

## **MINUTES OF TNRA AGM FOR THE YEAR ENDING MARCH 2021 HELD BY ZOOM ON THURSDAY APRIL 29 AT 7:00PM**

39 members present. Apologies received from Vice-chair Edward Heckels and Richard Hoptroff.

The following papers were made available to all those attending:

- Agenda;
- Minutes of 2019 AGM;
- Chair's Annual Report for 2020-21;
- Draft Accounts for YE March 2021;
- Proposal to alter the TNRA Constitution;
- List of current Committee members, observers and consultant and their key responsibilities.

### **1 Chair's opening remarks**

Tim Horsler welcomed everyone to the meeting. He introduced himself and then the committee members, observers and consultant gave brief summaries of their TNRA responsibilities in 2020-21.

In addition, Tim thanked:

- Tanja Jost (former committee member) for continuing to administer the TNRA Facebook group;
- Sue Trinder (former committee member) for acting as consultant on leases and rental matters;
- Raff Manfellotto for setting up and managing the technical aspects of the AGM.

Raff explained how the meeting would work, including on-screen voting.

### **2 Minutes of 2019 AGM**

*Approved by vote 100%.*

### **3 Approval of Committee's emergency Covid-19 2020 decisions**

Tim outlined these decisions:

- To postpone and then abandon the 2020 AGM;
- Existing committee to continue in office;
- Annual Report and Accounts for YE March 2020 circulated to members;
- Programme of events abandoned (except for Saturday bookstall when restrictions permitted and garden action days under social distancing);
- Expenditure to be restricted to the very essential and to be tightly controlled;
- Priority to be given to ensuring good, regular communication on action, information and advice for members;
- Committee to meet by Zoom.

*Approved by vote 100%.*

#### **4 Annual Report for YE March 2021**

Tim presented his report, drawing especial attention to:

- Estate maintenance – improved under Knight Frank current regime;
- Gardens – Penny Hinves had overseen the gardening contractor' work in 2020-21 and has recently been awarded the gardening contract wef April 2021. The care and maintenance of the gardens has been greatly improved thanks to Penny's involvement and skill, and the help provided by TNRA volunteers;

Planning consultations – thanks to Edward Heckels and Aaron Spence (who acts as a consultant to the committee) for detailed responses to proposals;

- Council grants – grant for cancelled carol concert held over to 2021; troughs on Roebuck piazza installed under a grant to TNRA and Roebuck Action Group; grant for more troughs will be sought;
- Membership – 206 members was a remarkable achievement considering that as a result of the pandemic there had been no door-knocking and no events held during which to gather new members;
- Finances – all but essential expenditure was stopped in 2020, with the result that TNRA's finances remain in good shape and that year end reserves have actually slightly increased thanks to income from subscriptions, filming and bookstall sales;

Assured shorthold tenancies (ASTs) – three Merrick Square households are faced with large rent increases because their current rents have fallen below current market rates and other rents in Merrick Square. The Committee has spent many hours discussing how to support these tenants, aided by a three-person Sub-Committee comprising Clive Greenwood, John Moore and Simon Webster. In addition, Tim has had three lengthy meetings with Louie-Mae Gibson of Knight Frank (two of which also attended by John Moore) and one with Martin Atherton at Trinity House, during the latter of which Tim had suggested that the impact of the big increases involved could be mitigated by being spread over an appropriate number of years. After prolonged discussions during four consecutive Committee meetings the Committee had decided that while being totally sympathetic to the plight of the tenants concerned and also deploring the way in which the proposed increases had been presented, it could not negotiate on their behalf. However, it had agreed to "...continue to monitor the situation and to dig deeper into the specifics of Knight Frank's rental practice and procedures. In particular [it would] also seek further reassurance from both Knight Frank and Trinity House that these cases do not indicate a significant shift away from the past approach that balances rents in Trinity Village with the vital need to maintain the stability and well-being of the community. In short, [the Committee needed] to be absolutely certain that no policy has been adopted (or will be adopted) that is harmful to the strong sense of community, identity and continuity that is such a feature of the estate."

Although KF have reduced their initial proposals somewhat the increase in rents being demanded by them was still very high. Tim was therefore pleased to report that the previous evening he had been contacted by Tim McNally (ex-resident, ex-TNRA committee member and ex-Southwark councillor) who had helped some of these tenants in the past and who is now assisting them once again in their negotiations with Knight Frank and Trinity House.

## **5 Draft Annual Accounts for YE March 2021**

Penny Hives reported that the accounts had now been audited and were correct.

*Approved by vote 100%.*

## **6. Proposal to alter the Constitution**

This was presented along with the reasoning behind the need to increase the size of the committee to between 12 and 15 members so as to handle the significantly increased workload.

*Approved by vote 100%.*

## **7 Election of Committee**

- Lesley Exton proposed that Tim Horsler continues as TNRA Chair for 2021-22.

*Approved by vote 96% (Tim voted against but agreed).*

- It was proposed that the current committee, with the addition of Raff Manfellotto and Kristen MacPherson, be elected for 2021-22.

*Approved by vote 100%.*

The full list of Committee members for the coming year is as follows:

1. Tim Horsler
2. Ed Heckels
3. Lesley Exton
4. Ali Walker
5. Penny Hives
6. Shaun Stern
7. John Moore
8. Clive Greenwood
9. Paul Shiels
10. Meera Rajan
11. Mary Jane Kane
12. Kristen MacPherson
13. Raffaella Manfellotto

- It was confirmed that the committee had the power to co-opt new members or to use members as consultants on specific topics. The following offered their services if required: Ann Tyler, Tania Clark, and Simon Webster (for ASTs). Ali Walker urged members to contact TNRA describing the skills that they could offer.
- Annie Wingfield wondered if a larger committee could fit inside in 57 TCS to hold meetings as they had before lockdown. Lesley Exton said that there was room. Tim reported that TNRA was pursuing with Martin Atherton of Trinity House whether there were some temporary empty premises that TNRA could use for committee meetings.

## 8 Questions

(a) Denis Loretto had queries and comments about planning issues:

1. What is the proposed height of the redevelopment of Falmouth Road surgery? Annie Wingfield thought that this had been reduced to seven stories from a higher proposal but that the project was now in doubt because the doctors' practice had been sold to an American company. To be referred to Ed Heckels for confirmation.
2. Where is the King's Place site? Confirmed that this is the corner of Borough High Street and Harper Road (not Falmouth Road as stated in the Annual Report)
3. The Dickens Square redevelopment is looking good.

b) Ann Tyler asked if the committee has discussed the changes to road junctions and one-way routes currently being made by Southwark Council. Tim said it would be on the agenda for the next meeting.

c) Stuart Graham asked about the relaying of TCS pavements about to take place and offered some York stone that he had that could be used. Ali Walker reassured him that Southwark Council had already done the north side of TCS sensitively, preserving any old stone and coal-hole covers. The current work is on the pavements outside the houses on the east, south and west sides and will co-ordinate with filming that is scheduled at the same time. She would pass his offer of stone on to the contractors.

**Tim thanked everyone for attending. The meeting finished at 8 pm.**