Neighbourhood Grant Application (1)

Garden Regeneration (Submitted)

'To refurbish and enrich the Juniper garden, further encouraging resident use, eradicating any 'grot-spots' and increasing sight-lines to remove cover for antisocial activities.

Community gardening to be promoted by installation of enhanced Planter bed.As an improved recreational space, the project will benefit all users, and draw in residents new to the block. By providing more sunny borders, the project also hopes to make the garden more colourful throughout the year, and foster awider diversity of plants,.

Low tree branches in some areas to be removed to create new Herbaceous borders.The project will include thinning of some wooded areas congested through neglect, and replacement of certain ailing trees with new stock.

Several borders are now vacant and need restocking in advance of extra seating approved in previous application.

Ornamental recommendations from LBS tree department. : *Albizzia jubillisirum, parrotia persica.* Food bearing: *Juglans nigra, coryllus colurna*, Flowering Border perennial suggestions include Lavender, Goldenrod, Shrub roses, Alpine Aster, Yellow Mullein, Blanketflower, Catmint. Tree Mallow, Buddliah.''

Rough Quotes:

1. Tree Surgery.	**£1,000.00**
2. Tree Purchase & Planting.	**£1,000.00**
3. Clearance of worst 'grot-spots' and application of Topsoil and plants to create vibrant border..	**£1,000.00**
4. Cladding for vegetable planters. Three x 8 foot units	**£1,050.00**
Total:	**£4050.00**

•••

Neighbourhood Grant Application (2)

Pramshed Regeneration.

We are told by London Borough of Southwark that the upkeep of storage units ('pramsheds') rented to residents of Juniper House is the sole responsibiity of the occupant. So if LBS will do nothing, it seems we have no choice but to do it for them.

Units with rotten, insecure doors and door-frames invite vermin of all kinds, and make Juniper House look like a derelict slum. The kind of place attractive to bad people because it looks like nobody cares.

We are therefore applying for a grant to remove all decayed pramshed doors. And supply and fit with new.

The intention to eradicate as many 'Grot-Spots'and habitats for vermin as possible, plus helping to deter anti-social and criminal elements.

Rough Quote. £300 x 15. **£4500.**

•••

Initial First Draft of Architects Drawings

to be discussed on 23/11/2026. 7pm. 30A Juniper House.

Minutes of Meeting #86 available at the meeting.

In last newsletter, and at:

www.juniperhouse.info/juniper-tra-minutes/

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Emergency Repairs

Walkways, Staircases, Lights, Forecourt: 0800 952 4444 / 020 7525 2600

Gas leaks: 0800 111 999 • Electricity: 0800 028 0247 • Thames Water: 0800 714 614

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The **LBS Handyperson Scheme** helps with many repairs about the house. Discount rates for some claimants (plus no VAT).

contact:

020 7525 1863 or email: **handyperson@southwark.gov.uk**.

News from Elsewhere

TOP MOB-BOSS HIT-JOB

'When most of his capo-regimes were taken out last night, the blood-soaked empire of the most notorious gangster in the world lost all credibility, after a long rule of global corruption, racism, murder and insanity..

The millions of people his thugs intimidated for so long have united against him, refusing to pay him his Tapeworm 'share' of their work, and rejecting his endless gang-wars, which slash their quality of life and which kill their children.

He is now humiliated, enfeebled and in danger. His old friends are suddenly on holiday, and the vultures are circling. Boo-hoo.

Whereever his sick senile mind decides to take him next, it is clear that his Trillionaire Lie-Machine has blown a fuse. 'Alt-Truth Fatigue' or 'Lie-Overload' finally kicked in. It seems that people can only be bombarded with blatant insanity for so long before it loses its power.
2 plus 2 ***does*** equal 4 after all. Which is encouraging. Old fashioned Human Intelligence beats 'AI' when it matters.

Even more encouraging is the fact that by electing the most diverse Capitol Hill in history, the USA has completely rejected the insane proposition that opposition to genocide equals racism. And instead it has equated war with high prices. Hopefully, the rest of the world will agree.

Until now, 'Hope' was a word which died on the lips. Not any more. Humanitarians everywhere are celebrating. And what else can all Human Beings be but 'Humanitarian? Unless they're very ill.

A dear friend of mine who once lived at Juniper, decided one day, out of the blue, to become a big fan of The Boss. He was also a fan of Winston Churchill. I wonder what he would make of this week's news. And Churchill's famous expression of hope, a thing which can easily turn to action, given half a chance.

"Now this is not the end.
It is not even the beginning of the end.
But it is, perhaps, the end of the beginning." -
1942

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news#205

05/11/2026

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12 Fascinating Years • 2014 - 2026

Tenants & Residents Association

MEETING#87

Monday • 23/11/2026

7.00pm • Flat 30A

•••

All Welcome

Damp, Grants and Pre-Xmas Ideas on Agenda

Predicted duration - 1 hour, 10 minutes..

Juniper **WhatsApp**

Juniper Tenants & Residents Association • MINUTES#86 • For Approval at Next Meeting

(RECONVENED from 10/09/2026)

7pm • 05/10/2026 • 30A Juniper House

Present: Rob Kenyon (Secretary). Clo Lappartiont (Co-Chair). Jaki Wilford (Treasurer).

1. Minutes of Previous Meeting.
Meeting of 10/09/2026 inquorate.This meeting constitutionally authorised to enact Juniper business.

2. Matters Arising.
a) Cheque to Green Tea Architects presented for approval at last meeting was mistakenly signed by Mark, who is not yet an approved cheque signatory.
Proposal *:This meeting approves a valid cheque for £186 to be issued to Green Tea Architects as soon as September statement recieved.*
Proposed J. Wilford. Seconded Clo. Approved unanimously.
ACTION .Treasurer and Secretary.

3. Finance.

a) Carried Forward	£32,487.66
Expenditure in August. (Green Tea Phase 1)	£ 2,154.00
Balance to September.	£30,333.66.

b) 30A Juniper House is now finally the official postal address of J*uniper House Tenants & Residents Association*.
All we have to pay for is the letterbox. Southwark Handyperson Department have supplied a quote of £107. Labour & materials. (No VAT).
Proposal. *This meeting authorises expenditure to Southwark Handyperson Service of £107 for installation of letterbox to flat 30A.* Proposed Chair. Seconded Treasurer. Passed unanimously.

4. Repairs.
No new faults reported. (See previous minutes.)
Estate inspection expected soon. Update on block condition to follow.

5. Garden
Design for garden planter cladding boxes presented to the meeting. Southwark Handyperson Department have supplied a quote of £1050. Secretary to establish whether this project can be retrospectively funded by a Neighbrouhood Grant in order to avoid delay. If not, work to be authorised as soon as possible.
Proposal: *This meeting authorises expenditure of £1,050 to LBS Handyperson Service for installation of three 8' x 1.5' cladding boxes for garden planters.'*
Proposed Treasurer. Seconded Co-Chair. Approved unanimously.

6. Grant Applications.
Neighbourhood Grants are now open for applications. Deadline 31/10/2026.
a) Pramshed Doors. Entire stock in desperate need of replacement or refurbishment. The forecourt is now a hideous 'grot-spot', attractive to anti-social types. Broken doors are an invitation to rats.
Proposal: *'This meeting authorises application for a Neighbourhood Grant for urgent replacement of derelict Juniper pramshed doors, and repainting of any servicable stock.'*
Proposed Secretary. Seconded Chair. Passed unanimously.
ACTION: Clo
b) Garden Refurbishment. Several areas of the garden need urgent attention after years of neglect.
Trees within the central oval have become entangled and require heavy thinning to provide light and access to the area, and to prevent disease. Reducing the height of the fig might also mean better fruit in future. Some neighbouring trees are also suffering badly and have now outlived their purpose. New trees will be needed to replace any lost. Almond and Tree Mallow were suggested, having previously grown succesfully at Juniper. New beds and borders require delivery of topsoil, and a choice of perennials for much-needed summer colour.
Proposal. *'This meeting authorises application for a Neighbourhood Grant to revitalise the Juniper garden, planting new species and providing new spaces for communal gardening.'*
Proposed Secretary. Seconded Chair. Passed Unanimously.
Action. Secretary and Treasurer.

MOULD?



S C A N

Next Meeting 23/11/2026. **Meeting Concluded**. 8pm

Awaab's Law Against Damp

'In 2020, 2-yeat old **Awaab Ishak** tragically died from a lung condition caused by mould in his home. His parents reported the problem to their social landlord many times over 3 years, but nothing was done.
This law aims to ensure social landlords make repairs to their property '**within set time-frames**. '

Summary of Awaab's Law:

1. Emergency repairs must be done within 24 hours
2. Significant damp and mould hazards must be investigated within 10 working days and made safe within 5 working days
3. If your home can't be made safe in time, your landlord must offer you somewhere else suitable to stay until it is.
4. Your landlord needs to tell you what is happening once you have reported an issue and if action they take is covered by **Awaab's Law**. They must give you a written summary within 3 working days of an investigation finishing.

More information on all issues above at

In 2013, Nine year old **Ella Adoo-Kissi-Debrah** died due to the effects of pollution. London's Ultra Low Emission Zone (ULEZ) regulations followed. Since then, deaths from air pollution have fallen dramatically.
Hopefully, Anwaar's Law will have just as much impact.

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Emergency Repairs

Walkways, Staircases, Lights, Garden: 0800 952 4444 / 020 7525 2600.

If you smell gas: National Grid on 0800 111 999 .

No gas or electricity: Call your supplier.

No drinking water: Call Thames Water on 0800 714 614

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news#204

25/10/2026

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Tenants & Residents Association

MEETING#87

Monday • 23/11/2026

7.00pm • Flat 30A

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All Welcome

Damp, Grants and Pre-Xmas Ideas.

Juniper **WhatsApp**

Minutes #85 • Juniper Tenants & Residents Association • 7pm • 04/08/2026 • 30A Juniper House

present: Natasha E. Rob Kenyon (Secretary). Mark Millar (Co-Chair). Cherrie Stephens. Jaki Wilford (Treasurer). Moronke Olorunda (Local Area Management)

1. Minutes of Previous Meeting. Minutes of Annual General Meeting #12 approved

2. Matters Arising.

a) From AGM. 6b) Garden Shelter Project.
Moronke required information regarding consultation.
The Secretary informed the meeting that Phase 1 under consideration is the Consultation phase, and will provide a professional consultation document, plus other vital services including site meetings, planning application and risk assessment. It was also pointed out that any intrusive Site Inspection would only be carried out after planning permission had been granted. Moronke was given a copy of the Green Tea Fee Architects Proposal for inspection.
b) Moronke proposed that all 75 flats would be required to respond to the final Phase 2 construction proposal.
This was felt to be both impractical and unreasonable.
Mark and other committee members assured Moronke that there would be a door-to door campaign. But that no organisation could expect 100% response to any consultation.
c) The secretary enquired whether LBS would provide an acceptable blank form for Juniper use in the process. This was denied. The format of the form was entirely our responsibility.
action. The Secretary to provide Moronke with a draft form for residents to approve completion of the project, to be approved or rejected by LBS.
d) The secretary pointed out that the Juniper Constitution allowed major expenditure to be made with due warning by properly constituted meetings. Such as the spending decisions taken at the last AGM.
action. Secretary to forward copy of Juniper constitution to Moronke.

3. Finance.

a) June balance:	£32,492.62
minus June meeting refreshments:	£ 12.96
Natwest current balance:	£32,479.66

4. Repairs

a) Mark reported continued water ingress, and that he had escalated the repair as a result. Similarly, Jaki is still fighting LBS through the law to get her repair started. Repeated surveys of both flats have reached the same conclusions and proposed specific remedial works. But there is still no sign of action.
b) Rob reported the annual repeat of flooding from sub-standard plumbing in the flat above, which has persisted for 20 years. Advised to escalate repair to Complaints.
c) Moronke advised ‘strongly worded emails’ to all relevant parties. Her department is not responsible for repairs.
d) Central Lift reported out of action by Cherrie. Moronke noted.
e) Cherrie enquired why there is no routine cyclical maintenance to prevent minor repairs becoming major problems to residents. Moronke explained this was not LBS policy.

5. Garden

a) Grants. A meeting to be arranged by Moronke to complete any outstanding successful grant projects due to Juniper. Including the two seating units and Playcage Refurbishment.

6. Other Business.

a) Sadly, unacceptable behaviour by children on the block has been reported, including physical and verbal abuse, and unsuitable use of mobile phone video. No identities or addresses were shared with the meeting.
action: Moronke to send a general letter to all residents, warning of the consequences.

7. Next Meeting. 10/09/2026

Damp, mould or condensation? **Scan** **Call:** 0800 952 4444. **Email** Repairs@southwark.co.uk

Seepage from Above

(a new theory)

Many residents will know, and dread, the steady drip of water leaking into a kitchen or bathroom. In the middle of a meal or movie.

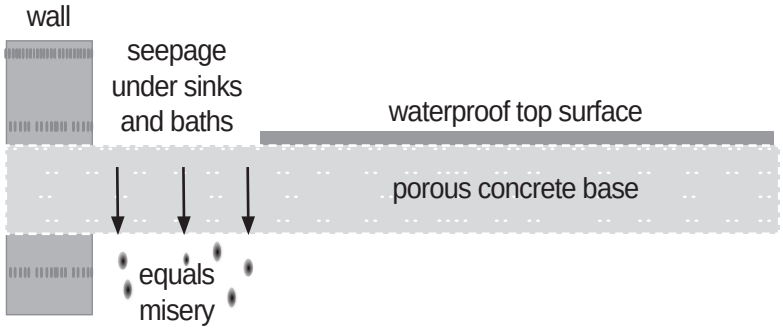
An emergency call is made, only for the mysterious leak to dry up by the time the technician arrives, and find no clear plumbing problem to repair. A dreary cycle which can go on for years. However, recent experiences by different residents have offered an explanation, if not a solution.

Kichens and bathrooms in Juniiper naturally have waterproof floors. But these surfaces do not extend under baths, or cabinets where washiing-machines live.

Any spillage beyond the waterproof area will be absorbed by the porous concrete bed, and travel downwards to the flat below you, unless you live on the ground floor, in which case you will be soaked by everyone above.

The obvious answer is for LBS to waterproof the wettest areas. The places most likely to cause seepage. But until then, we could help each other by ensuring that water is does not stray beyond the waterproof floor.

It is at least something we can do to help ourselves.



For the Winter

Please ensure that all rear balcony drainage pipes are kept clear.
Ponding will cause damp and damage in flats below.

•••

emergencies (e.g. a burst water pipe)
please call 0800 952 4444 or 0207 525 2600

Gas leaks: 0800 111 999 • Electricity: 0800 028 0247 • Thames Water: 0800 714 614

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The Handyperson Scheme helps with many repairs. contact:
020 7525 1863 or email: **handyperson@southwark.gov.uk**

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news#203

21/09/2026

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Tenants & Residents Association
MEETING#86
[reconvened]
Monday • 05/10/2026
7.00pm • Flat 30A

•••

All Welcome

•••

The September meeting was inquorate.
This means that those who attend the reconvened meeting will be enough to do business..

Juniper **WhatsApp**

Minutes #85 • Juniper Tenants & Residents Association • 7pm • 04/08/2026 • 30A Juniper House

present: Natasha E. Rob Kenyon (Secretary). Mark Millar (Co-Chair). Cherrie Stephens. Jaki Wilford (Treasurer). Moronke Olorunda (Local Area Management)

1. Minutes of Previous Meeting. Minutes of Annual General Meeting #12 approved

2. Matters Arising.

a) From AGM. 6b) Garden Shelter Project.

Moronke required information regarding consultation.

The Secretary informed the meeting that Phase 1 under consideration is the Consultation phase, and will provide a professional consultation document, plus other vital services including site meetings, planning application and risk assessment. It was also pointed out that any intrusive Site Inspection would only be carried out after planning permission had been granted. Moronke was given a copy of the Green Tea Fee Architects Proposal for inspection.

b) Moronke proposed that all 75 flats would be required to respond to the final Phase 2 construction proposal.

This was felt to be both impractical and unreasonable.

Mark and other committee members assured Moronke that there would be a door-to door campaign. But that no organisation could expect 100% response to any consultation.

c) The secretary enquired whether LBS would provide an acceptable blank form for Juniper use in the process. This was denied. The format of the form was entirely our responsibility.

action. The Secretary to provide Moronke with a draft form for residents to approve completion of the project, to be approved or rejected by LBS.

d) The secretary pointed out that the Juniper Constitution allowed major expenditure to be made with due warning by properly constituted meetings. Such as the spending decisions taken at the last AGM.

action. Secretary to forward copy of Juniper constitution to Moronke.

3. Finance.

a) June balance:	£32,492.62
minus June meeting refreshments:	£ 12.96
Natwest current balance:	£32,479.66

4. Repairs

a) Mark reported continued water ingress, and that he had escalated the repair as a result. Similarly, Jaki is still fighting LBS through the law to get her repair started. Repeated surveys of both flats have reached the same conclusions and proposed specific remedial works. But there is still no sign of action.

b) Rob reported the annual repeat of flooding from sub-standard plumbing in the flat above, which has persisted for 20 years. Advised to escalate repair to Complaints.

c) Moronke advised ‘strongly worded emails’ to all relevant parties. Her department is not responsible for repairs.

d) Central Lift reported out of action by Cherrie. Moronke noted.

e) Cherrie enquired why there is no routine cyclical maintenance to prevent minor repairs becoming major problems to residents. Moronke explained this was not LBS policy.

5. Garden

a) Grants. A meeting to be arranged by Moronke to complete any outstanding successful grant projects due to Juniper. Including the two seating units and Playcage Refurbishment.

