officer

A Sub-Committee was also formed to discuss lettings policy, and the development of a lettings agreement.

In May, the Management Committee of Juniper met with Cllr. Tony Judge, Chairman of the G.L.C. Housing Management Committee and Mr. Wolf, his Chief Officer. At that meeting there was an agreement in principle that the Co-op could have Juniper House on a management basis. Basically that meant we could live in Juniper House, pay rent to the G.L.C. and they would pay us back enough money to manage the place, keep it tidy and in good repair (about £200 per flat per year). The G.L.C. also agreed to bring the block back to the standard it was before they emptied it (ie. make it wind and weather proof, restore plumbing and electrical wiring, etc.) All the details of management were left to be worked out in a formal agreement between the G.L.C. and the Co-op. One major question left unsettled was who would do the work - the G.L.C. labor force or the Co-op itself.

After this meeting, there was a period of two months waiting for the G.L.C. to sort out whether its unions were willing to let the Co-op do the work or if they could do it fast enough (a min. of 5 flats per month). While this was going on, the building continued to be badly vandalized. In order to stop this, it was agreed by the G.L.C. to turn over three flats for immediate occupancy as "caretaker flats".

In the end of June, the G.L.C. labor force decided that it could not do the five flats per month and it was agreed in the G.L.C. Housing Management Committee on 1 July that the Co-op could itself do the work to get the building up to scratch. What we hope to do is set up our own building team of members with building experience who would form the core with everybody else helping with a minimum of six hours per week per flat.

The Co-op continues to be interested in new members, although it may be a year or more before we finish work on the building and every one of the 75 flats is occupied.

What does it mean to become a member of the Co-op ???

1. You must be willing to work with and cooperate with others both before you move in and afterwards.
 - Attend meetings on a regular basis.
 - Put in your 6 hours per week per flat of work on the building.
 - Recognize the need to work together
 - Abide by the rules that the members may make
2. You must be in housing need. You can be single, married, living together, with or without children BUT you must need housing or re-housing. The lettings sub committee will meet with all members and based on their judgement let you know if you are eligible. You can appeal that decision to the full membership