



# Perronet House & Princess St

Residents Association

## Committee Meeting - Tuesday 13 October 2015

### Officers

Chair – Richard R (RR)

Vice Chair – Freida T (FT)

Treasurer – Jane L (JL)

### Committee

Christina C (CC)

Jo P

### Resident Attendees

Ben M.

John P M (JPM)

Joe M (JM)

Kim M (KM)

Yemi I (YI)

### Apologies:

Andy B (AB)

### Guests:

Two representatives from the Skipton House redevelopment:

Orestis Tzortzoglou – L+R

Liam Ronan – Quattro PR

Brian O’Neil – Housing Resident Involvement Officer - Southwark Council

|    | Item                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action | By |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----|
|    | <b>Item 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |    |
| RR | Opened the talks advising a 3 day consultation of the redevelopment of the site at Skipton House had taken place and introduced the guests to conduct their presentation                                                                                                                                                                                                                                                                                       |        |    |
| OT | Delivered a presentation which included historical developments in the Elephant. Scope of works will not include the Bakerloo line station at present.<br><br>Vision to reinstate cultural belonging and bringing back to life to streets that have been lost over the years such as old Skipton Street being pedestrianised.<br><br>The tallest building being 147m = 38 stories. The lowest tower would be 12 stories. To give sense of size Strata is 148m. |        |    |

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| OT  | Serpentine Bridge tree line is a protected view and therefore dictates how high the development can scale to. Perronet House falls within this view as does some of Skipton House, which limits how high buildings can be here. The tallest point of the proposed rebuild of Skipton House falls outside this view, as does Strata and the new Richard Rogers building (previously known as 360 London now known as The High Point, which is the tallest building allowed at 152.8m <a href="http://www.realstarliving.com/latest-news/393/">http://www.realstarliving.com/latest-news/393/</a> ).                                                                                                                                                                                                                |  |  |
| OT  | The development at Skipton House is proposed to include a cultural centre in the Lower Ground and include a 500 seated auditorium. The potential entities running this has been reduced from a long list of 100 to 3 – including 2 global companies and 1 UK. All of which have a strong community engagement focus.<br><br>In addition the site includes:<br><br>14 <sup>th</sup> floor public sky garden (capacity 450-500, to include snack bar and restaurant facilities) 3-5 screen arts house cinema complex will be developed; gym; Grade A office space; residential homes; disabled parking and provision for cyclists; free WIFI will be potentially be available, plus affordable café facilities and other retail units.<br><br>450 flats<br><br>8-9 retail units<br><br>450,000 Grade A office space |  |  |
| JC  | Asked of potential wind impact on PH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |
| OT  | Full wind tunnel tests have been carried out with positive results and no impact on PH was discovered. The façade and canopy design is the reason for reducing any impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |
| YI  | What would be the impact on TV and phone coverage with such an influx of people to the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |
| OT  | Tests are still being carried out.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |
| YI  | The façade looks like glass – what light reflection issues may occur?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |
| OT  | The façade coverage results in no glare. The building nearest to PH is office space therefore no issue of being overlooked.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |
| YI  | What analysis has been carried out on traffic and public transport?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
| OT  | In line with the vision for the area, it is a car free development and disabled free parking only will be available.<br><br>TfL are working through a plan for public transport. The lifts in the Bakerloo station limit the capacity of the station to let through large crowds safely and TfL expect it to reach capacity by 2020. There has been a strong voice in the area that people love the building and a wish for it to stay, if that is the case, no escalators can be installed.                                                                                                                                                                                                                                                                                                                      |  |  |
| JPM | The interchange between the tube and the train is not good – as a developer you could lean on TfL to make some positive changes here.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |

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| OT  | TFL is bureaucratic a previous scheme to 7 years to resolve.                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                   |  |
| RR  | Skipton House was a secondary site in the original proposals for the Bakerloo line station. When the station was built in 1906 the preference was for it to be put at the centre of what is now the roundabout in the same layout as the present Piccadilly Circus, but the local authority would not permit this and it had to be put at the side of the junction instead.                                                                                |                                                                                                                                   |  |
| JPM | Surely through a developer agreement TfL could invest with L&R?                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |  |
| OT  | As capacity is not expected to be reached before 2020 therefore is not considered an immediate issue by TFL. The opportunity is not being taken.                                                                                                                                                                                                                                                                                                           | L&R to investigate further if an influence of development of the Bakerloo line station to be in alignment with their development. |  |
| JPM | CEO NHS England (leaseholder at Skipton House) is not aware of the plans for redevelopment – Dept of Health are looking at renegotiation.<br><br>[no response given]                                                                                                                                                                                                                                                                                       |                                                                                                                                   |  |
| OT  | Day light testing impacts on dwelling on the 9 <sup>th</sup> floor (assumed to be 10 <sup>th</sup> ) - is a slight shadow and considered minimal. A report will be made available.<br><br>Emergency services will now service the building from Newington Causeway – this was originally Ontario Street.                                                                                                                                                   |                                                                                                                                   |  |
| OT  | Timeline:<br><br>Planning application - <b>End 2015</b><br><br>Approval - <b>June 2016</b><br><br>Skipton House lease expiration – <b>Dec 2016</b><br><br>Begin build - <b>Q1/Q2 2017</b><br><br>Timescale will be 3.5 years (quickest, if the project does not slip).<br><br>Structural works – 12-15 months including demolition                                                                                                                         |                                                                                                                                   |  |
| JPM | What will be put in place to reduce traffic noise?                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                   |  |
| OT  | Additional trees will be planted.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                   |  |
|     | <b>Item 2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |  |
| RR  | Introduced Brian O'Neil                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                   |  |
| BO  | From under-spend in the tenant fund 3 blocks of £10k grants, will individual grants up to £1k issued to TRAs to raise their profile and encourage participation. Examples have been to carry out meetings on an organised outing. The criteria is that it must include one central event, but it could also include PR and merchandising. In addition 2 people must attend event management workshops. Which will include invaluable training such as when |                                                                                                                                   |  |