6. Other Business.

a) Sadly, unacceptable behaviour by children on the block has been reported, including physical and verbal abuse, and unsuitable use of mobile phone video. No identities or addresses were shared with the meeting.

action: Moronke to send a general letter to all residents, warning of the consequences.

7. Next Meeting. 10/09/2026

Pramshed Responsibility

We were surprised to be told by Local Area Management LBS that upkeep of storage units at Juniper House is the sole responsibiity of the occupant.
Those with units in severe disrepair may be interested to learn that *you* are expected to improve the LBS property you are paying rent on.

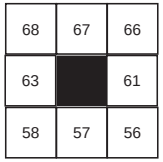
Units with rotten, insecure doors and door-frames invite vermin of all kinds, and make Juniper House look like a derelict slum. The kind of place attractive to bad people because it looks like nobody cares. LBS seems quite content with this state of affairs.

If you rent one of the worst pramsheds, the work could cost upwards of £200. What does LBS provide in return for your rental ***plus*** your investment in their property?

The T.R.A. has sought clarification on this issue for years. Possibly, our new generation of councillors can cut the red-tape and get some answers.

Catherine.Dawkins@Southwark.gov.uk

Contact Resident Services Officer for information:
Moronke.Olorunda@Southwark.gov.uk
tel: 07394 206528



Preparing for Winter

Anyone watching the news will know that life is not ging to get easier this Winter, for many reasons. Whoever is to blame, we can only prepare for the predicted problems. And the most effective way to do that is by spreading the workload.

There are many agencies and programmes design to help with specific issues, but finding and distributing this information will be a team effort.

Please consider helping with the TRA's attempt to provide support

Pop in to the meeting:

September 9th. 7pm Flat 30A

Summer Summary

Anyone listening to the noises coming from the playground this Summer might be excused for thinking that the Battle of Hastings was being re-enacted. This is only partly true.

It is a fact that there *was* friction in the early weeks of the holidays which required adult intervention. In the cirumstances, this was natural given that three new groups were thrown together for the first time.

Eventually, somehow, they came to an understanding, and achieved a natural balance of power. So much so, they seem to have invented their own variation of football, with their own rules, which involves a lot of shouting.

One thing is clear. Juniper desperately needs a **Parents' Group** to advise on future holiday events.

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #202

28/08/2026

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Tenants & Residents Association

MEETING #86

•••

Thursday, 10/09/2026

7.00pm • Flat 30A

•••

All Welcome

Draft Minutes • Juniper Tenants & Residents Association • Annual General Meeting#12

7.00pm • 30/06/2026 • flat 30A Juniper House

present: Coralie Allison. Treasurer. Rukayat Basaru. Karl Bolingbroke. Jules Denton. Rob Kenyon (Secretary). Clo Lappartiont. Vice-Chair. Mark Millar. Cherrie Stevens. Jaki Wilford (Chair). Observers: George Coombes (London Borough of Southwark). Cllr Catherine Dawkins.

1. Approval of Previous Minutes. Approved.

2. Approval of 24/25 Accounts.

a) Due to closure of the Metrobank account, Management are now able to provide a full statements for both 2023/24 and 2024/25. As agreed at the last AGM. Copies were provided for the meeting and LBS.

Proposal: 'This meeting approves the accounts of 2024/25, and the accounts of 2023/4.'

- proposed Treasurer. Seconded Chair. Passed Unanimously.

b) Spending during the period: Zurich Insurance. £99.31.

3. 2024-25 Finance Report.

a) New account opened with NatWest. Metrobank closed. Entire assets transferred: £32,487.66

b) George inquired how much of the current balance was Juniper legacy fund. Over £30,000.

c) George inquired whether Juniper TRA intended to apply for annual LBS grant funding. Informed that this felt uncomfortable while holding assets above £16000. Until the Legacy is disposed of, applications for funding are on a piecemeal, project basis.

4. Appointment of Auditors.

a) 'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2026-2027.' Proposed Vice Chair. Seconded Treasurer. Passed Unanimously.

5. Secretary's Report. 2025-26

a) The Secretary reported that a significant amount of time had been devoted to snagging the implementation of grant projects such as the rainwater butts and security lights. The remaining two large rainwater butts will have to be decommissioned due to reports of damp in flats. As predicted on the day of installation.

b) Catherine wanted to know the ratio of Tenants/ Leaseholders at Juniper. The breakdown is unclear. When asked, Local Area Management could not provide a figure. The likelihood is that the numbers of leaseholders are rising, but so are the number of Sub-tenants. LBS will be able to confirm a definitive list of leaseholders and Southwark Tenancies.

6. Repairs & Garden Report.

a) Damp and mould problems persist throughout the block. Rain still penetrating exposed top-floor walkway to floor 4 below. No actions taken in spite of repeated reports and surveys. Walls require repointing, and walkway surfaces require remedial attention. Generations of shoddily installed cabling on walls a possible cause of water ingress.

b) Garden Shelter Project.

In presenting this proposal, the Secretary stressed that 'Phase 1' represented the vital Consultation stage of the larger project, as required by Local Area Management. Being merely an evaluation exercise, it would not impact the site. Nor does it commit Juniper to any further action, or to use the same architects.

Proposal: 'This meeting authorises Green Tea Architects to undertake Phase 1 of The Juniper Community Shelter Project 795 (see proposal documents). Fee £2,154 inc VAT. Plus required Planning fee of £383.00 directly to LBS Planning Portal'.

Proposed Secretary. Seconded. Chair. Approved unanimously.

Proposal to become effective from approved signing of Green Tea Agreement Letter at next Juniper Meeting.

c) No news yet on delivery of 2 Garden Benches from CGS

d) LBS repairs reporting (and other services) are prejudicial against non-English speakers. This is obvious but what plans are there to remedy it?

e) Contractor Failures to 'Make Good'. Some works raised by LBS at Juniper are left unfinished at the end of the day, causing possible safety and security breaches. Can anything be done to rectify this?

f) Cllr Dawkins explained the complications involved in presenting Tenants' cases to the LBS. Attempts to be made to untangle the process.

7. Formal resignation of Chair and Officers

George Coombes (LBS) assumed the Chair.

a) Elections

Co-Chairs. Mark Millar/ Clo Lappartiont.

Proposed: Jules Denton. Seconded: Rob Kenyon. Passed unanimously

Treasurer. Jaki Wilford. Proposed Rob Kenyon. Seconded:.Rukayat Basaru. Passed unanimously.

Secretary. Rob Kenyon. Proposed. Coralie Allison Seconded: Mark Millar.. Passed unanimously.

Committee Members: Cherrie Stephens. Proposed Rob Kenyon. Seconded:.Rukayat Basaru. Passed unanimously.

After consultation with George and Catherine, it was agreed that in the absence of a permanent elected chair, meetings would be chaired by a committee member chosen by each meeting. Mark and Clo agreed to be Co-Chairs when available.

8. Resumption of elected officers.

Mark assumed the chair.

9. Next Meeting 04/08/2026

Summarised Phase 1 – Developed Design & Planning Application
Agreement Letter with Green Tea Architects Authorised by Annual General Meeting 2026 for Signature at Juniper Meeting August 4th

Services Include

• **Existing Measured Survey** of the area and preparation of electronic drawings for "existing stage" (site plan, floor plans, sections and elevations).

• **Community Engagement Session** GTA will participate in a 1-hour community engagement session with Juniper children.

Design

• **Proposed drawings** (plans, elevations, sections and external 3D views).

• **Community Design Review** GTA will participate 1-hour event held after the final drawings are prepared where residence can visit, view the designs, and ask any questions ahead of the planning application submission.

• **Submission of planning application**. We can confirm that our fee would be **£1,950** plus VAT, to undertake the architectural design listed above.

Breakdown of payment:

• 1. Letter of Appointment, Measured Survey & Existing Drawings (1st instalment 100% of fee)

• 2. Proposed / Design completed according to client's expectations

• 3. Submission of Planning Application

***Please note** that the Planning fees (to Planning Portal) will be paid directly by the client – Budget on **£383.00**

The Programme

Phase 1 – Developed Design & Planning application submission. We anticipate a working program of

• 3/4 weeks to prepare the architects planning package.

• Submit the planning application to L.B.S. once the full package is ready. (up to 12 weeks to get their decision).

What It Means

Phase 1 is a feasibility study for the Shelter Project. A report which will assess the design for safety and practicability, and provide professional drawings to give everyone a clear idea of the final structure.

As such it constitutes the level of Consultation which Juniper deserves. This will be distributed to each flat for final scrutiny, and for full consideration at a subsequent meeting.

If the Juniper community approves, we can decide to move to Phase 2 (construction) with the approval of LBS.

If, for some reason, permission is not granted for Phase 2, the Report on the site and its possibiities will still survive for future reference. So our money will not be wasted.

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #201

18/07/2026

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Tenants & Residents Association

GENERAL MEETING #85

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Spending Proposals

&

Garden Shelter Phase 1 Approval

•••

Tuesday, 04/08/2026

7.00pm • Flat 30A • (Garden if nice)

Minutes • Juniper Tenants & Residents Association • Meeting #84

7pm • 05/05/2026 • 30A Juniper House • (Reconvened from 28/04/2026)

present: Coralie Allison (Treasurer). Karl Bolingbroke. Julie Denton. Rob Kenyon (Secretary). Clo Lappartiont (Vice-Chair). Cherrie Stevens. Jaki Wilford (Chair). Apologies.. Oscar Farmer.

1. Minutes of Previous Meeting. Karl pointed out that (Item 7. Any Other Business) should read:
'Karl reported that drains at the North of the block had been inspected, but not yet cleared.'
2. Matters Arising.
3. Finance.
a) The cheque for £7 presented to NatWest in order to clear the Metro account has been refused.
action. Metro account to be formally closed as soon as possible. Treasurer and Secretary.
b. Current balances. Metro: £17
Natwest: (unchanged). £32,492.62

4. Repairs.
a) Pramsheds. Have been allowed to decay into a nuisance. LBS have repeatedly neglected to maintain them. The meeting agreed to investigate a Cleaner Greener Safer grant for wholesale refurbishment.
action: Jaki and Julie.

5. Garden
a) LBS Community Gardening Coordinators have agreed to remove the water-butt near flat 27, and to consult over the future of the other two. LBS favour the installation of a concrete base, but not raising the units to allow all-round ventilation, or a convenient filling height.
b) The secretary reported that the Garden Shelter project ws bogged down by LBS Area-level lack of cooperation, especially on the issue of consultation. In order to provide a form of consultation which would present the project to best advantage and clarify core issues of Safety and Planning, Juniper should authorise Green Tea Architects to complete Phase 1 of the Project.
The meeting authorised the secretary to present an appropriate proposal to the residents in time for the Annual General Meeting.
c) Plant Boxes. Rob and Orsette to liaise.. At the meeting with Ruth and Orsette (LBS) the Juniper garden Group was offered recycled plastic tubs.
Group to investigate
e) Garden Group. A formal group will have to be convened at the Annual General Meeting. Comprising a chair who is not a TRA officer,
d) Group to collect plants from Southwark community nurseries.

6. Other Business.
Budgen's lighting reported as causing disturbance at night. Matter referred to Lewisham or Southwark environmental complaints department.

7. Next Meeting. Annual General Meeting. 30/06/2026. 7pm Flat 30, or Garden if nice.

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AGENDA
Juniper Tenants & Residents Association
Annual General Meeting[#12]
7pm • 30/06/2026 • flat 30A Juniper House

1. Approval of Previous AGM Minutes.

2. Matters Arising from Minutes. N/A.

3. Approval of 2024/25 Accounts.

4. 2024-25 Finance Report.

5. Appointment of Auditors.

a) 'Proposal: *'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2026-2027.'*

6. 2025-26 Secretary's Report.

7. Repairs & Garden Report.

Proposal: *'This meeting authorises Green Tea Architects to undertake Phase 1 of The Juniper Community Shelter Project 795 (see proposal documents).* **Fee £2,154 inc VAT.** *Plus required Planning fee of* **£383.00** *directly to LBS Planning Portal'.*

8. Formal resignation of Chair and Officers.

9. Election of Officers. (Chair, Vice Chair, Treasurer, Secretary, Garden Group Chair.)

10. Resumption of Chair.

11. Other Business.

12. Date of Next TRA Meeting.

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How Can We Help?

A lot of things have happened since the lat Annual General Meeting, most of which won't have done anyone living at Juniper much good. Prices, rents, repairs, isolation, depression, unemployment, waiting lists - and all the usual background hum of everyday bungling incompetence and negligence is still there like a mild migraine.
But now made much worse by global insanities we had no say in, and which are almost impossible for normal Human beings to understand. British people are being burned out of their homes because they have the wrong colour skin. Political leaders are trying to destroy Science and Truth.

So how can we, little Juniper House, do anything in our defence? We don't have any resources. We don't have any power. Surely our best bet would be to just hope The Madness goes away. .

All half-true In fact, we ***do*** have enough resources to make a difference. If we want to hire sports coaches and playleaders to provide workshops for young people we can (and have). We could send them Horse-Riding, Karting, or to a blacksmith's forge to remind them of **real** reality, because we have. We can find the money. We could do almost anything with just a moderate amount of commitment. We particularly need a new nomination for Chair at the AGM. A post which sounds much grander than it is. In a 50/50 partnership between the Chair and Vice-Chair, each would only need to spend roughly 7 hours **a year** in action.

Our Legacy Fund is now large and embarrassing. It needs to be spent urgently, but has to be spent on something for the common good. We took two years trying to install Solar Panels on the roof, only for LBS to U-turn at the last minute.
After another two years of discussion, consultation and consideration, the Garden Shelter Project on the agenda for the AGM was arrived at. As a multi-purpose, all-weather structure, it could house any self-improvement activities we might care to hold. Please come to the meeting and give your opinion. We can all help.

Juniper Garden Shelter (Project 795)

Green Tea Architects Proposal for presentation at Annual General Meeting 30/06/2026

Phase 1 – Developed Design & Planning Application [Riba Stages 2-3]

Existing
Measured survey of the area where the proposed outbuilding is to be located and the preparation of electronic drawings for "existing stage" (site plan, floor plans, sections and elevations).

Community Engagement Session
GTA will participate in a 1-hour community engagement session with the residence children to Present architectural drawings and encourage them to express their views. Through interactive activities, children will share their ideas and create their own drawings of what they want the space to be.

Design
Proposed drawings (plans, elevations, sections and external 3d views).

Community Design Review
GTA will participate 1-hour event held after the final drawings are prepared where residence can visit, view the designs, and ask any questions ahead of the planning application submission.

Submission of planning application (Southwark Council).
We can confirm that our fee would be **£1,950 plus VAT,** to undertake the architectural design listed above.

Breakdown of payment:
- **1.** Letter of Appointment, Measured Survey & Existing Drawings (1st instalment 100% of fee)
- **2.** Proposed / Design completed according to client's expectations
- **3.** Submission of Planning Application. ***Please note** that the Planning fees (to Planning Portal) will be paid directly by the client – Budget on **£383.00**

The Programme
We anticipate a working program of:
Phase 1 – Developed Design & Planning application submission
- **3/4 weeks** to prepare the architects planning package.
- **Submit the planning application** to Southwark once the full package is ready (up to 12 weeks to get their decision).

Summary of Architect's Assessment of Draft Design.

- 'We do not anticipate any significant issues in obtaining planning permission for an outbuilding in the proposed location. ..Furthermore, the building's intended use — to serve and support the community — should be viewed positively by the local authority. However, as the site is a block of flats, a full planning application will be required.
- The proposed materials will provide a weather-tight structure that complies with building control requirements. These technical aspects will be refined during the design development phase... the existing sub-base may be suitable for reuse; however, a trial pit investigation will be required to confirm whether it can adequately support the proposed structure.
- We would also be happy to facilitate a community engagement session, particularly with local children, to involve them in the early design process. ..Once the concept design and visuals are ready, we can hold a followup session to display the proposals on-site, offering the wider community a chance to provide feedback ahead of the formal submission to the council. This ensures transparency and inclusive engagement from the outset.
- As discussed, you are welcome to appoint us on a phased basis, depending on the level of support required at each stage.

Yours sincerely Charlene Campbell. Architect & Director. www.greenteaarchitects.com

The Terms of the Juniper Legacy

Dissolution Meeting • Juniper House Co-operative • 16/01/2020
30A Juniper House • 7.30pm

3. Proposal.

'..We agree to transfer all the remaining assets of the Coop to the Juniper House TRA, with the Proviso that the TRA only uses these funds to meet the Coop and TRA's agreed objectives ***in the interest of the Juniper community.'***

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #200

21/06/2026

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SUMMER SOLSTICE SPECIAL

Juniper House Tenants & Residents Association

ANNUAL GENERAL MEETING#12

•••

Elections • Reports • Big Spending Proposals

•••

Tuesday, 30/06/2026 • Flat 30A • 7.00pm
(Garden if nice)

•••

ALL WELCOME •

PIZZA & POP PLANNED.
COURTESY OF TREASURER

MINUTES • Meeting #83

Juniper Tenants & Residents Association • 7pm • 26/03/2026 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Clo Lappartiont (Vice-Chair). Cherrie Stevens. Jaki Wilford (Chair).

Apologies. Julie Denton. Mark Millar.

1. Minutes of Previous Meeting. Approved.

2. Matters Arising. Date of 2026 Annual General Meeting. 30/06/2026

3. Repairs.

a) Independent January damp survey and details on wall damage shared with Councillors, who agreed to pass on to relevant LBS departments.

b) Karl reported that walkway ingress near his flat had dried over the last few weeks.

c) Cherrie reported walkway light fittings outside her flat filling with water from walkway above.

d) No estate inspection conducted in March. Clarification from LBS required.

e) Clo reported severe tree damage to wall opposite flat 51.

