



# WHAT HAVE WE ACHIEVED?

since our foundation in April 2012

The Resident Association depends on volunteer resident officers giving time and all residents participating to secure our legitimacy.

The existence of the association has secured over £20,000 of spending at Perronet House, non-chargeable to any resident.

Funding was acquired by grant application, annual Residents Association budget, hiring out Room 93 and film shoot funding. It has been spent on Perronet House and Princess St infrastructure and activities.

Your association has secured the following as of 18 October 2021:

- A. Infrastructure investment**
- B. Resident Activities**
- C. Repairs**
- D. Representation**

## **A. INFRASTRUCTURE**

1. Renovation and replanting of foyer garden.
2. Fibre optics made available to all flats. Successfully prevented the cables being surface mounted across the exterior of the building.
3. Prevented a grotesque design proposed for the permanent advertising of Elephant Arcade on the façade of our building. The final design is inspired by the original 1970 branding of Perronet House.
4. Eight new external security lights front and back to deter antisocial behaviour.
5. Construction of an external bulky waste refuge.
6. Construction of two new flower beds on Princess St
7. Repaving and resurfacing of Princess St on both sides of the road.
8. Kitchen entirely refitted in Room 93 – available for hire by residents and non-residents.
9. New eco-friendly linoleum flooring in Room 93.
10. Repainted and refloored Room 93.
11. Ten new cork notice boards throughout the building.
12. A plaque commemorating Perronet House's 1971 architectural commendation.
13. Planting and maintenance to external flowerbeds, which achieved royal commendation and international media coverage!
14. Installation of bike lockers for residents to rent on G and P level.
15. Council approval was given (and then retracted) for a survey to investigate the possibility of using the roof top as a community garden.

## **B. ACTIVITIES**

1. Five free Christmas parties including refreshments, presents for children and face painting.
2. Crafting workshops for children.
3. A free tea towel delivered to every resident, designed by young residents, chosen in competition.
4. A Christmas tree decorated by resident children in the lobby for five years.
5. 'Caring for People With Dementia' workshop led by Cllr Linforth-Hall.
6. 'Looking after the elderly in winter' talk from Age Concern.
7. A free film night of "Elephant Days" rockumentary.
8. A slide show from local historian Stephen Humphrey.
9. An outing to see a play and share refreshments at Southwark Playhouse.
10. A free ride on a London Duck Tour along the Thames.
11. A free boat ride to Greenwich and back.
12. Availability of Room 93 to hire for just £10/hour (this is a discount for residents).
13. A Tupperware Party.
14. Newsletters delivered to your door about issues relating to Perronet House and Princess St.
15. Being offered to join an award winning, 20-year-old local Tenant Management Organisation in 2017 to replace the council's housing services (overwhelming turnout and support from residents was rejected by veto power from a 2% margin of opposed council tenants).
16. Meetings at which they can learn about and influence Resident Association activity, council proposals and local developers' plans.

### **C. REPAIRS**

Our Association has held the council to account to ensure some repairs have been made in a more timely manner and to a higher standard than was proposed.

1. Reglazing and repainting entrance doors on P level and G level.
2. Replacing cracked tiles and concrete slabs in G level with quarry tiles.
3. Repainting G level ceiling.
4. Repainting G level black metal doors.
5. Replacing and repainting black external wooden banisters in Princess St.
6. Repainting large blue wooden bench outside Princess St even flats.
7. Unblocking blocked roof drain and potential large flood above Princess St even flats.
8. Securing damaged external hot water pipes on the podium.
9. Blocking three external areas used by rough sleepers to store bedding
10. Providing access for BT engineers to repair phone lines.
11. Preventing the cost and obstruction of two new extra doors breaking up corridors on floors 2, 4, 6, 8 and 10.
12. Restoration of external circular concrete bench.
13. Replacement of P-level entrance floor mat.
14. Replacement of cracked tiles in P level lobbies.
15. Replacement of radiator valves in several flats with more efficient and comfortable thermostatic radiator valves.
16. All leaseholders given the option of saving about £2,000 during the major works by opting out of the council's standard new door.
17. Ensuring the threshold to each lift was retiled when they were renewed in 2013.

## **D. REPRESENTATION**

Our Association has also represented the interests of Perronet House

1. Police ward meetings – to aid the police in attending to break ins and anti-social behaviour including drug issues.
2. At Southwark Council's North Area Area Housing Forum – to focus the council on repairs and anti-social behaviour and gather information and influence council initiatives that affect tenants and leaseholders.
3. At Southwark Council's Home Owners Council – to address service quality and value for leaseholders.
4. With senior level officers in Southwark Council's housing department to partially address poor quality service from our Resident Service Officers.
5. In meetings with numerous private developers – to mitigate negative side effects of new development in our vicinity.
6. In meetings with Transport for London - to mitigate negative side effects of changes to transport infrastructure. For example we helped prevent London Road being widened by a whole lane in the direction of Perronet House and ensured new stone paving went right around the building. We have also been engaged with TfL about the proposed Bakerloo line extension and rebuild of the station at Elephant and Castle, and had them attend a residents meeting at Perronet House.
7. Participation in the council's resident communications workshops, feeding back what's not working and what could be done differently.
8. Boiler Flue working group with Southwark Council major works team to try and shape the council's solution and engagement with residents. This is ongoing (as of October 2021). The work to fix the flue which has implications for the appearance of Perronet House and Princess Street and the ongoing cost of temporary boilers and eventual cost to leaseholders of the work rebuilding the flue.
9. Representation and negotiation with the council to address the problem of disposing of waste and recycling safely and tidily which has been inadequate. This is ongoing – the council have agreed to several actions but many of these have not yet been adequately met.
10. Representation and campaigning to stop / influence the propose new hotel tower on St George's Road adjacent to Elliott's Row Pocket Park.
11. We presented our concerns about Elephant Arcade at the planning committee and successfully had some constraints placed on the new commercial premises to support the lives of our residents such as an outdoor licence and less disruptive timing for when deliveries and servicing can be carried out.