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|          | and why to apply for an events licence.<br>The group explored various options                                                                                                                                                                                                                                  |                                                                                                                  |              |
| JM       | Suggested a boat trip.                                                                                                                                                                                                                                                                                         |                                                                                                                  |              |
| BO       | Tabbard carried out their AGM on a boat and it was very successful.                                                                                                                                                                                                                                            |                                                                                                                  |              |
| JM       | Elderly are isolated and are vulnerable                                                                                                                                                                                                                                                                        |                                                                                                                  |              |
| RR       | Mugs and calendars.<br>Could it be used to cater a meeting to entice people to meetings?                                                                                                                                                                                                                       |                                                                                                                  |              |
| BO       | Probably better to go out and use these funds away from the meetings. Reel people out and getting to know one another.                                                                                                                                                                                         |                                                                                                                  |              |
| JPM      | Going outside of the building draws people out.                                                                                                                                                                                                                                                                |                                                                                                                  |              |
| FT       | Hackney Winter Wonderland has been very popular in recent years.                                                                                                                                                                                                                                               |                                                                                                                  |              |
| BO       | Deadline 1 November.                                                                                                                                                                                                                                                                                           | To provide training details for events management training.<br><br>To advertise positions in the next newsletter | BO<br><br>RR |
| RR       | Family orientated trip.<br>Create some merchandising with any leftover funds i.e. calendar.                                                                                                                                                                                                                    | Lead on what the activity might be                                                                               | JL           |
| FT       | Asked if bingo and raffles are allowed.                                                                                                                                                                                                                                                                        |                                                                                                                  |              |
| BO & JPM | Confirmed yes they are both allowed.                                                                                                                                                                                                                                                                           |                                                                                                                  |              |
| RR       | Requested advise on handling disruptive behaviour in meetings.                                                                                                                                                                                                                                                 |                                                                                                                  |              |
| BO       | For disruptive behaviour in the meeting that is taking place, the Chair takes a vote from the room as to whether the person should be asked to leave                                                                                                                                                           |                                                                                                                  |              |
|          | <b>Item 3 (Previously item 7)</b>                                                                                                                                                                                                                                                                              |                                                                                                                  |              |
| RR       | Talked through the graph of the increase in leaseholder service charge costs which, for a one bedroom equated to a 124% increase of which 9 line items of 12 increased.<br><br>No empathy nor payment advice was given by the letter sender Scott Thompson from the council's leaseholder services department. |                                                                                                                  |              |
| JPM      | Under their JMB scheme they over estimate items so that people don't get caught out. A one bed with no heating is £1300.<br><br>Issues occurred when T Brown under specified the equipment needed when installing new tracking equipment.                                                                      |                                                                                                                  |              |
| KM       | Fuel prices are falling and therefore we should be experiencing that in our                                                                                                                                                                                                                                    |                                                                                                                  |              |

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|     | invoicing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                   |                     |
| JL  | <p>The issue is more complicated as the charges include maintenance and not just fuel costs. The badly maintained system means that when it has failed temporary boilers have been put in place, which, are less efficient and therefore fuel costs are higher, but also there is the cost of the temporary boilers and the replacement equipment to repair the failure plus the cost of labour to carry this out.</p> <p>Group discussed and agreed four areas to be investigated by a sub group(JL, RR, JMP, JM, BM and KM):</p> <ol style="list-style-type: none"> <li>1. Energy Costs</li> <li>2. Boiler upgraded/repared – is this now more efficient</li> <li>3. Grounds maintenance, lifts and entry phone to be investigated as to why also such large increases</li> <li>4. Why are there such disparities in the estimates</li> <li>5. Accountability – what should Southwark be accountable for and have there been any failings on their behalf. Discuss with the CBA and LAS2000.</li> </ol> |                                                                                                                                                                                                                                                                   |                     |
| RR  | The more work carried out in terms of costs the higher the council's standard charge for admin will be: 10% of costs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                   |                     |
| JP  | Spoke to Southwark and is paying in increments until the end of March.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                   |                     |
| BO  | Suggested meeting with other similar buildings to understand if they experience the same issues.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Has contacts at Prospect House and will ask them.                                                                                                                                                                                                                 | BM                  |
| JPM | <p>If examples can be given to show residents have been financially inhibited - case law protects towards this.</p> <p>Certain tenant costs must not be billed against the service charge.</p> <p>Why were fan heaters provided and temporary boilers. Could the immersion heater and fan heaters been sufficient and more cost effective. The council may have been negligent in providing temporary boilers as well instead of advising all residents differently on the cost effectiveness between the two.</p> <p>Suggested contracting a heating consultant</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>To contact Scott Thompson, expressing concern and lack of empathy and advice for the recent service charge costs advising all leaseholders should be contacted with payment options.</p> <p>Will raise if anyone has hired heating contractors at the AHF.</p> | <p>RR</p> <p>RR</p> |
| RR  | Raised block lighting and heating which could be light bulbs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                     |
| JC  | Suggested he could replace the bulbs given the ludicrous costs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                   |                     |