4. Finance.

a) Balances and Transactions

Current Balance (unchanged).		NatWest:	£32,492.62
MetroBank charge:	- £3.00	MetroBank:	£00.017.00

b) Proposal: This meeting authorises the Treasurer to transfer all funds from the Juniper MetroBank account to the new Natwest account. The MetroBank account to then be formally closed.

Proposed: Chair. Seconded. Vice Chair. Agreed unanimously.

AGENDA

Meeting#84

7pm • 05/05/2025

flat 30A Juniper House

1. Approval of Previous Minutes.
2. Matters Arising from Minutes.
3. Finance Report
4. Repairs Reports & Updates.
5. Garden Update
6. Any other business.
7. Date of Next Meeting

5. Garden Report.

a) Discussion of LBS/Juniper Garden Management Agreement..

The meeting generally approved the terms of the agreement delivered to all residents. Ruth Arnott Community Gardening Coordinator and LBS Ground team to be consulted on planting potential for the border under the Plum trees (opposite the Ball Court.)

b) LBS

c) Garden Group Summer Budget.

Proposal: 'This meeting authorises a garden budget of £100 for new plants, seeds, composts and other incidental expenses. All Items to be approved at Juniper meetings'. Proposed. Chair. Seconded Vice Chair. Approved. Unanimously.

6. Social

a) Cherrie to provide details for a possible clothes Upcycling workshop in 30A.

b) Hardware Repair workshops suggested.

c) Clarification on garden barbecue permission to be sought.

7. Other Business.

Karl reported that drains at the North of the block had been cleared out and inspected with keyhole cameras.

8. Date of Next Meeting. 28/04/2026

L.B.S. Repairs

sec.junipertra@gmail.com

Juniper WhatsApp

www.juniperhouse.info

Besson Street Services

contact:

0207 639 7605 • info@bessonstreet.org.uk

• **FREE English Classes** to Speakers of Other Languages (ESOL)

• **Form-Filling and Letter-Writing Service.** (Your very own secretary. Call to make appointment)

• **Stay and Play** for under-5s and Families. 9.30am - 12.30pm

• **Computer Skills for Beginners.** Wide range of skills taught in a friendly environment. contact: 0207 639 7605, or mail: *sezin.hussein@nxgtrust.org.uk*

• **Adult Training Courses.** First Aid, Fire Safety, Safeguarding, Food Standards etc.

• **Group Crafts and Arts.** Besson Street Centre hosts a wide range of informal group workshops throughout the week. Call to enquire or check the website.-

• **Job-Related Training Courses.**

• **Debt-Counselling.**

• **Gardening Club.**

• **Ukelele, Singing, Crochet, Warm Hub**.. and much more.

And all on your doorstep.

see website for full details

www.bessonstreet.org.uk

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #199

02/05/2026

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sec.junipertra@gmail.com • www.juniperhouse.info

Tenants & Residents Association

MEETING #84

Tuesday • 05/05/2026

Flat 30A • 7.00pm

...

ALL WELCOME

MINUTES • Meeting #83

Juniper Tenants & Residents Association • 7pm • 26/03/2026 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Clo Lappartiont (Vice-Chair). Cherrie Stevens. Jaki Wilford (Chair).

Apologies. Julie Denton. Mark Millar.

1. Minutes of Previous Meeting. Approved.

2. Matters Arising. Date of 2026 Annual General Meeting. 30/06/2026

3. Repairs.

a) Independent January damp survey and details on wall damage shared with Councillors, who agreed to pass on to relevant LBS departments.

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c) Cherrie reported walkway light fittings outside her flat filling with water from walkway above.

d) No estate inspection conducted in March. Clarification from LBS required.

e) Clo reported severe tree damage to wall opposite flat 51.

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Current Balance (unchanged).	NatWest:	£32,492.62
MetroBank charge: - £3.00	MetroBank:	£00.017.00

b) Proposal: This meeting authorises the Treasurer to transfer all funds from the Juniper MetroBank account to the new Natwest account. The MetroBank account to then be formally closed. Proposed: Chair. Seconded. Vice Chair. Agreed unanimously.

5. Garden Report.

a) Discussion of LBS/Juniper Garden Management Agreement.. The meeting generally approved the terms of the agreement delivered to all residents.

Ruth Arnott Community Gardening Coordinator and LBS Ground team to be consulted on planting potential for the border under the Plum trees (opposite the Ball Court.)

b) LBS

c) Garden Group Summer Budget.

Proposal: 'This meeting authorises a garden budget of £100 for new plants, seeds, composts and other incidental expenses. All Items to be approved at Juniper meetings'. Proposed. Chair. Seconded Vice Chair. Approved. Unanimously.

6. Social

a) Cherrie to provide details for a possible clothes Upcycling workshop in 30A.

b) Hardware Repair workshops suggested.

c) Clarification on garden barbecue permission to be sought.

7. Other Business.

Karl reported that drains at the North of the block had been cleared out and inspected with keyhole cameras.

8. Date of Next Meeting. 28/04/2026

L.B.S. Repairs

sec.junipertra@gmail.com

Juniper WhatsApp

www.juniperhouse.info

Police

Garden Wall Demolition

Word from the crew in-site is that the entire wall is to be removed. Apparently, in spite of standing for almost 80 years it was not *'built properly'*. If this assessment is accurate, then the entire length of the boundary wall with Coll's Road is under suspicion, regardless of the significant tree-cracks in evidence, caused by the large feral tree in number 6/8 Coll's Road.

The internal wall with Coll's Road is also beyond repair and will have to come down.

The question of how much the Council will charge for this work is unclear. Once clear fact is that if LBS had acted when warned of the tree-damage, the cost would now be significantly less.

Contact Resident Services Officer for information:
Moronke.Olorunda@Southwark.gov.uk
tel: 07394 206528

Garden Inspection April 30th

Officers from Southwark Environmental Department visit to view and assess the garden.
All welcome to attend
If unable to come, please forward any garden concerns to:
sec.junipertra@gmail.com or to flat 32.
Time to be announced. Recommended to all garden-lovers.
All welcome to join Juniper Garden Group
Vegetable planting season underway soon.

Monthly Estate Communal Repair 'Surgeries'

with local L.B.S. officers

Second Monday of Each Month. Flat 30A • 11am- 1pm

Estate or Building Faults Only.

For Internal Repairs contact LBS Repairs.

repairs@southwark.gov.uk • 0800 952 4444 • 0207 525 2600

established: 05/11/2014 • circulation: 75 homes

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community news #198

17/04/2026

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Tenants & Residents Association

MEETING #84

Tuesday • 28/04/2026

Flat 30A • 7.00pm

...

ALL WELCOME

MINUTES

Juniper Tenants & Residents Association • Meeting #82 • 7pm • 19/02/2026 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Clo Lappartiont. Rhiannon Rafferty. George Stables. Cherrie Stevens. Jaki Wilford (Chair). LBS. Councillors: Gavin Edwards. Sandra Rhule.

Apologies. Mark Millar.

1. Minutes of Previous Meeting. Approved.

2. Security.

a) Two residents reported two separate intrusions into the loft space from Feb 6th – 13th. No assurance of action from LBS to date (19/02/2026).

b) Constant late-night anti-social behaviour on top-floor centre-staircase also reported.

Action: Gavin & Sandra to contact local Area Management.

3. Damp & Repairs.

a) Chair delivered a summary of the latest surveyor's inspection. This found gaps in the wall above the window-frames, allowing water ingress. These findings confirm previous studies, which contradict the claim that the problem is caused by plants on balconies.

Final report to be forwarded to Gavin and Sandra.

b) Karl reported a repeat of visible ingress into the structure from ponding on walkway above his flat.

c) Cherrie reported walkway light fittings filling with water from walkway above.

4. Garden Report.

a) Draft Juniper Garden Management Agreement circulated for inspection. To be brought to next meeting for final amendments and approval. Agreement created after visit by Ruth Arnott (LBS Green Officer).

b) The secretary requested advice from Gavin and Sandra on an acceptable process for block Consultation on the Garden Shelter Project. Local Area Management have not been able to provide any support.

c) Advice was also sought regarding the legal position of Juniper proceeding with Stage 1 of the project, which would not effect the site, and which would deliver a professional-standard consultation pack, while also addressing other LBS concerns in the process.

The secretary stressed that authorising Stage 1 would not spend any LBS money, and that the Juniper Constitution allows expenditure by General Meeting approval alone – given all proper notice.

d) Demolition of Garden Wall. It has apparently been proposed by LBS that the wall be demolished the entire length of the Ball-Court. Why is this extra expense needed when the wall is clearly only damaged for half that distance?

action: Sandra and Gavin to clarify via Area Management.

e) Garden Security Lights. Still completely out of action and need to be replaced with a better design to be of any use.

5. Finance.

a) Current Balance (unchanged).

NatWest:	£32,492.62
MetroBank:	£ 20.00

c) Bill received from MetroBank: £3

Action. Treasurer to pay by cheque.

MetroBank account then to be formally closed, and any outstanding balance transferred to Natwest account.

Agreed unanimously by meeting.

6. Other Business. Covered under topics.

7. Date of Next Meeting. 26/03/2026

Kitchen Damp Heads-Up

A few weeks ago my downstairs neigbour suffered water seepage from my flat, which she reported to LBS Repairs. This led to an inspection of my flat for sources of the leak. This concluded that the source of the problem was a faulty seal around the kitchen sink.

A date was set for the work, I assumed this would be just to reseal the sink. However, the contractors arrived prepared to replace the entire unit. I tried to assure them they only needed to reseal the unit by showing them the gap with my finger, which went straight through the entirely rotten work surface. It came off in soggy handfuls. I left the contractors to their work.

The kitchen unit in question was only fitted some 8 (?) years ago as part of a general package of improvements by LBS. Many were fitted at the same time, and are now evidently failing and causing problems. Other models of kitchen units may well suffer from the same degradation.

Check Your Sink

The point being that any sink installed over 7 years ago may be now leaking into the flat below. Please check inside the kitchen cabinet below the taps for signs if damp. Also check by prodding the seal behind the taps with your finger (or similar pointy tool) quite firmly. If it goes straight through or the seal is loose, report to LBS Repairs and talk to your neighbour. Likewise, if you are suffering from mysterious damp patches above your kitchen sink area, ask upstairs. By working together, my neighbour got a dry ceiling and I got a new kitchen.

Report damp and mould if you rent from LBS or a private landlord:
020 7525 2600 • www.southwark.gov.uk/housing/repairs

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #197

23/03/2026

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Tenants & Residents Association

MEETING #83

Thursday, 26/03/2026

Flat 30A • 7.00pm

...

ALL WELCOME

MINUTES

Juniper Tenants & Residents Association • Meeting #82 • 7pm • 19/02/2026 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Clo Lappartiont. Rhiannon Rafferty George Stables. Cherrie Stevens. Jaki Wilford (Chair). LBS. Councillors: Gavin Edwards. Sandra Rhule.
Apologies. Mark Millar.

1. Minutes of Previous Meeting. Approved.

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The secretary stressed that authorising Stage 1 would not spend any LBS money, and that the Juniper Constitution allows expenditure by General Meeting approval alone – given all proper notice.

d) Demolition of Garden Wall. It has apparently been proposed by LBS that the wall be demolished the entire length of the Ball-Court. Why is this extra expense needed when the wall is clearly only damaged for half that distance?

action: Sandra and Gavin to clarify via Area Management.

e) Garden Security Lights. Still completely out of action and need to be replaced with a better design to be of any use.

5. Finance.

a) Current Balance (unchanged).	NatWest:	£32,492.62
	MetroBank:	£ 20.00
c) Bill received from MetroBank:	£3	

Action. Treasurer to pay by cheque. MetroBank account then to be formally closed, and any outstanding balance transferred to Natwest account.

Agreed unanimously by the meeting.

6. Other Business. Covered under topics.

7. Date of Next Meeting. 26/03/2026

L.B.S. Repairs

sec.junipertra@gmail.com

Juniper WhatsApp

www.juniperhouse.info

Police Contacts

Juniper House Gardening Projects Maintenance Agreement
Appendix A. Safety Guidance to Garden Users

(Mainly L.B.S. Green Office)

Potential risks should be considered for gardening activities/ spaces and steps taken to reduce these where they are identified. This could be an environment risk or an activity risk, for example overloading a wheelbarrow causing back strain.

Walk around each space you will work in and run through each activity proposed to identify all the steps you can take to make your project as safe as possible for all those involved. Record these actions in the table above. This is a working document and can be reviewed and updated as your group takes on new projects.

Reducing risks of injury, trips/falls and strains

- Provide induction for new volunteers on safe use of tools
- Clear away trip hazards/ tools in the gardening space.
- Avoid back strain; lift from the knees. Avoid overstraining muscles by varying tasks
- Ensure ladders are stable. Do not stretch from a ladder; move the ladder
- Use organic gardening methods, avoid pesticide use.
- For advice please visit https://www.gardenorganic.org.uk/
- Clean and cover any wounds; keep a log book of injuries and review this regularly..

Reducing risks of illness and disease

- Wear gloves when gardening to protect against soil borne diseases and pathogens, plants with irritant sap. Wash hands after gardening and before eating.
- See RHS advice about to how to avoid exposure to pathogens in soil and water, including Tetanus, Legionnaires and Weil's Disease: https://www.rhs.org.uk/advice/profile?pid=541

Working in public spaces/ near roads

- Make sure you are visible to road users; protected from traffic
- Do not block public access on pavements
- Take care not to create trip hazards as you work in public spaces

Children

- Children must be accompanied by an adult carer during gardening activities
- Set rules for children's access to garden spaces, considering risk involved
- Ensure activities are safe and accessible.
- For more information about safeguarding of children and vulnerable adults, visit: https://www.communitysouthwark.org/pages/category/safeguarding

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Further links to advice about gardening safety, garden notices and policies:

https://www.farmgarden.org.uk/resources

www.rhs.org.uk

established: 05/11/2014 • circulation: 75 homes

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community news #196

08/03/2026

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Tenants & Residents Association

MEETING #83

Thursday, 26/03/2026

Flat 30A • 7.00pm

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ALL WELCOME

Minutes • Juniper Tenants & Residents Association • Meeting #81 • 7pm • 19/01/2026 • 30A Juniper House

present: Coralie Allison (Treasurer). Rob Kenyon (Secretary). Mark Millar

Apologies. Clo Lappartiont. Jaki Wilford (Chair)

1. **Selection of Chair**. Mark elected Chair in the absence of Chair and Vice-Chair..
As a reconvened meeting, a quorum was not required for decisions.

2. Minutes of Previous Meeting Approved.

3. No Matters Arising from Minutes.

4. Finance.

a) Opening Cheque from MetroBank account cleared.

Opening Natwest Balance.	**£32,591.93**
Zurich Insurance	£99.31
Current Balance	**£32,492.62**

The November meeting agreed to leave a sum of £20 in the Metrobank account to cover any unforeseen closure fees. To be withdrawn on clearance of transfer, and the account then formally closed.

b) Proposal. *'This meeting approves the use of the TRA laptop and debit card to make approved spending at TRA meetings.'* Proposed Secreatary. Seconded. Treasurer. Approved umamimously.

c) Deliveries of Juniper Items. Goods ordered on behalf of Juniper should be delivered to the flat responsible for sourcing the item, or to another secure pickup point. But not to the Treasurer's address, unless by arrangement.

d) Proposal. ***Meet & Eat.***
'*In the interest of democracy, Pizza or other healthy food of choice to be delivered to Juniper TRA meetings.'* Proposed. Secretary. Seconded. Mark. Passed Unanimously.

e) Accounts for last year verified by Southwark Group of Tenants and signed by Treasurer.
To be presented for approval by June Annual General Meeting.

5. Repairs. First 'Repair Surgery' held last week. Present. Rob Kenyon. Coralie Allison. Jaki Wilford. Moronke Olorunda, Nick Sutherland (RSOs).

a) The personal repairs reported seemed to be recorded in good faith by both Resident Service Officers and actions promised. Reported repairs to be monitored for results.

b) LBS staff informed us that *all* Pomeroy Street residents had been invited to the surgery in 30A. This was news to us since there had been no consultation on the matter. The Juniper residents present agreed to allow the February Surgery in Flat 30A, but all subsequent surgeries to be held upstairs in Budgens on Pomeroy Street.

6) Garden. The secretary reported that the Garden shelter project remains stalled by LBS Area Management over 'consultation.' Repeated requests for an acceptable Consultation format have been ignored.
Area management seems to be labouring under the misapprehension that Phase 1 of the Green Tea Architects Proposal will somehow have a material effect on 'their' land. In fact, Phase 1 will merely produce professional-standard drawings, and refine the design so that residents can then make an informed judgement. To allow the project to be judged on the evidence of the amateur sketches now available would be irresponsible.
Action. Further advice to be sought from local councillors, and Phase 1 spending proposal to be broght to general meeting.

b) Advisory inspection of the garden with LBS Garden Officer Ruth Arnott to take place Friday 23rd. 12.15, 30A
All welcome

7) Any Other Business..

a) New free LBS Juniper laptop working fine, but unable to log on directly to Juniper broadband connection in Flat 30A.. Action. Secretary to contact LBS and Community Fibre.

b) Mark reported that his CGS application for 2 Three-seater benches would be decided in March.

8) Next Meeting. 19/02/2026. 7pm Flat 30A

GARDEN AWARENESS DAY • 23/01/2026

Present. Juiper: Rob Kenyon, Secretary. Coralie Allison, Treasurer.
LBS: Ruth Arnott Community Gardening). Moronke Olorunda (RSO), Mehmet Mehmet (Ground Maintenance).

To review the garden stock and establidh best practice for Juniper.

Resulting suggestions.

• Additional perennials and mixed annuals for raised bed opposite flats 52-54. Possible vegetable or fruit site.
• Agreement with the general principle of filling vacant space in beds.
• Ruth offered broad support for Juniper gardening initiatives, and appreciated the potential of the space, both as a site for further species diversity, and to promote food production. Advice and a range of weekend workshops are available
• Ruth suggested the installation of roof-beds on the pramsheds. This would require a CGS grant.
• Mehmet was invited to suggest species for introduction. Logs, tree stumps and wood-chips are available from LBS for garden design use.
• Ruth was sympathetic with re-siting the granite blocks near flat 1, to re-use as a hard border to the Hazel Wood.
• Ruth able to help with required servicing of rainwater butts. And exchange of units if needed.
• The group was surprised to hear that management of the border opposite flats 1 - 26 adjacent to Colls Road has *not* been LBS responsibility for two years.The reason given being the number of plants on the site donated by residents, or which were planted as part of previous projects. This would seem to which requires further.clarification. Moronke and Mehmet agreed that LBS would remove undestrable plants from the border on request from Juniper Garden Group.

MORE DETAILS TO COME!

SOUTHWARK REPAIRS ONLINE

Or at Monthly Repair 'Surgeries'
2nd Monday of each month.
(Next session 09/02/2026. Flat 30A • 11am- 1pm)
Or:Moronke.Olorunda@Southwark.gov.uk

All Faults Welcome

POLICE CONTACTS

EMERGENCY. 999
NON-EMERGENCY 101
CRIME STOPPERS - 0800 555 111
VICTIM SUPPORT - 0845 20 30 900
NEIGHBOURHOOD TEAM -
Nunhead&QueensRoad@met.police.uk

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #195

31/01/2026

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

MEETING #82

Thursday, 19/02/2026

Flat 30A • 7.00pm

•••

ALL WELCOME

Juniper WhatsApp

New Monthly Estate Repair 'Surgeries'

with local L.B.S. officers

Monday 9th February. Flat 30A • 11am- 1pm

2nd Monday of each month • (watch this space for future venue).

All Faults Welcome

Minutes • Juniper Tenants & Residents Association • Meeting#80 • 7pm • 25/11/2025 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Rhiannon Rafferty. Jaki Wilford (Chair). Apologies: Clo Lappartiont.

1. **Minutes of Previous Meeting** Approved.

2. No Matters Arising from Minutes.

3. Finance.

a) Balance at last transaction. 31/07/2025.
£32,611.93.

The meeting agreed to leave a sum of £20 in the Metrobank account to cover any unforeseen closure fees. To be withdrawn on clearance of transfer, and account then formally closed.

Proposal.

'This meeting agrees to transfer all available assets from Juniper Metrobank account by cheque to the new Natwest account Juniper House TRA. The Metrobank account then to be formally closed.'
Proposed Treasurer. Seconded Chait. Agreed unanimously

Transfer cheque written for **£32,591.93** to **Juniper House T.R.A**, and signed by Treasurer Coralie Allison and Secretary Rob Kenyon at the meeting.

b) Future Juniper online spending procedure. Treasurer to be sole custodian of debit card.

Stage 1. Meeting to approve proposed expediture on specific item.

Stage 2. Link to item Shopping-Basket to be sent to Treasurer.

Stage 3. Treasurer to purchase using card. Delivery to agreed address.

No direct Amazon purchases. 1 page invoices if possible. For added accountability, it might be possible to enact all spending live at meetings.

Guidelines to be sent to Cllr Popoola for approval.

4. Garden Report.

a) Consideration of draft design document distributed prior to meeting.

P2 recommendations. As much window space as possible to be incorporated.
Placing of double doors agreed.
The selection of remotely mounted solar lighting over conventional UV panels frees the design from the need for a solar-pitched roof, This would reduce the overall height and reduce materials costs.
In turn, the reduction in height plus extra glazing reintroduces the possibility of employing the more stable, flat alignment of heavy timber untits.
An external base of 6metres x 4 metres was agreed as a minimum area.

P5. Given the sturdy timber base and metal frame, a range of customisations were discussed, including hinged window blinds.

P6. A central internal timber cross-beam would provide extra versatility of use.

b) Security, Cleaning and maintenance issues raised via website addressed, and assurances given of full formal commitment to meet all required standards, as with Flat 30A. Phase 1 of the Architects proposal includes addressing any H&S problems.
The design is inherently low-maintenance. A cyclical maintenance programme is included in the plan, to be financed by the annual Juniper budget.
Security further assured by motion-sensor security lighting and surveillance equipment if needed. Space to be securely locked every night at agreed time by nominated member/s.
c) Noise considerations for Coll's Road neighbours. Space to be shut at a time to be agreed by the TRA. The pointwas made that the space would actually serve to control parties. Without, there could still be gatherings in the garden, as there always have, but with no moderating involvement by the TRA.

d) Consultation Page. Still no clarification on the form of Consultation acceptable to LBS
Action. Secretary.

5. Other Business.

a) Estate Repair Surgery Date
Area management have proposed 11am-1pm on the 2nd Monday of the month as the date for the new onsite sessions to report repair problems. (Flat 30A). The date was approved conditionally. Secretary to request later time for best attendance.

b) Burglary. Police have issued an advisory pamphlet to some residents. Key points to be included in next newsletter to all residents. Vulnerability of front windows mentioned to meeting. All should be securely locked when flat is unoccupied.

6. Date of Next Meeting. Monday January 5th. 2026. 7pm Flat 30A

GARDEN INSPECTION January 6th

Well-informed oficers from Southwark Environmental Department have agreed to view and assess the garden.

All welcome to attend. If unable to come, please forward any garden concerns to sec.junipertra@gmail.com or to flat 32.

Time to be announced. Recommended to all garden-lovers.

EPITAPH

Twenty Twenty-Five

(1 January 2025 - 31 December 2025)

~ 'We Should only Speak Good of the Dead.' ~

~ 'Twenty Twenty-Five is Dead.' ~

~ 'GOOD.' ~

~~~~~~~

Much Better Wishes to All for

2026

~~~~~~~

SOUTHWARK REPAIRS ONLINE

Or at Monthly Estate Repair 'Surgeries' • 2nd Monday of each month.

(First session 12//01/2026. Flat 30A • 11am- 1pm)

Or: Charmain.Bynoe@Southwark.gov.uk

All Faults Welcome

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #194

31/12/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

MEETING #81

Monday, 05/01/2026

Flat 30A • 7.00pm

•••

ALL WELCOME

NEW!

Monthly Estate Repair 'Surgeries'

with local L.B.S. officers

Monday 12th January. Flat 30A • 11am- 1pm

Then on following 2nd Monday of each month.

All Faults Welcome

MINUTES

Juniper Tenants & Residents Association • Meeting#80 • 7pm • 25/11/2025 • 30A Juniper House

present: Coralie Allison (Treasurer). Karl Bolingbroke. Rob Kenyon (Secretary). Rhiannon Rafferty. Jaki Wilford (Chair). Apologies: Clo Lappartiont.

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The selection of remotely mounted solar lighting over conventional UV panels frees the design from the need for a solar-pitched roof, This would reduce the overall height and reduce materials costs.

In turn, the reduction in height plus extra glazing reintroduces the possibility of employing the more stable, flat alignment of heavy timber untits.

An external base of 6metres x 4 metres was agreed as a minimum area.

P5. Given the sturdy timber base and metal frame, a range of customisations were discussed, including hinged window blinds.

P6. A central internal timber cross-beam would provide extra versatility of use.

b) Security, Cleaning and maintenance issues raised via website addressed, and assurances given of full formal commitment to meet all required standards, as with Flat 30A. Phase 1 of the Architects proposal includes addressing any H&S problems.

The design is inherently low-maintenance. A cyclical maintenance programme is included in the plan, to be financed by the annual Juniper budget.

Security further assured by motion-sensor security lighting and surveillance equipment if needed. Space to be securely locked every night at agreed time by nominated member/s.

c) Noise considerations for Coll's Road neighbours. Space to be shut at a time to be agreed by the TRA. The pointwas made that the space would actually serve to control parties. Without, there could still be gatherings in the garden, as there always have, but with no moderating involvement by the TRA.

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Action. Secretary.

5. Other Business.

a) Estate Repair Surgery Date

Area management have proposed 11am-1pm on the 2nd Monday of the month as the date for the new onsite sessions to report repair problems. (Flat 30A).

The date was approved conditionally. Secretary to request later time for best attendance.

b) Burglary. Police have issued an advisory pamphlet to some residents. Key points to be included in next newsletter to all residents. Vulnerability of front windows mentioned to meeting. All should be securely locked when flat is unoccupied.

6. Date of Next Meeting. Monday January 5th. 2026. 7pm Flat 30A

PLANT EXPERT NEEDED URGENTLY

If you know anyone able to recognise a wide range of wild and garden plants, please put them in contact via junipertra@gmail.com or 0207 732 8493

POLICE FLYER

Local police sent a crime alert to some Juniper residents recently, after a motorcycle was stolen from a Juniper storage unit. Please see below for key information included in the flyer. Or access via QR codes.

EMERGENCY. 999
NON-EMERGENCY 101
CRIME STOPPERS - 0800 555 111
VICTIM SUPPORT - 0845 20 30 900
NEIGHBOURHOOD TEAM - Nunhead&QueensRoad@met.police.uk

- ✓ **FIT** AND **USE** DEADLOCKS OR DEAD-BOLTS TO **ALL DOORS**.
- ✓ FIT & USE LOCKS ON **ALL WINDOWS**.
- ✓ FIT & USE LOCKS TO **ALL GARAGES SHEDS , ETC**
- ✓ DON'T LET YOUR LOCKS BE YOUR WEAK POINT.

OUTSIDE YOUR HOME:

- ✓ **TRIM** HEDGES AND SHRUBBERY.
- ✓ **FIT** MOTION SENSOR LIGHTS.
- ✓ **FIT** A VISIBLE ALARM.

AWAY FROM HOME:

- ✓ LEAVE A LIGHT ON OR USE TIMER SWITCHES.
- ✓ INFORM YOUR NEIGHBOURS.
- ✓ IF YOU GO ON **HOLIDAY** CANCEL MILK AND NEWS PAPER DELIVERIES.

IF YOU CATCH SOMEONE IN THE ACT OF CRIME.

- ▸ CALL THE POLICE STRAIGHT AWAY ON **999**. DO NOT CHALLENGE THEM !
- ▸ MAKE A NOTE OF WHAT THEY LOOK LIKE, ANY VEHICLES AND IF THEY ARE CARRYING ANYTHING.

IF THE OFFENDER HAS GONE.

- ▸ DO NOT TOUCH ANYTHING POLICE CAN GET FINGERPRINTS AND DNA !
- ▸ CALL POLICE STRAIGHT AWAY ON **999**.
- ▸ CHECK WITH YOUR NEIGHBOURS, TO SEE IF THEY HAVE NOTICED ANYTHING SUSPICIOUS.
- ▸ REPORT STOLEN CREDIT / DEBIT CARDS TO YOUR BANKS STRAIGHT AWAY.
- ▸ CONTACT YOUR INSURANCE COMPANY.



SAFER NEIGHBOURHOODS
LOCAL POLICE, LOCAL KNOWLEDGE

FORECOURT SQUALOR

The derelict state of the forecourt and pramsheds is bound to attract criminals. If only for the ease of access to the units with rotten doors. Southwark has been urged repeatedly to address this problem. Perhaps they need more persuasion

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #193

11/12/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

MEETING #81

Monday, 05/01/2026

Flat 30A • 7.00pm

•••

ALL WELCOME

NEW!

Monthly Estate Repair 'Surgeries'

with local L.B.S. officers

Monday 15th December. Flat 30A • 11am- 1pm

Then on following 2nd Monday of each month.

All Faults Welcome

MINUTES • Juniper Tenants & Residents Association • Meeting#79 • 7pm • 23/10/2025 • 30A Juniper House

present: Proxy Vote: Coralie Allison (Treasurer). Jules Denton. Rob Kenyon (Secretary). Mark Millar. Rhiannon Rafferty. Jaki Wilford (Chair). Cllr. Reginald Popoola (LBS). Moronke Olorunda (LBS Area Management) Apologies: Clo Lappartiont.

1. Approval of Previous Minutes. The secretary apologised for an incomplete sentence in the minutes of meeting #78: *"5. Garden Report. "a) "The project was discussed,…"*
Minutes to be amended to read: *"The project was discussed, with agreement to present the proposal at the next meeting.'*

2. Garden Project Report.

a) The secretary updated the meeting on progress. LBS Area management had responded to material sent, and given assurance of a response in due course. Therefore, since there was no current approval for the agenda proposal, the meeting could not vote for it as worded. However, a detailed discussion was still possible. The secretary informed the meeting that even at this stage, Juniper is not committed to Green Tea Architects, and asked about competitive tenders.
• Reginald advised that at this stage, continuity was important.
• The secretary requested that LBS keep Juniper fully advised on all appropriate best practices.
b) The secretary distributed copies of the project to all present for scrutiny and feedback. The project was opened for discussion.

c) Moronke enquired about the degree of resident consultation on the project. The Chair reassured Moronke that the current grassroots pressure began before Lockdown at meetings requested by Juniper youth. Since then, the issue has been raised repeatedly with LBS and the community, which has also been canvassed for possible alternatives, as shown in the Minutes and Newsletters Archives. All Juniper residents receive full notice and minutes of all meetings, and copies of all newsletters, which have links to the project plans on the Juniper website.
A further structured consultation involving architects and the community is planned as part of the process. LBS would be welcome to advise on suitable methods of consultation. All residents to receive copies of plans and covering letter.
Action: Consultation information to Moronke.
d) Moronke raised the issue of safety and rough-sleepers.
The Secretary drew attention to the minimal, low-risk nature of the shelter-design. Architect and structural engineers will incorporate full standard risk assessments in their work on the design in co-ordination with L.B.S..
All intruders will be deterred by the use of security doors on the shelter, which is part of a wider makeover of the surrounding derelict area. The case was made that increased use of community space is a deterrent to anti-social use.
Reginald confirmed that in his experience, where responsibility is taken by the community, there are few related isues. Community centres do play a positive role in social cohesion.
e) Mark and Rhiannon suggested that components in the plans be more clearly marked. (Doors, Windows etc. Secretary to amend design.
f) Jules enquired about maintenance. This would be a TRA responsibility. Subsequently, the design is as low-maintenance as possible. Cyclical Maintenance schedules are outlined in the Design Pack.
g) Insurance. The Secretary expected that our current Public Liability policy with Zurich Ltd. could be extended to cover the project. Any extra premium to be met from TRA annual budget.
h) The secretary sought guidance on voting an amended proposal to provisionally authorise Phase 1 **subject to Local Area approval.** This would enable Juniper to act from the time of formal approval, without further delay. Reginald and Moronke Confirmed this would be acceptable procedure, and the meeting moved to a vote:
i) Proposal. *'This meeting agrees to appoint Green Tea Architects to complete Phase 1 of the Garden Den Project at a total fee of £2340, plus the necessary L.B.S. Planning fees. -* ***subject to permission by Local Area Management,****'.* Prop: Secretary. Sec: Chair. Pass: Unan.

3. Financial

Apologies from Treasurer. Report given by secretary.
a) No new spending this month.
b) Final summary statement prised from Metrobank, meaning Juniper can now complete and submit its outstanding accounts to Southwark Group of Tenants.
c) New Natwest account ready to receive transfer from Metrobank.

4. Any Other Business

Reginald offered to hear concerns from residents:
a) Action on persistent damp issue on 2nd and 3rd floors still not addressed, in spite of repeated assurances. **b)** Jules. Generations of internet cabling are now. cluttering up the walkways and the rear of the block. Could they be a possible cause of damp? Reginald advised reporting issue on monthly walkabout.
c) The forecourt is clearly a hazard to all with mobility problems. The delapidation of the general area encourages anti-social use and littering. Cracks in the kerbs and pramshed doors promote rodents.• Reginald advised that the forecourt is a Major Works issue, but that general renovation of pramsheds could be achieved through Cleaner Greener funding • **d)** Moronke reported that new basketball hoops had been ordered. C.G.S. application court netting also submitted.
e) Mark reported that a C.G.S. grant application has been submitted for 2 recycled plastic garden benches. **f)** Jules recommended replacing the ugly spike-fencing on the perimeter walls.

5. Date of Next Meeting. The meeting dissolved without setting a date.

Agenda • uniper Tenants & Residents Association • Meeting#80

7.00pm • 25/11/2025 • flat 30A Juniper House.

1. Approval of Previous Minutes.

2. Matters Arising from Minutes.

3. Finance.

a) Balance at last transaction. 31/07/2025. **£32,611.93**.

b) Proposal. *'This meeting agrees to transfer all available assets by cheque to the new Natwest account. The Metrobank account then to be formally closed.'*

c) Future Juniper spending procedure.

4. Garden Report.

a) Page-by-page consideration of draft design document.

b) Summary of amendments to draft design.

5. Estate Surgery Date

Area management have proposed 11am-1pm on the 2nd Monday of the month as the date for the new estate surgery sessions. Discussion and response.