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| BO                                                                       | Advised PH could takeover selected services.                                                                                                                                                                                                                                                                           |                                                                                        |         |
| JPM                                                                      | £50 per visit up to 5 lightbulbs                                                                                                                                                                                                                                                                                       |                                                                                        |         |
| RR                                                                       | The remuneration is in the favour of those carrying out repairs to return again and again instead of fixing what is broken on site there and then. This was recently experienced when a repair engineer said no to carrying out a repair and he would come back tomorrow when he got the repair call to do the second. |                                                                                        |         |
| RR                                                                       | Taking over services should be explored further.                                                                                                                                                                                                                                                                       |                                                                                        |         |
| <b>Minutes – matters arising/amendments for the meeting in July 2015</b> |                                                                                                                                                                                                                                                                                                                        |                                                                                        |         |
| RR                                                                       | Intercom – S20 still not been received                                                                                                                                                                                                                                                                                 |                                                                                        |         |
| RR                                                                       | Spikes - pigeon deterrents can be requested to Southwark                                                                                                                                                                                                                                                               | To provide FT with specific contact details                                            | RR      |
| FT                                                                       | Amend – Jane and Andy attended the consultation at the shopping centre (not Freida)                                                                                                                                                                                                                                    |                                                                                        | AB      |
| FT                                                                       | Pipe lagging can be requested, however Southwark advised if many requests are to be made it should be managed as a project                                                                                                                                                                                             | To request from Southwark what the proposal might be if several residents request this | FT      |
| RR                                                                       | Sump pump in the boiler room                                                                                                                                                                                                                                                                                           | To pursue if this has been done and if not when it will be carried out.                | RR      |
| RR                                                                       | TfL have agreed to clean the front of PH – says Glenn Tobin Ringway Jacobs PLO.                                                                                                                                                                                                                                        | To remind TfL as the project ends near us                                              | RR      |
| RR                                                                       | FT and RR had a meeting to discuss cleaning. RR has a meeting scheduled for 23.10 with Kahlid regarding the cleaning contract, but has heard from Khalid he does not have the authority to make any amendments. RR is requesting Russell Edwards attend the meeting too, who does have authority.                      |                                                                                        | FT & RR |
|                                                                          | Sprinkler system in the foyer cannot be switched on as the tap is in the wire cupboard and therefore the cleaner is not allowed access.                                                                                                                                                                                | Look into gaining access via cleaning meeting.                                         | RR      |
| RR                                                                       | Anti social behaviour of feeding the pigeons is being addressed through TRA contacting the council's anti social behaviour team and pest control. The council should be installing signs near London Road saying don't feed the pigeons in a bid to encourage public expression if it is seen by them.                 | Continue pressing for action from the council departments.                             | RR      |
| JP                                                                       | Amend – page two, third item from the bottom reads JO, should read JP                                                                                                                                                                                                                                                  |                                                                                        | AB      |
| RR                                                                       | Age Concern and Cllr Linforth Hall invitation to next meeting                                                                                                                                                                                                                                                          |                                                                                        | JL      |
| RR                                                                       | Proposed Elephant and Walworth Neighbourhood Forum boundaries                                                                                                                                                                                                                                                          | To chase latest                                                                        | RR      |

|    |                                                                                                                                                                                                                                 | status                                                                                                  |              |
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|    | <b>Financial update</b>                                                                                                                                                                                                         |                                                                                                         |              |
| JL | Committee needs to discuss what the TRA funds for the next year should be allocated to the likes of catering, communications, TRA room expenditure and social gathering etc. so it can be discussed at the next general meeting | To send budget sheet to RR                                                                              | JL           |
|    | <b>Christmas party</b>                                                                                                                                                                                                          |                                                                                                         |              |
|    | Party will begin at 5pm with the tree being decorated when there is a reasonable gathering.<br><br>Catering to include healthy snacks, table for children, hot food, cheese, biscuits, crisps, nibbles wine and beer.           | To lead the shopping mission of drinks and cold food.<br><br>To lead the mission for hot food shopping. | FT<br><br>JL |
|    | Next newsletter will include:<br><br>Christmas party<br><br>Event management training course<br><br>TFL update<br><br>History of the Elephant                                                                                   | To write, print, distribute.                                                                            | RR           |