6. Other Business.

Juniper
WhatsApp

www.juniperhouse.info

Shelter Design
and Feedback

Comment on Project

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #192

23/11/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

MEETING #80

Tuesday

25/11/2025

Flat 30A • 7.00pm

•••

• Ceremonial Cheque-Signing •

• Shelter-Design Consultation •

• Monthly Estate Surgery Date •

•••

ALL WELCOME

Report Anti-Social Behaviour To

Residentserviceteam11@southwark.gov.uk

Pomeroy Street Community Wardens: 0207 525 5777

Criminality. *queensroad@met.police.uk*

MINUTES • Juniper Tenants & Residents Association • Meeting#79 • 7.00pm • 23/10/2025 • flat 30A Juniper House

Present: Proxy Vote: Coralie Allison (Treasurer). Jules Denton. Rob Kenyon (Secretary). Mark Millar. Rhiannon Rafferty. Jaki Wilford (Chair). Cllr. Reginald Popoola (LBS). Moronke Olorunda (LBS Area Management). Apologies: Clo Lappartiont.

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Therefore, since there was no current approval for the agenda proposal, the meeting could not vote for it as worded. However, a detailed discussion was still possible. The secretary informed the meeting that even at this stage, Juniper is not committed to Green Tea Architects, and asked if competitive tenders were required.

• Cllr Popoola advised that at this stage, continuity was important.
The secretary requested that LBS keep Juniper fully advised on all appropriate best practices.

b) The secretary distributed copies of the project to all present for scrutiny and feedback. The project was opened for discussion.

c) Moronke enquired about the degree of resident consultation on the project.

• The Chair reassured Moronke that the current grassroots pressure began before Lockdown at meetings requested by Juniper youth. Since then, the issue has been raised repeatedly with LBS and the community, which has also been canvassed for possible alternatives, as shown in the Minutes and Newsletters Archives. All Juniper residents receive full notice and minutes of all meetings, and copies of all newsletters, which have links to the project plans on the Juniper website.
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• Cllr Popoola confirmed that in his experience, where responsibility is taken by the community, there are few related isues. Also that community centres do play a positive role in social cohesion.

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e) Mark reported that a C.G.S. grant application has been submitted for 2 recycled plastic garden benches.

f) Jules recommended replacing the ugly, spiked perimeter-fencing

5. Date of Next Meeting. The meeting dissolved without setting a date.

Historic £30,000+ Cheque-signing on Tuesday 25th. • We will soon have money we can spend.
Make sure we get it right. 25th November • 7pm • Flat 30A.

Juniper Pavilion

Provide your feedback on the plan so far at the next meeting.
Or by email to:
sec.junipertra@gmail.com • Or in writing to Rob Kenyon flat 32.

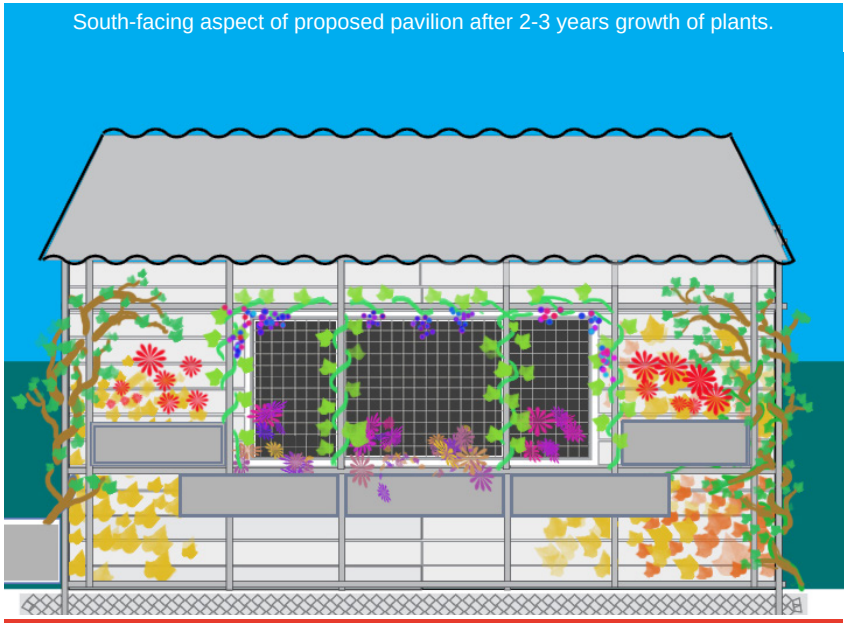
Or in the comments section of the webpage.

Full copies of the proposal will bhe sent to every flat as part of this consultation.

Nothing is decided yet. Make it happen your way.

www.juniperhouse.info/project-795-garden-sunhouse/

South-facing aspect of proposed pavilion after 2-3 years growth of plants.



www.pleasehelpcreatesomethingbetterthanthis.com

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #191

13/11/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

MEETING #80

Flat 30A • 7.00pm • Tuesday 25/11/2025

•••

Ceremonial Cheque-Signing
plus
Shelter-Design Consultation
plus
LBS councillors

•••

ALL WELCOME

Garden Sunlouge Concept-Stage
Aims, Description and Objectives for Discussion

Possible Uses
Open Summer pavilion for socialisation and .1
.rain-shelter
.Indoor games and structured workshops .2
.Winter meeting and workshop space .3
.Parties .4
.Winter greenhouse / plant nursery .5
.Craft space .6
..Club nights (Meals, exercise, verbal history .7
Support Groups .8

:Features
The objective is a multi-purpose, all-weather, low-maintenance, long-life community area with
.wheelchair access
.Solar panels to provide electricity
Internal wall-bars created by scaffolding construction ideal for hanging lanterns, paintings, curtains, hammocks and other improvised decorations and
.fittings

Objectives
To attract more residents to the garden space and encourage interaction. To provide a much-needed neutral space big enough to hold truly repesenta-
.tive meetings plus a wide range of activities

Materials
Structural scaffolding and heavy timber in 'kit' form to enable rapid modular installation, and to allow a degree of supervised community involvement where possible in construction and preparation (painting etc.). Hopefully a productive experi-
.ence for all
Scaffolding to use smooth **'tube-clamps'** secured (.with allen keys. (No ugly nuts and bolts
The materials tend towards longevity and durability. A metal framework clamping treated timber might be expected to last a very long time. Paint-
.ing would be a regular social design event
If required, the entire structure could be disman-
.tled in days and moved from its concrete base
.**Roofing:** Corrugated UPVC
Doors. Industrial Steel Double-doors at both
.ends
.**Flooring.** 'Garage' tiles on scaffold-plank base
Windows. Standard double glazing units. Options
.for perspex or mesh guard

.Site
On the ugly derelict concrete base next to the
.bike-hutch, estate-light alongside the ball-court
The south-facing aspect provides the opportunity for a heat-retaining back wall, as well as solar
.panels for interior electricity
The adjacent lamp-post could also provide a supplementary source of mains power if required - or the structure could even help power the estate
...light

.Security
Space to be equipped with industrial quality gates, hinges and locks. Secured when not in use. Open between agreed times Surveillance equipment
..possible

.Rainwater Goods
The desired pitch of the roof will require collection
.to butts which can be used for gardening
There are no plans for plumbing of any kind as yet. Drinking water to be provided in bulk dispensers. A future extension might harness rainwater
'.goods for a W.C

.Maintenance
. **year cycle**. Timber seasoning/coating **5**
Annual cycle. Inspection of scaffolding joints.
.Solar Panel. Doors
.monthly cycle. Rainwater goods 6
All interior surfaces chosen to be wipe-clean

.Stages Outlined by Green Tea Architects

Phase 1 – Developed Design & Planning Application (RIBA Work Stages 2 and 3) — to obtain planning
.permission for the proposal

Phase 2 – Technical Design & Tender Process (RIBA Work Stage 4) — to provide technical drawings
.and enable appointment of a builder once planning permission has been granted

Juniper can appoint Green Tea in the first instance for Phase 1, with the opportunity to consider .progression to Phase 2 upon successful completion of the first phase

MINUTES

Juniper Tenants & Residents Association • Meeting#77

7.00pm • 01/09/2025 • flat 30A Juniper House

present: Coralie Allison (Treasurer - 16). Simon Jones (73). Rob Kenyon (Secretary - 32). Clo Lappartiont (13). Mark Millar (13). Rhiannon Rafferty (7) Jaki Wilford (Chair - 14)
Apologies: Jules Denton (3) Kolawole Yusuff, Taye Yusuff (8)

1. Approval of Previous Minutes.. Approved.

2. Matters Arising from Minutes. N/A.

3. Finance Report.
a) Current Balance: £32.161.93. Cheque to Green Tea Architects. £150.00. 30/07/2025. Site meeting.
b) Banking report.
Coralie has completed stage 1 of the Lloyds application, but there have been technical problems progressing to stage 2. Should these remain unresolved, the best option would be to restart a new application, preferably with Coralie as the sole applicant on behalf of Juniper House TRA.
Proposal. *"In the event of the failure of the current application to Lloyds bank for an account, this meeting authorises Coralie Allison (Treasurer) to be the sole applicant on behalf of Juniper House TRA.'*
Proposed R. Kenyon. Seconded Chair. Unanimous.
c) Metrobank. Backdated records to be recovered as soon as possible for accountancy purposes. Previous treasurer to be contacted.
action: Secretary.

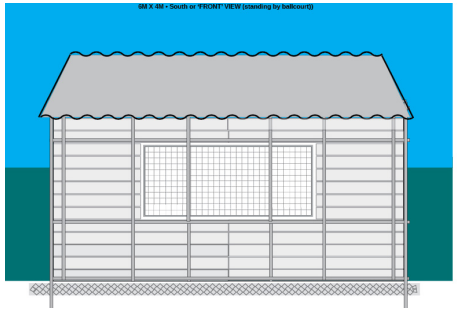
4. Repairs.
a) Updates. August estate inspection drew attention to forecourt cracks, pramshed doors, rainwater butt,tree-damage to party-wall with Coll's Road and state of storage-shed doors.
Moronke (Resident Services Officer) to action.
Inspections now fixed for last Tuesday each month.

5. Garden Report.
a) Green Tea Architects Fee Proposal.
The scale of Project ('795') will require a formal spending propoal to be put to a General Meeting of the TRA. It was agreed that wording the proposal would require further clarification with LB Southwark and Green Tea, Especially regarding the issue of payment to architects *prior* to recieving planning permission.
action. secretary.
b) Cleaner Greener Grant Suggestions.
• Benches. 2, 4-seater, heavy-duty, recycled plastic.
• More bike hutches.
• Raised beds/containers..
• New roof for Ball Court.
• Rental of caterpillar fork-lift to move granite slabs to useful sites in the garden.
• Raised beds.
Applications open from 8 September - 10 October. All residents can apply independently and refer to Juniper TRA for endorsement.

6. Other Business. Juniper Barbecue. 27/09/2025.

7. Summary of Meeting Actions.
• **'3b'** Authorisation of Treasurer action.
• **'3c'** Secretary to contact previous Treasurer re Metrobank records.
• **'5a'** Secretary to request further information from Green Tea Architects and LB Southwark.

8. Date of Next Meeting. 06/10/2025. 7pm. Flat 30A.



https://juniperhouse.info/project-795-garden-sunhouse/

.Applications open from 8 September to 11.59pm on 12 October 2025

.Ideas can come from local organisations **and individuals** who live or work in Southwark
Neighbourhood Grants funding ranges from
.to £50,000 £500

:There are 2 types of funding

Grant funding

If you apply for grant funding, your group will deliver the work yourselves. You will .need to provide evidence of spend

If you are applying as an individual and your application is successful, you must find a constituted local organisation who can administer the funds on your behalf. Your Neighbourhood Coordinator can help .you with this

Project funding

If you apply for project funding, you will not manage the delivery. Our team will do it for you. As the project sponsor, you'll be heav- .ily involved in the process

:There are 2 types of spending

:**Capital spending** including

Measures to address fly-tipping, designing out grot spots, tree and flower planting, community gardens, lighting, fencing, bicycle storage, playgrounds and .ball courts, picnic areas, and landscaping

Revenue spending. Including

Hire costs, of a venue or hall, van, play equipment, generator, sports equipment, PA system, portaloos, bunting, marquees, sessional workers, and website ...remodelling

All applicants will be invited to pitch their project or idea to your ward councillors in late autumn - winter .2025

After assessing the applications, your ward council- lors will make their funding decisions in February or .March 2026

Cleaner Greener Safer Grants.
Apply Here

Keep in Touch via the Juniper Whatsapp Group

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #190

12/09/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info



Juniper House Tenants & Residents Association
MEETING #78
...
Flat 30A • 7.00pm • Monday
06/10/2025
...
Spending Proposals On Agenda
ALL WELCOME

GREEN TEA A R C H I T E C T S.

Fee Proposal. Community Multi Purpose Outbuilding • Project - 795 • Juniper House Tenants & Residents Association, Juniper House, Phase 1 – Developed Design & Planning Application • Phase 2 – Technical Design & Tender • (RIBA W.S. 4).

As discussed, Green Tea Architects (GTA) would be more than happy to assist with the project to construct a multi-purpose outbuilding within the grounds of the site, adjacent to the basketball court. This will include some adjustments to the existing perimeter fencing to allow for better circulation around the site. The outbuilding design will also maintain a clear path around the perimeter to ensure easy and safe access for wheelchair users and those with limited mobility.

The proposed outbuilding will be constructed using materials that allow for community involvement in the build process. Additionally, the structure is intended to be modular, so that it can be dismantled and reassembled as needed.

We do not anticipate any significant issues in obtaining planning permission for an outbuilding in the proposed location. It sits well within the site boundaries, and its scale and height are in line with what is generally permitted for standard garden structures. Furthermore, the building's intended use — to serve and support the community — should be viewed positively by the local authority. However, as the site is a block of flats, a full planning application will be required.

The proposed materials will provide a weather-tight structure that complies with building control requirements. These technical aspects will be refined during the design development phase. We recommend early engagement with a structural engineer to ensure the design is both feasible and compliant prior to submitting the planning application. To this end, we have approached a company called Matter—whose ethos and values align closely with this project. We believe they would be a valuable addition to the team. We will ask them to provide a fee proposal for Phase 1, and we will share this with you for your consideration.

Additionally, as noted during our site visit, the location previously housed garages. This suggests that the existing sub-base may be suitable for reuse; however, a trial pit investigation will be required to confirm whether it can adequately support the proposed structure.

We would also be happy to facilitate a community engagement session, particularly with local children, to involve them in the early design process. This would give them a chance to express ideas and foster a sense of ownership and pride in the project. Once the concept design and visuals are ready, we can hold a follow-

up session to display the proposals on-site, offering the wider community a chance to provide feedback ahead of the formal submission to the council. This ensures transparency and inclusive engagement from the outset.

In addition, we are happy to reach out to some of our previous clients and suppliers to explore whether they may be willing to volunteer time or donate materials — such as scaffolding or other items — to support the construction process. Every little contribution can make a meaningful difference.

With regard to community involvement in the construction phase, this will need to be discussed in more detail with the appointed contractor. On previous projects, health and safety requirements and insurance limitations have unfortunately prevented direct participation. We will assess these aspects carefully as the project progresses.

As promised, we have outlined below our fee proposal for **Phase 1** – Developed Design & Planning Application, as well as **Phase 2** – Technical Design and Tender Process.

As discussed, you are welcome to appoint us on a phased basis, depending on the level of support required at each stage. If you would like us to provide a fee proposal for Phase 3 – Contract Administration and Project Management, please let us know, and we will be happy to submit that separately.

•••

Phase 1 – Developed Design & Planning Application [Riba Stages 2-3]

Existing

Measured survey of the area and the preparation of electronic drawings for "existing stage" (site plan, floor plans, sections and elevations).

Community Engagement Session

GTA will participate in a 1-hour community engagement session with the residence children to present architectural drawings and encourage them to express their views. Through interactive

activities, children will share their ideas and create their own drawings of what they want the space to be.

Design

Proposed drawings (plans, elevations, sections and external 3d views).

Community Design Review

GTA will participate 1-hour event held after the final drawings are prepared where residence can visit, view the designs, and ask any questions ahead of the planning application submission.

Submission of planning application (Southwark Council).

Breakdown of payment:

• 1. Letter of Appointment, Measured Survey & Existing Drawings (1st instalment 100% of fee)

• 2. Proposed / Design completed according to client's expectations

• 3. Submission of Planning Application

* Please note that the Planning fees (to Planning Portal) will be paid directly by the client – Budget on £383.00

The Programme

We anticipate a working program of:

Phase 1 – Developed Design & Planning application submission

• 3/4 weeks to prepare the architects planning package

• Submit the planning application once the full package is ready (up to 12 weeks to get their decision).

Phase 2 – Technical Design & Tender Process [Riba Stages 4]

1 – We will provide a set of architectural technical drawings and a schedule of works ('shopping list') to fully describe the scheme which will be used to get a contractor on board and can be submitted for building regulation purposes.

• 2 – We will hold a meeting with the client to discuss the draft document (especially the proposed finishes etc)

• 3 – We will incorporate other's professionals' input required for this phase (e.g. Structural Engineer, (etc)

• 4 – We will prepare and circulate the tender package to the selected contractors (maximum 4).

• 5 – Once we received their quotes, we will prepare a tender analysis between the estimates received and guide you through the options and the next step.

We can confirm that our total fee would be £1,950 plus VAT, to undertake the architectural design listed above.

Breakdown of payment:

• 1. Letter of Appointment (1st instalment 100% of total fee)

• 2. Draft Tender Package – Meeting required

• 3. Tender Package – Technical Drawings Schedule of works

• 4. Tender submission to the selected contractors

• 5. Tender analysis (quotes received from contractors)

*Please note that the fees to other consultants such as structural engineer, approved building control inspector will be paid directly by the client. GTA would be happy to obtain quotations from other consultants

for clients due consideration from consultant we work with regularly.

The Programme

We anticipate a working program of:

Phase 2 – Technical Design & Tender Process

• 3/4 weeks for GTA to get the technical drawings and schedule of works (tender package) +

(Structural Engineer's Info)

◦ 3 weeks for contractors/builders to price the job

◦ 1 weeks Tender Comparison

◦ Value engineering exercise if needed (TBC)

•••

We would welcome the opportunity to work with you on this project. If you have any queries or wish to discuss the fee please do not hesitate to contact us.

Yours sincerely, Charlene Campbell. Architect and Director.

info@greenteaarchitects.com • www.greenteaarchitects.com

MINUTES

Juniper Tenants & Residents Association • Meeting#76

7.00pm • 28/07/2025 • flat 30A Juniper House

present: Coralie Allison (Treasurer - 16). Jules Denton (3). Simon Jones (F73). Rob Kenyon (Secretary - 32). Clo Lappartiont (13). Mark Millar (13). Rhiannon Rafferty (7) Jaki Wilford (Chair - 14) Kolawole Yusuff, Taye Yusuff (8)

1. Approval of Minutes.
a) May 2025 Management Meeting. Approved.
b) 2025 Annual General Meeting Minutes. Approved.

2. Matters Arising from Minutes. (See relevant agenda items)

4. Finance Report.
a) Metrobank Balance. (No change) **£32,1161.93**
b) Lloyd's Application. First stage complete. Next stage should be completed within days.
c) Proposal: *'This meeting agrees to the transfer of all Juniper House Tenants & Residents Association funds from Metrobank to the new Lloyds account as soon as it becomes available'.* - proposed Treasurer. Seconded Chair. Passed Unanimously.

5. Repairs.
a) Site Visit. Reports to Moronke:
Extensive cracks in the forecourt likely to harbour pests..
Rotted state of pramshed doors, plus intrusive Buddleia growth on roofs. Causing damp and decay.
Utility shed door-hinge rusted and impossible to open.
Gardeng wall next to play area dangerously cracked and bulging inwards due to feral trees in back garden of Colls Road New request made for referral to tree department for felling.
b) Mice infestations. Report all instances to LBS. At a certain number of reports LBS is obliged to take action.
c) Forecurt drain apparently unblocked, but will need constant monitoring.

6. Future Grant Projects.
Ideas for Cleaner Greener Safer applications
a) New netcover for ballcourt.
b) More bike hutches.
c) Matt. More garden benches and tables. Matt to source.
d) Raised beds.
e) Forklift hire to resite granite blocks.
f) Architects ***Green Tea*** are visiting for a feasibility inspection on Wednesday 30th July.
All welcome. 2pm 30A.
Action: Secretary to source latest CGS information.

7. Resident Reports
a) Kola. Parking and forecourt issues.
Parking bays are now too small for modern cars.
Residents from the block opposite are using our parking spaces.
Cars are being driven at dangerous speeds in the forecourt.
Report to Moronke. Recommend signage and/ or speedbumps. Further enquiries into LBS estate parking scheme required.
Action secretary.
b) Simon. More bins needed. Current allocation fills too soon causing overflow.

8. Any other business.
Commiserations to Patrick and Roisyn Wheeler on the death of their mother Cynthia, one of the original members of Juniper House Cooperative. Some of us live in the flats she repaired almost 50 years ago.

9. Date of Next Meeting. Monday Sept. 1st. 7pm. Flat 30A

R.I.P. CYNTHIA

Commiserations to Patrick and Roisyn Wheeler on the death last month of their mother Cynthia, one of the original members of Juniper House Cooperative, who used her trade skills to rescue 75 homes from demolition.

•••

Some of us live in the flats she repaired almost 50 years ago.
The wall-dresser she created for my kitchen still does its job beautifuly.

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #189

26/08/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

MEETING #77

Flat 30A • 7.00pm • Monday

01/09/2025

•••

all welcome



Has arrived • See Inside

Green Tea Architects of Brockley visited Juniper on July 30 to assess the feasibility of a durable, all-weather, secure social space. See report inside for discussion next Monday.

Juniper House Tenants & Residents Association

Minutes • Reconvened Annual General Meeting #10 • 23/07/2024 • Present. Coralie Allison (Treasurer). Tim Burrow. Rob Kenyon (Secretary). Rhiannon Rafferty. Cherrie Stevens. Jaki Wilford (Chair).
Proxy vote: Aftab Hussain • **LBS.** George Coombes • **Apologies**: Phoebe Eustance. Jess Oglethorpe.

1. Approval of Proxy Vote. The Proxy vote submitted by Aftab Hussain was acknowledged by the meeting.

2. Approval of Previous Minutes.
Minutes of Juniper AGM #8 (July 2023) and Juniper TRA meeting #67 (May 2024) were approved as true records.

2. Matters Arising from Minutes. N.A.

3. 2023-24 Finance Report..
a) Statements

INCOME Southwark Council	£ 1,738.00
TOTAL	**£1,738.00**
EXPENDITURE	
Insurance	£ 99.31
Sports Workshops	£ 720.00
Kings Coronation	£ 325.20
TOTAL	**£1,144.51**
b) Financial Position	
Balance B/F (30/09/2022)	**£32,367.06**
Income	£1,738.00
Expenditure	£1,144.51
[NETT INCOME	£593.49]
Balance C/F (30/09/2022)	**£32,960.55**

c) Future banking arrangements.
Coralie's investigations have provisionally concluded that the Cooperative Bank would be best suited for our purposes. For the avoidance of any delay in future dealings, it was agreed to pass a motion at this meeting to formally authorise the transference of assets.
Proposal: *'This meeting authorises the transference of all assets of Juniper House Tenants & Residents Association from MetroBank Ltd to Cooperative Bank Ltd at the earliest practicable opportunity'.*
prop: Rob Kenyon. sec: Coralie Allison. passed unanimous.

4. Presentation of Accounts.
a) Approval of 2022/23 accounts.
Proposal: *'This Meeting accepts the Accounts of Juniper House Tenants & Residents Association for the period 01/10/2022-30/09/2023 as a true record.'*
Prop. Coralie Allison. *sec.* Rob Kenyon. *passed 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 2024-2025.'*
prop: Tim Burrow. sec: Jaki Wilford. passed unanimous.

6. 2023-24 Secretary's Report.
The secretary presented an account of the proposals passed by the TRA in the last 12 months. Highlighting those still not acted upon.
Proposal: *'This meeting recognises the Secretary's Report as a true record of the actions of the committee for the period July 2023 - June 2024.'*
prop: Tim Burrow. sec: Jaki Wilford. passed unanimous.

7. 2023-24 Grant Updates.
a) Security lighting. All ten lights linstalled. Initial resident feedback is positive except for theangle of the mains light mounted on Flat 1. The system also requires switching to 'active' mode.
b) Rainwater Butts. Are already providing ample water for vegetable boxes. Minor adjustments also needed. Chris Cambell of CGS has been contacted, and has agreed to raise all required work.
Some minor adjustments, and ongoing maintenance will remain the responsibility of the TRA.
c) Deadline for Cleaner Greener Safer Applications is in September.

8. Repairs & Garden Report.
a) Bridgewater Ltd are the new LBS contractors, and have visited the block to make preliminary investigations into causes of damp. They will be reporting to LBS this week. Access to Bridgewater findings to be requested. While on site, company representatives proposed a meeting with residents to discuss concerns.
• Possible dates agreed for the meeting: 27th-29th August. 3rd-6th September. action Secretary.
b) Coralie reported more ingress to her flat since the remedial works of the spring, and deterioration of walkway surface on the top floor.

9. Formal resignation of Chair and officers.
George Coombes of LBS assumed the chair**.**

10. Election of Officers.
a) Chair. Jaki Wilford. prop Coralie Allison. 2nd: Rob Kenyon. passed Unan..
b) Vice-Chair. Phoebe Eustance. prop Rob Kenyon. 2nd: Jaki Wilford. passed Unan.
c) Secretary. Rob Kenyon. prop: Tim Burrow. 2nd: Coralie Allison. passed Unan..
d) Treasurer. Coralie Allison. prop: Chair. 2nd: Rhiannon Rafferty. passed Unan..
e) Member. Cherrie Stevens. prop: Secretary.sec: Rhiannon Rafferty. passed: Unan.

11. Resumption of Chair.

12. Any other business.
a) *Proposal*. *'This meeting authorises the purchase of a durable communal breadmaker, suitable for use in 30A'.*
prop: Jaki Wilford. sec: Coralie Allison. passed. unanimous.
13. Date of Next Meetings. AGM 17/06/2025. **TRA**: 03/09/2024

AGENDA

Juniper Tenants & Residents Association • Annual General Meeting#11 • 30/06/2025

1. Approval of Previous AGM Minutes.
2. Matters Arising from Minutes.
3. Presentation of Accounts.
4. 2024-25 Finance Report.
a) Approval of accounts.
b) Future banking arrangements.
5. Appointment of Auditors. a) *'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2025-2026.'*
6. 2024-25 Secretary's Report.
7. 2024/5 Grant Updates.
8. Repairs & Garden Report.
9. Formal resignation of Chair and Officers.
10. Election of Officers.
11. Resumption of Chair.
12. Juniper Plan 2025/16. Open to floor for ideas and written submissions..
13. Date of Next Meetings

ANNUAL EMERGENCY APPEAL

Juniper TRA is in serious trouble. It desperately needs fresh committee members and officers.
In practice, none of the key posts need take up much time, and previous officers will provide any guidance and support needed. LBS also offers free courses for Chair, Treasurer and Secretary.

For an organisation as small as Juniper, the only obligations boil down to keeping minutes of meetings and regularly updating the association financial speadsheet. Both tasks whch can be shared with or delegated to co-opted management members. But it is essential that all transactions are authorised by an elected Treasurer.

If you only go to one Juniper Meeting this year, *please* make it the **Annual General Meeting on June 30th.** It generally only lasts just over an hour, and without it the TRA cannot continue. Especially this year.

As a humble TRA, we only have Pester-Power at our disposal. But we use it, and it sometimes works. We continue to do the best we can. But more participation by residenjts is essential to keep the London Borough of Southwark on its toes, and to decide how we want to improve Juniper.

The list of improvements we *could* make depends only on our imaginations. **We have enough money**. Juniper is embarassingly rich for a small TRA. The impression it can't be bothered to spend its wealth is even more embarrassing. Please help to spend it at the meeting**.**

•••

All Posts Open for Nominations •.See back page for Form.

JUNIPER HOUSE TENANTS & RESIDENTS ASSOCIATION
.ANNUAL GENERAL MEETING NOMINATIONS FORM
please returnn to flat 32

I NOMINATE _____ (print full name) of
FLAT NO. _____

FOR THE POST OF (tick choice}:
A) CHAIRPERSON.
B) VICE-CHAIR
C) TREASURER.
D) .SECRETARY.
E) MANAGEMENT COMMITTEE MEMBER.

PROPOSED BY (print)_____
FLAT NO._____

SIGNED_____
DATE _____

SECONDED BY (print)_____
FLAT NO._____

SIGNED_____
DATE _____

2. STATEMENT OF ACCEPTANCE AND INTENT BY NOMINEE

I, _____(print full name)

OF_____JUNIPER HOUSE, POMEROY ST. LONDON SE14 5BY

Hereby state my willingness to stand for election and to undertake the responsibilities of the above post.

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #188

23/06/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

ANNUAL GENERAL MEETING #11

Flat 30A • 7.00pm • Monday

30/06/2025

Nominations for all posts welcome

Proxy Voting Available

Minutes • Juniper Tenants & Residents Association • Meeting #75

22/05/2025 • 7.30pm • Flat 30A

Present: Coralie Allison (Treasurer - 16). Phoebe Eustance (Vice-Chair.66). Rob Kenyon (Secretary - 32). Clo Lappartiont . Jaki Wilford (Chair - 14).

1. Approval of Minutes. The minutes of meeting #74 were voted a true record.

2. Matters Arising Under agenda items.

3. Finance.

a) Existing Balance Carried forward: £32.161.93.

b) Lloyd's bank account application After widespread enquires, and a positive conversation with Lloyds, the easiest solution will probably be for the Treasurer to restart Lloyd's application. Last attempt failed due to 'fuzzy' ID photo of Secretary. This time, secretary to complete application in-branch.

c) Annual accounts. To be prepared by June Annual General Meeting. Action Treasurer & Secretary.

4. Anti-Social Behaviour

a) Reports down. Signage awaiting funding..

b) Dog issue. Letter suggested to all residents stressing terms of LBS Tenancy & Leaseholder Agreement. LBS Dog Wardens to be contacted. Action: Secretary. / Newsletter.

5. Repairs.

a) A new Resident Services Officer (RSO) has been appointed for Juniper House. Moronke Olorunda will be conducting Inspection walkabouts. Last Thursday of each month. 11.30am, Flat 30A.

b) Leak from roof into flats below reported. LBS notified. Remedial work promised.

c) LBS fail to meet 2nd deadline on water ingress work at rear of flat 14.

d) Damp Survey. Residents to be canvassed as soon as possible. action: Clo to organise WhatsApp poll.

6. Garden.

a) Garden in prime Spring display..

b) Cleaner Greener Safer grants. Ideas welcome for Autumn applications. Initial possibilities from meeting.

i) New pramshed doors

ii) New net roof for play-cage.

iii) Creating path between play area and round table area

iv) Shifting large granite stones from Flat 1 to edge of round table lawn area..

All ideas welcome at next meeting.

7. Other Business.

a) Annual General Meeting. Plea from secretary for volunteers for posts and committee members, stressing the importance of spending the Legacy Fund.

8. Date of Next Meeting.

Annual General Meeting #11 & Meeting #76. 30/06/2025. 7pm. Flat 30A

ELECTION RULES

- Only 1 officer may be elected from each address.
- All nominees, proposers and seconders must be residents of Juniper House.
- Please return completed forms to flat 32 by 24/06/2025
- Only one vote per household can be accepted for any proposal.

EXTRA FORMS

-- available from flat 32.

sec.junipertra@gmail.com.

or download from the website:>

JUNIPER HOUSE TENANTS & RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING NOMINATIONS FORM

I NOMINATE _____ (print full name)

of FLAT NO.

_____

FOR THE POST OF (tick choice}:
A) CHAIRPERSON.
B) VICE-CHAIR
C) TREASURER.
D) .SECRETARY.
E) MANAGEMENT COMMITTEE MEMBER.

PROPOSED BY (print)_____ FLAT NO._____

SIGNED_____ DATE _____

SECONDED BY (print)_____ FLAT NO._____

SIGNED _____ DATE. _____

2. STATEMENT OF ACCEPTANCE AND INTENT BY NOMINEE

I, _____(print full name)

OF_____JUNIPER HOUSE, POMEROY ST. LONDON SE14 5BY

Hereby state my willingness to stand for election and to undertake the responsibilities of the above post.

SIGNED _____
DATE _____

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #187

28/05/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

ANNUAL GENERAL MEETING #11

& Meeting #76

Flat 30A • 7.00pm • Monday

30/06/2025

•••

all welcome

garden day

plus

BANQUET

June 1st • Noon–Night

Minutes

Juniper Tenants & Residents Association Meeting #74

29/04/2025 • Reconvened from 15/04/2024 • 7.30pm • Flat 30A

Present: Coralie Allison (Treasurer - 16). Michael Datu (55). Rob Kenyon (Secretary - 32). Jaki Wilford (Chair - 14). Ahmed Kabba (SGTO)

1. Approval of Minutes. The minutes of meeting #73 were voted a true record

2. Matters Arising Under agenda items.

3. Finance.

a) Existing Balance Carried forward: **£32.161.93.**

b) Lloyd's bank account application seems to be processing efficiently.

4. Anti-Social Behaviour

a) Reports of attempted burglary on 1st floor. Residents encouraged to secure windows and doors.

b) Dog issue from last meeting. Kender School contaced for response to event. No response as yet.

c) Reports of forecourt-littering by car-owners.

d) Reports of forecourt loitering and drug dealing are down since residents sent videos and reports ent to local police,

Signage related to issues above to be ordered using new bank account when available.

5. Repairs.

a) Michael reported a blocked forecourt drain outside flat 54. This is a regular occurence at that junction. and the responsibility of LBS Repairs. The evidence is that the blockage results from incorrect disposal of fats and oils by previous occupants.

b) Maintenance Inspections. These are now back on a regular basis, with a new manager. First visit 06/05/2025/ 11.30am, Flat 30A.

c) Still no progress on water ingress work at rear of flat 14.

d) Damp Survey. residents should be canvassed about the state of damp ingress in their flats. Second and Third floors in particular.

6. Garden.

a) The group looked forward to spending TRA funds from the new bank account.

b) Faults to Cleaner Greener Safer projects have been reported to LBS. Lights do not function as advertised, and rainwater butts are too low and too near walls. Awaiting progress.

c) Garden entering serious Spring blossom

7. **Other Business.**

a) Ahmed suggested refreshments and entertainment as means to increase attendance at meetings. Also offered to help with quality newsletter production at SGTO.

8. Date of Next Meeting.

22/05/2025

NO STRAY DOGS IN THE GARDEN, PLEASE

Report dangerous dogs to 999

Report Stray dogs to: **L.B.S. Dog Wardens** • 0800 952 4444

Report general welfare concerns **to: RSPCA** • 0300 1234 999

DOMESTIC BARBEQUE DANGERS

Home BBQs are condemned by the London Borough of Southwar and London Fire Service:.

"BBQs present a serious fire risk and should not be used on balconies. The council prohibits barbecues on balconies "

LBS will not unreasonably refuse permission for barbecues in concrete garden area.

Juniper owns suitable unit with smoke-hood Flat 32 for details

‘Squalid’?

For the information of certain idiot politicians who should know better, nobody at Junjiper House is part of any *‘squalid chapter’* of British history.

Whatever you meant to say, it didn’t work except to help create an even more ‘two-tier’ Britain. A truly ‘squalid’ state of affairs, one which randomly judges people by their origin, not their acts.

The author of the speech should try writing it again after passing an Entry Level English language exam.

Everyone at Juniper House is welcome. We do not judge by ‘Countries of Origin’, or any other accident of birth.

•••

Report Anti-Social Behaviour To

Gabrielle:

Residentserviceteam11@southwark.gov.uk

and

Pomeroy Street & Kender Community Wardens: 0207 525 5777

•••

Report Evidence Of Criminality To

QUEENSROAD@MET.POLICE.UK

All reports count.

•••

Keep in Touch via the Juniper Whatsapp Group

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #186

15/05/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

Meeting #75

•••

Flat 30A • 7.30pm • Tuesday

22/05/2025

•••

all welcome

Minutes • Juniper Tenants & Residents Association Meeting #73
13/03/2025 • Reconvened from 27/02/2024 • 7.30pm • Flat 30A

Present: Coralie Allison (Treasurer - 16). Karl Bolingbroke (19). Rob Kenyon (Secretary - 32). Mark Millar (13). Cherrie Stephens (Member - 39). Jaki Wilford (Chair - 14).

1. Approval of Minutes. The minutes of meeting #72 were voted a true record

2. Matters Arising N.A.

3. Finance.

a) The Pre-Xmas application for Lloyd's Bank account has now expired. Partly due to a combination of inefficiencies in the online application process, and partly due to serious unforeseen family problems for committee members applying.
action: Treasurer to renew application process.

b) No Expenditure in February. Existing Balance Carried forward: **£32.161.93.**

4. Anti-Social Behaviour

a) Evidence gained by the Juniper WhatsApp Group of suspicious behaviour has shown that deterrent signs of some description are needed on the estate. The meeting agreed to investigae designs and locations for warning signs, bearing in mind that they should not make Juniper seem dangerous to residents, and should include links to support and advice for homlessness and drug addiction.

b) Local dog attack. Yesterday's incident on Pomeroy Street involving a violent loose weapon-dog has raised concern, and questions about the safety of the dog-area in the park.
Contact with Kender school, Nunhead Police and the Telegraph Hill Facebook group was suggested.
action: Chair, Secretary, Treasurer.

5. Repairs.

a) 'Tenants Hub' progress.
No residents known to have registered in spite of repeated exposure via newsletter.
action. Secretary to update company.

b) Scheduled estate inspection for February failed to happen due to an emergency call which Dave Lea had to attend. Dave has agreed to get back with a future date. Now that the walkways are free of scaffolding, planned works can proceed

6. Garden.

a) Garden day partly succesful but curtailed due to rain.

b) No news yet of planned tree planting. Further reminder to LBS Tree Planting and Ecological Projects Officer needed.

c) No reply from Cleaner Greener Grant department regarding faulty security lights. Further demand for action to be made. Southwark Group of Tenants Organisation can provide further advice if needed.

d) Bulbs planted in the Autumn emerging in borders all around the garden, especially in the Hazel Wood

7. **Other Business.**

a) Doors of Peabody estate opposite are again ceating a noise-nuisance.
action secretary. Appropriate contact to be located and informed,

8. Date of Next Meeting.
15/04/2025

---

juniper garden photos

new trees

The London Plane and replacement Cherry are now planted in the front border.

The replacement Juniper tree should be arriving soon.

parking permits

The first estate parking permit is free. A second costs £92.

Contact: *estatesparking@southwark.gov.uk*

•••

To report abandoned or illegally parked vehicles in Southwark, you can email parking@southwark.gov.uk or call: 0800 138 9081 or 0344 800 2736

Keep in Touch via the Juniper Whatsapp Group

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #185

23/04/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

RECONVENED

Juniper House Tenants & Residents Association

Meeting #74

•••

Flat 30A • 7.30pm • Tuesday

29/04/2025

•••

all welcome

Minutes

Juniper Tenants & Residents Association Meeting #72 • 7.30pm • 14/01/2024 • Flat 30A

Present: Coralie Allison (Treasurer - 16). Jamie Camaron (38). Rob Kenyon (Secretary - 32). Mark Millar (13). Jaki Wilford (Chair - 14).

1. Approval of Minutes. The minutes of meeting #71 were voted a true record

2. Matters Arising N.A. New residents Mark and Jamie were given a brief outline of Juniper House and its history. Mark and Jamie in turn related their recent housing experiences.
Until recently, Jamie has been without both electricity and heating for several months.

3. Finance.

a) Expenditure in December:
Zurich Insurance: £99.311
New Balance: £32.161.93.

b) Application for Lloyd's Bank account almost complete. Would have been resolved before Xmas but for mistakes by secretary.

c) Juniper's financial history was briefly explained to new residents.

4. Repairs.

a) 'Tenants Hub' progress. Secretary to email.

b) Justin Hall to be contacted regarding monthly inspections. action Secretary.

5. Garden.

a) Bulbs emerging all over.

b) Cleaner Greener Grant 1 update. Grant manager Chris Cambell has been notified that the newly fitted security lights do not work, and that the design is not suitable for the site. Has promised to contact suppliers and get back with solutions.

c) CGS Grant2 update. Forecourt trees to be planted soon. Southwark Tree Planting and Ecological Projects Officer Joseph Arrowsmith advised that only immature Juniper saplings were available, and would require protection. The Plane tree we requested is to be incorporated in a stretch of layered hedging. The Cherry can be re-sited near its predecessor.

d) Garden Day (plus barbecue) February 23rd .

6. Date of Next Meeting.

27/02/2025

FREE SGTO Services Include:

Pencil and Brush Drawing Tools
Computer Skills
Online Courses
CV/Job Search
Basic internet & Email skills
Microsoft Office.

TRA Related Printing
Banking & Grant Support.
LBS Dispute Representation
Free Equipment hire to TRAs'
DBS Checks, Youth Forum,
Accredited online courses.

Food and Hygiene
Fire Safety
Health & Safety
First Aid
Money Management

Open mon - fri 10am - 3pm • 0207 639 6718 • Bells Gardens Community Centre • 19 Buller Close • SE16 6UJ

'Tenants Hub'

Contact for details of a new trial system for reporting repairs. It would be useful to get feedback based on practical experience.

For help using the app email: enquiries@tenantshub.co.uk

Juniper Tenants & Residents Association
Meeting#73
(Agenda items for special discussion)

4. Anti-social Behaviour.

a) Report from WhatsApp group.

5, Repairs.

a) Resident reports.

b) Feedback from 'Tenants Hub' offer

•••

Thanks to Angel and Sharon for the information below.

•••

Report Anti-Social Behaviour To

Gabrielle:

Residentserviceteam11@southwark.gov.uk

and

Pomeroy Street & Kender Community Wardens: 0207 525 5777

•••

Report Evidence Of Criminality To

QUEENSROAD@MET.POLICE.UK

All reports count.

•••

Keep in Touch via the
Juniper Whatsapp Group

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #184

11/03/2025

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sec.junipertra@gmail.com • www.juniperhouse.info

RECONVENED

Juniper House Tenants & Residents Association

Meeting #73

•••

Flat 30A • 7.30pm • Thursday

13/03/2025

•••

all welcome

LB£ Community Energy Fund

Southwark has announced a new source of funding for environmental projects.

Example projects from the first funding round include:

• new renewable heating systems at Westminster Youth Club, using infrared technology.

• LED lighting upgrade at Bermondsey Central Hall.

• a pre-feasibility study into low-carbon technologies and energy saving measures for Kingswood House.

• feasibility studies for a community owned **rooftop solar project.**

The application window will close on 6 April 2025

Please bring ideas to the meeting: 27th February. 7.30pm. Flat 30A.

advice is available from council officers by emailing

communityenergy@southwark.gov.uk

•••

History of Juniper Solar P.V. Project 2017-19

Including details of the final rejection, and Juniper's case for reconsideration:

From **Draft conclusion by Building Research Establishment 26/02/2019**.

'Solar on both the south (9.7kW) and west (27.5kW) roof and inclusion of energy storage has the potential to cover all electricity requirements for Juniper House. The cost of battery systems are continually reducing and this option may become more cost effective for LBS in the future.'

That was six years ago. This *is* 'the future'. So why not us now?

www.juniperhouse.info/2017/08/21/juniper-solar-project/

LBS Housing Crisis

Southwark Is London's largest council landlord, and is struggling to deal with the £13.4M deficit in its Housing Budget and the chaotic flood of recent Right To Buy applications (+220%), which has done little to help the Borough's finances. Like many other councils, Souhthwark is broke.

About half the 16,00 Southwark homes lost to the Right to Buy are now rented out privately, at increased rents and reduced rights to the tenant. The threat posed is now finally recognised by the leadersip of LBS. Cllr Kieron Williams says:

"By depriving councils of homes, right to buy takes away the security that allows kids to finish school or their parents to keep their jobs ... The rise in homelessness is more or less a direct result of right to buy."

('Local Government Information Unit') newsletter Jan 21. 2025

Southwark housing is clearly in crisis, as if we didn't know. Only last year it ditched a planned £240m worth of Social Housing, while spending £5.9m on a project which provided the *fewest* social homes of all its plans (25). Which is why SHAPE, a borough-wide coalition have produced the following demands.

1. No to overdevelopment - Is it too high or too dense? NO!

2. 50% council housing on private land. 100% council on council land

3. No more fake consultations. Genuine resident involvement in the plans

4. Stop unsafe and poorly built development

5. Refurbishment of council housing not demolition

6. Requisition or acquire empty homes

7. Protect and improve our estates, community facilities and town centres

8. Employ direct labour - workers able to challenge unsafe building work

9. Act on the Climate Emergency. No unsustainable building, no loss of green space

10. Stop displacement of traders for unaffordable housing'

Find out more or get involved via

It is with great sadness and deeply broken hearts that we announce the passing of our Dear Dad,

John Harty

26th November 1957 to 24th January 2025

•••

The funeral service is on

21st February 2025 • 3.30pm

at Green Acres Kemnal Park, Sidcup By-Pass
Chislehurst BR7 6RR

•••

Followed by a wake to raise a glass and celebrate our Dad's life from 5pm at **The Chequers**, Cray road, Crockenhill, Swanley BR8 8LP.

We were thinking Dad would appreciate donations to a charity close to our hearts, **Foal Farm Animal Rescue Centre**.
Ted and Dad absolutely loved animals.
If you are more traditional, flowers to:
Coop Funeral Care, Manse Parade, London Road
Swanley BR8 8DA

GARDEN DAY & BBQ

1pm • Sunday • Garden

Dig, eat, drink and remember John.

23/02/2025

bring gloves • any spare seeds or plants welcome

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #183

15/02/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

Meeting #73

•••

Flat 30A • 7.30pm • Thursday

27/02/2025

•••

all welcome

‘Tenants Hub’ Insert

Please see flyer enclosed for details of a new trial system for reporting repairs. It has been recommended to us and it would be useful to get feedback from residents based on practical experience.

For help using the app email: enquiries@tenantshub.co.uk

Minutes

Juniper Tenants & Residents Association

Meeting #72 • 7.30pm • 14/01/2024 • Flat 30A

Present: Coralie Allison (Treasurer - 16). Jamie Camaron (38). Rob Kenyon (Secretary - 32). Mark Millar (13). Jaki Wilford (Chair - 14).

1. Approval of Minutes. The minutes of meeting #71 were voted a true record

2. Matters Arising N.A. New residents Mark and Jamie were given a brief outline of Juniper House and its history. Mark and Jamie in turn related their recent housing experiences.
Until recently, Jamie has been without both electricity and heating for several months.

3. Finance.

a) Expenditure in December:
Zurich Insurance: **£99.311**
New Balance: **£32.161.93.**

b) Application for Lloyd's Bank account almost complete. Would have been resolved before Xmas but for mistakes by secretary.

c) Juniper's financial history was briefly explained to new residents.

4. Repairs.

a) 'Tenants Hub' progress. Secretary to email.

b) Justin Hall to be contacted regarding monthly inspections. action Secretary.

5. Garden.

a) Bulbs emerging all over.

b) Cleaner Greener Grant 1 update. Grant manager Chris Cambell has been notified that the newly fitted security lights do not work, and that the design is not suitable for the site. Has promised to contact suppliers and get back with solutions.

c) CGS Grant2 update.
Forecourt trees to be planted soon. Southwark Tree Planting and Ecological Projects Officer Joseph Arrowsmith advised that only immature Juniper saplings were available, and would require protection. The Plane tree we requested is to be incorporated in a stretch of layered hedging. The Cherry can be re-sited near its predecessor.

d) Garden Day (plus barbecue) February 23rd .

6. Date of Next Meeting.
27/02/2025

end of monthly site-inspections

Southwark council is no longer conducting regular maintenance inspections of estates. The scheduled monthly walkabouts provided an opportunity for residents to raise specific problems in person. From now on, officers will 'conduct their own inspections',. We we are entitl;ed to attend these visits, but they will not be on a regular date.

Over the years the old system was responsible for some much-needed work, such as sealing cracks in the forecourt, maintaining estate lighting, and initiating work to remedy faulty walkways.

No reason has been given for the 'reorganisation.' Attend the meeting on the 27th to discuss. Watch this space for date of next LBS visit.

•••

intruders & drug-dealing

Everyone knows that we have a significant problem with addicts and other desperate people using our space both as an exchange-hub and a candidate for random pilfering.

Ensure all parked cars are securely locked..

Thanks to Angel and Sharon for the information below.

Report to **Gabrielle**:

Residentsserviceteam11@southwark.gov.uk

•••

Pomeroy Street & Kender Community Wardens: 0207 525 5777

•••

juniper whatsapp group

Much more information at www.juniperhouse.info

For inclusion on the Juniper mailing list contact: sec.junipertra@gmail.com

Rest In Peace

John Harty

Flat 25 Juniper House

Condolences to John's family and all his many friends

juniper

GARDEN DAY & BBQ

•••

1pm • Sunday • Garden

weeding, seeding and feeding

23/02/2025

•••

bring gloves • any spare seeds or plants welcome

established: 05/11/2014 • circulation: 75 homes

j u n i p e r

community news #182

05/02/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

Meeting #73

•••

7.30pm • Thursday • Flat 30A

27/02/2025

•••

all welcome

Juniper Tenants & Residents Association Meeting #71

7.30pm • 26/11/2024 • Flat 30A

Minutes

Present: Coralie Allison (Treasurer - 16). Karl Bolingbroke (19). Rob Kenyon (Secretary - 32). Clo Lappartont (13) Cherrie Stevens (39) arr. 8pm. Jaki Wilford (Chair - 14).

1. Approval of Minutes.

a) Karl claimed he had not reported missing work due to missed LBS appointments, as recorded in 'Repairs (d) (Minutes #70. 15/10/2024)

The minutes were voted a true record. 4 -1 abstention.

2. Matters Arising from Minutes.

a) Karl questioned the practice of publishing the minutes prior to approval.

The meeting was informed by the secretary that the purpose of this custom was to give all residents adequate time for perusal and consideration before approval. Also that it breached no confidentiality, or any clause of the Constitution. Furthermore, throughout the ten years of its use, there had been no concerns raised regarding the practice.

3. Finance

a) No transactions. Current Balance £32,261.24

b) On enquiry,Southwark Group of Tenants reported that Santander and Lloyds were banks often used by Tenants groups. However, Santander are not accepting new clients.

Treasurer to meet with Lloyds tomorrow.

4. Repairs.

a) 'Tenants Hub' progress. Flyer to be produced by Tenants Hub, including Juniper conditions and safeguarding requirements.

action. Secretary to liaise.

b) Area representative vacant. Replacement for Efe Urubusi planned for the New Year. Until then, Justin Hall to be contacted regarding monthly inspections.

c) Gas and Electricity maintenance letters sent to all residents. Works epected to last until February.

5. Garden.

a) Spring bulbs planted in various sites.

b) Tree planting day still possible for December. Secretary to liaise with LBS.

c) Karl was referred to 2023 online minutes regarding tree choices approved for Cleaner Greener Safer Application.

6. Any Other Business. New Years Eve Banquet. Include on Juniper WhatsApp group**.**

7. Date of Next Meeting. 14/01/2025

Southwark Contact News

The post of Resident Services Officer for our area is now vacant, and monthly inspections are temporariy suspended. A replacement is being sought. (Watch this space)
In the meantime, your local councillors can provide support and advice for many issues:

Reginald.Popoola@southwark.gov.uk • 0207 525 2550

Gavin.Edwards@southwark.gov.uk. 0207 525 1436

Sandra.Rhule@southwark.gov.uk • 0207 525 2550

•••

Local Law.

If you witness a non-serious crime. **call 101.**
or Crimestoppers on **0800 555 111.**
Nunhead local office. **0208 721 2445.**

•••

I.T. Waste

Free Data Destruction
Approved by the Environmental Agency
Free collections nationwide • GDPR Compliant
ICO Registered
Call: 01932 988770 • www.torecycle.co.uk

•••

Enjoy and Explore the Garden

Pond now in flower.
Bulbs emerging through the dead leaves.

•••

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #181

06/01/2025

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

Meeting #72

•••

7.30pm • Tuesday • Flat 30A

14/01/2025

•••

all welcome

Minutes • Juniper Tenants & Residents Association • Meeting #70

7.30pm • 15/10/2024 • Flat 30A

Present: Coralie Allison (Treasurer - 16). Karl Bolingbroke (19). Rob Kenyon (Secretary - 32). Clo Lappartont (13) Mark Millar (13). Jaki Wilford (Chair - 14). [Justin Hall, LBS. Ben Roberts, Tenants Hub]

1. Approval of Minutes. The minutes of 03/09/2024 were approved as a true record.

2. Matters Arising from Minutes.

3. Repairs.

a) Justin and Ben discussed the possible benefits of using **'Tenants Hub'** software to improve repair performance at Juniper House. A comprehensive outline of Tenants Hub features was presented by Ben.
The Chair agreed to test the system. Ben and Justin agreed to pursue the possibilities further to eliminate any safeguarding concerns raised by the meeting.
b)Justin reported scaffolding ordered for first balcony work.
He was informed by the meeting that the damp problem had deteriorated since the Major Works of 2018, and that the minor surface repairs issued by Dave Lea this year had not remedied the ingress. Justin agreed to consult with Major Works to action effective treatment as soon as possible.

[The Chair left the meeting to avoid a possible conflict of interest.]

c)Coralie asked Justin whether Leaseholders would be expected to pay service sharges for the same works twice. Justin replied that they may be charged initially. Clearly this issue needs more clarification.
action: Refer to next meeting.
d) Karl drew Justin's attention to faulty estate lights and the state of the forecourt. For the avoidance of confusion, Karl clarified that he had always allowed access for LBS work to his balcony, and had lost work due to missed appointments.

[Chair resumed]

4. Finance Report

a) No transactions. Balance **£32,261.24**

b) Negotiations with NatWest are ongoing but stalled over the technical issue of Juniper's 'incorporated organisation' status as a TRA.
Treasurer to meet with NatWest business manager.

5. Garden

a) Forecourt trees to be planted in December. Community Planting Day proposed by LBS.

b) No nappies seen in the garden since newsletter appeal. Situation to be monitored.

c) Specific workdays to be confirmed, but something is usually happening on Sundays at this time of year. All hands welcome.

6. Any other business.

a) Instances of antisocial behaviour reported. Including suspected drug deals, blocking and littering staircases, soiling lifts and walkways, and abusing residents. Call 101 to report, or 999 if an emergency.
Cases of rough sleeping are to be expected this Winter. Relevant homelessness helplines to next meeting.

b) New Year's Eve Barbecue. Garden. 31/12/2024

7. Date of Next Meeting. 26/11/2024. 7.20pm. Flat 30A

Send 2024 Up in Flames Forever
Food, Fire and Friends
Garden • New Year's Eve • All Welcome

welcome
to new neighbours
Carina and Darvin

•••

juniper whatsapp group

Use the QR Code below to:

Keep in contact • Help maintain block security • Share repairs infornation • Find homes for unwanted stuff • Chat

Much more information at:

www.juniperhouse.info

For inclusion on the Juniper mailing list contact:

sec.junipertra@gmail.com

•••

UNICEF Gaza Crisis Appeal.

www.unicef.org.uk

•••

Shelter Xmas Crisis Appeal.

www.england.shelter.org.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #180

25/11/2024

The True Chronicles of The House of Juniper

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Juniper House Tenants & Residents Association

Meeting #71

•••

7.30pm • Tuesday • Flat 30A

26/11/2024

•••

all welcome

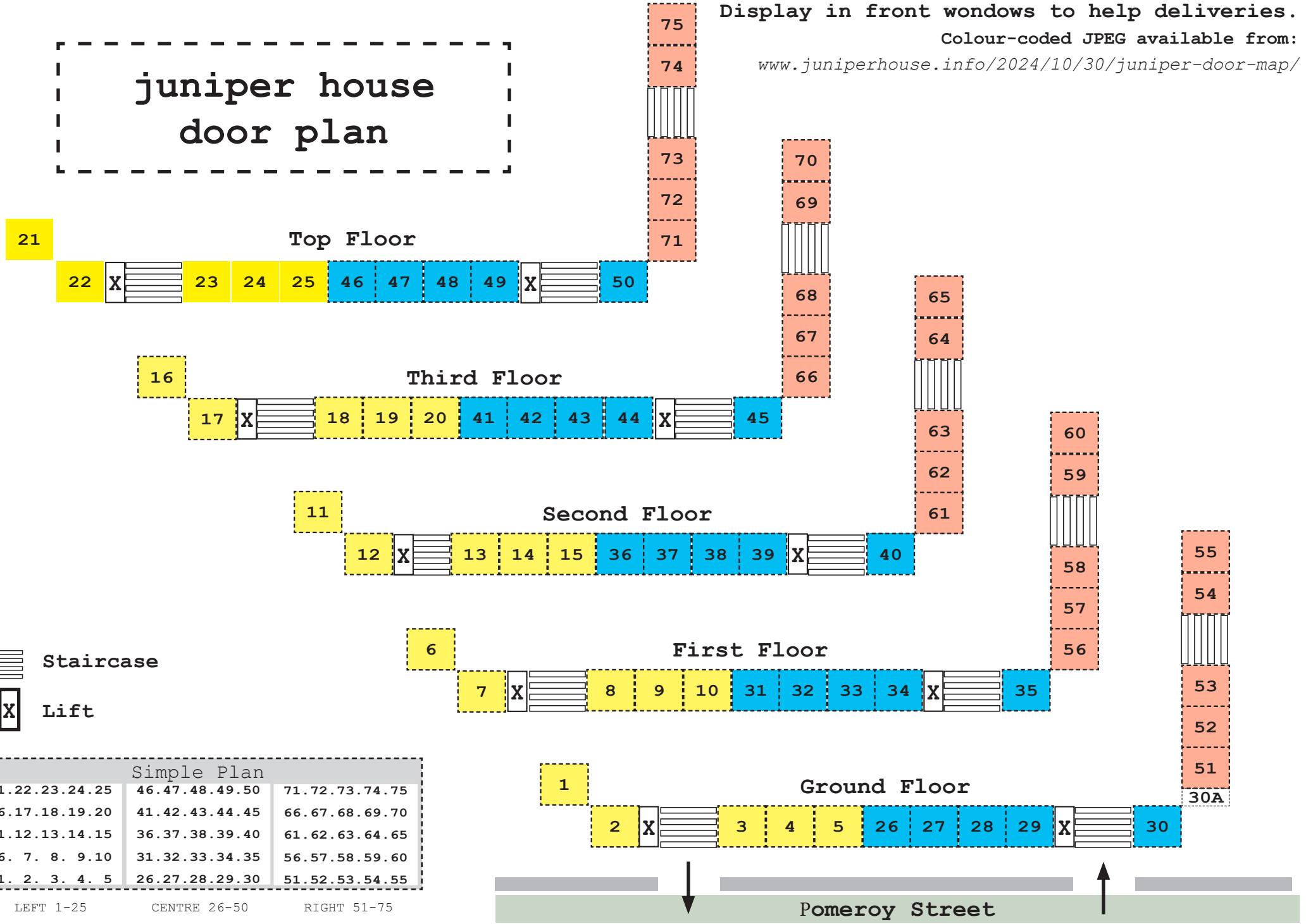
(TOMORROW)

juniper house door plan

Display in front wondows to help deliveries.

Colour-coded JPEG available from:

www.juniperhouse.info/2024/10/30/juniper-door-map/



Simple Plan		
21.22.23.24.25	46.47.48.49.50	71.72.73.74.75
16.17.18.19.20	41.42.43.44.45	66.67.68.69.70
11.12.13.14.15	36.37.38.39.40	61.62.63.64.65
6. 7. 8. 9.10	31.32.33.34.35	56.57.58.59.60
1. 2. 3. 4. 5	26.27.28.29.30	51.52.53.54.55
LEFT 1-25	CENTRE 26-50	RIGHT 51-75

juniper whatsapp group

Use the QR Code below to:

Keep in contact • Help maintain block security • Share repairs

Find homes for unwanted stuff • Chat

For inclusion on the Juniper mailing list contact: sec.junipertra@gmail.com

The World Tomorrow

November 5th 2024 marks the 10th year of *Juniper Community News*. In that time it has always tried to avoid political bias or partiality. But it is also the day when a certain Mega-Psychopath and his Trillionaire cronies may well be in control of America. The more we know about these ghouls, the less we need to know. News that Polio clinics in Gaza are being bombed is already too disgusting to watch. News of Trump and Musk's plans to destroy Truth and Science is no consolation.

A world carved up between techno-fascists like Trump, Putin and their Fossil-Fuel Axis, is the nightmare of every generation since 1945. A multiple disaster, but especially to any hopes of curbing global warming.

The editorial policy of *J.C.N.* didn't anticipate this world. So it deserves a response, if only for the historic record.

Whatever result we wake up to, Humanism and democracy remain in crisis. The backlash to a Harris win will be horrific. As will the barbaric mindless malice of a Trump regime. Those offering glib reassurances should consider that the clumsy dictatorships of the C20th did not have modern means to kill Freedom permanently, and ensure perpetual war.

If Hate and Lies defeat Human values tomorrow, everything worth caring about will be in danger. Not even little Juniper House will be safe from the after-shocks.

When the world is in a mess, communities exist to help create cooperation and reduce conflict. Covid proved that. To help preserve *your* world, bring your views to the next Juniper meeting.

26/11/2024. 7.30. Flat 30A.
Rob Kenyon. Secretary.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #179

04/11/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House Tenants & Residents Association

Meeting #71

•••

7.30pm • Tuesday

26/11/2024

•••

all welcome

Juniper Tenants & Residents Association Meeting #69

Minutes • 7.30pm • 03/09/2024 • Flat 30A

Present: Coralie Allison (Treasurer). Doris Danko. Simon Jones, Rob Kenyon (Secretary). Rhiannon Rafferty. Vanesa Strydom, Jaki Wilford (Chair)

1) Approval of Minutes.

Minutes of meeting #68 approved. The secretary pointed out that due to his initial error, the enumeration of meetings started from zero (#0) instead of #1 (one). All minutes have been renumbered correctly. Meeting #3 in the old minutes archive is now Meeting #4. etc. No substantive alterations have been made. **(Noted by meeting)**

2) Matters Arising from Minutes

a) Late night ballcourt noise seems to have abated since notices were placed and informal advances made to users. Situation to be monitored for further action.

3) Finance.

a) Current Balance (unchanged). **£32,261.24**

b) Juniper's application to Cooperative Bank for a current account has been rejected.

Coralie to contact Southwark Group of Tenants for advice.

4) Repairs

a) New Southwark contractors (Bridgewater Ltd) encountered on site by Secretary. Team here to make initial assessment of the block prior to enacting LBS work. After a brief background discussion, the representive from Bridgewater suggested the possibility of a familiarisation meeting with the Residents to pool information.

Justin Hall (LBS. Communal Repairs Manager - South) to be contacted.

b) In spite of sporadic repairs, many areas of the forecourt kerbstones still need repair. To be reported at the next Estate Inspection (3rd Tuesday/ month)

c) Doris reports blocked drains, damp and mould. Instructedby the meeting to report the damp urgently via the Damp and Mould reporting form on the LBS website.

Noisy, smelly drains are widespread, and usually not a severe problem. When water obstinately refuses to drain, report again to LBS.

d) Damp in Flat 14. Latest survey clearly reveals water ingress from the flat above. Surface coating-material increasingly suspect.



5) Garden and Ball-court Use

a) Vegetable boxes given general approval. Expenditure of £60 approved for purchase of scaffolding boards to create facia for containers.

Action: Secretary.

b) Excess from 2023 Coronation Grant to be spent on 2 Apple trees and 2 Blackberry bushes for the garden.

Action. Garden Group.

c) Cleaner Greener Safer team to be prompted regarding front border trees, as granted in 2023 application.

6) Other Business.

a) Some improvement reported in anti-social behaviour on staircases since local police team random visits, and a focussed action on gatherings in Hatcham Gardens.

b) Used nappies and other disgusting garbage still appearing in the garden. Next newsletter to highlight again, in hope.

c) Best wishes to Tobi, Tim, Ezra and Naomi, and thanks for many years of support for the Juniper community. Not 'goodbye'.

d) New Year's Eve BBQ.

7) Date of Next Meeting. 7.30 pm. 15/10/2024. 30A Juniper House.

خوشحاله وختونه

HAPPY TIMES
in your new home to
Bilal, Abdulbasit, Abdulla, Zeba, and Ahmed
••• Don't be strangers •••

•••

Closing Date for Your Ideas • 13 October 2024.

Do you want to improve Juniper?

The Cleaner Greener Safer (CGS) programme funds ideas to improve Juniper submitted by anyone who lives here. You do not need to attend any meetings, or involve the TRA. Just fill in the simple form at:
www.southwark.gov.uk. (Search for 'Cleaner Greener Safer' on the website.)
CGS funds permanent, physical changes to Juniper, with projects ranging from £100 for small gardening plans to £50,000 towards large construction works.

At Juniper, it has already funded bike hoops, rainwater butts, garden security lighting, and new trees for the front border. But the estate obviously needs much more improvement. What are your ideas? What irritates you most about the way the block looks?

CGS funding can be used for:

• Improving community gardens, growing food, encouraging wildlife areas.
• Improving community and youth facilities such as sports courts, community halls.
• Installing security measures like gates and railings and tackling 'grot spots' where anti-social behaviour is causing problems.
• Providing sports and play equipment and outdoor classrooms.

The online application form asks:

• who you are • what your ideas are • how it will make Juniper Cleaner, Greener or Safer • if you have any support and how much it might cost.

•••

If you need any advice, please don't hesitate to contact CGS at:
cgs@southwark.gov.uk or call 020 7525 4502

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #178

02/10/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Meeting #70

•••

7.30pm • Tuesday

15/10/2024

•••

all welcome

Minutes Online

www.juniperhouse.info/juniper-tra-minutes/

Newsletters: www.juniperhouse.info/community-news/

And much more. **www. juniperhouse.info**

Juniper House Tenants & Residents Association

Minutes • Meeting #68 • 7•30pm • 29/05/2024 • flat 30A

Present: Coralie Allison (Treasurer), Karl Bolingbroke, Simon Jones, Rob Kenyon (Secretary)..Vanesa Strydom, Jaki Wilford (Chair)

1. Approval of Previous Minutes. Minutes approved.

2. Matters Arising from Minutes.

a) The planned site-visit by Crocodile Awnings did not happen. A conversation with the surveyor contradicted the initial claims made by the sales department regarding specific features we required; e.g. secure doors and electricity points. Other suppliers to be contacted. [ACTION: SECRETARY]

3. Ballcourt issues.

a) Karl reported noisy anti-social behaviour in the ball-court after 10pm, including bottles being smashed by Juniper residents. The meeting agreed that measures were required before the Summer, including professionally-printed A3 Signs, and 2 council-standard FB locks. Closing time - 9.30pm. 9pm Sindays. Key-holders to be confirmed at the next possible meeting. [ACTION: SECRETARY TO COST SIGNS.]

GENERAL HANDYPERSON

Carpentry • Fitting • Tiling • Decoration

Friendly Rates

Contact: Slavik Dordia.

TelL 07988973967 (WhatsApp) • 07394085492

Email: SLAVIKDORDIA@gmail.com

4. Finance

a) Balance: £32,861.24 (no change)

b) Treasurer making enquiries at Co-operative Bank in Lewisham. They need relevant minutes and records to verify the authenticity of Juniper TRA. action: Secretary and Treasurer.

5.Repairsa) May estate walkabout.

• Dave Lea inspected reported damp near flat 66 and agreed to strip the undersurface of the walkway to locate possible sources of seepage.

• Cracks to kerb near 30A reported.

• Damage to walkway light at 30A reported.

• Broken rainwter pipe and constant overflow from roof near flat 29 reported.

• Damp in Flat 8 reported and inspected.

• Increasing signs of seepage through walkway near flats 19 and 20 reported. Dave lea reluctant to acceptthe possibi;ity that the sureface may be permeable. Agreed to return later in the day to directly observe effects of rainfall at suspect sites and assess whether the interim remedial world have had any dignificant effect..

6. Grant Project Updates

a) Cleaner Greener Safer grant manager Chris Cambell visited Juniper to decide on sites for rainwater tubs and security lights. Chris reported that the consultation had been encouraging and helpful and that comments have been borne in mind when making final decisions. Delivery of projects expected soo.

b) No news yet of succesful tree replacement grant.

7. Garden

a) Event on July 21st to be largely on a Bring'n'Share basis. Barbecue fire provided.

b) The new vegetable tubs need some cladding to smarten then up. Secretary to cost basic raw materials.

9. Date of Next Meeting. Annual General Meeting 25/06/2024

Juniper TRA Meeting #69

7.30pm • 03/09/2024 • Flat 30A

Agenda

1) Approval of Minutes

2) Matters Arising from Minutes

3) Finance

4) Repairs

5) Garden and Ball-court Use

6) Other Business.

7) Date of Next Meeting

•••

Juniper Online

Minutes Archive: www.juniperhouse.info/juniper-tra-minutes/

Newsletters: www.juniperhouse.info/community-news/

Photos: www.juniperhouse.info/photos/

And much more.

www. juniperhouse.info

All contributions and know-how greatly appreciated.

Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #177

02/09/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Meeting #69

•••

7.30pm • Tuesday

03/09/2024

•••

all welcome

TOMORROW!

Juniper House Tenants & Residents Association

Minutes • Reconvened Annual General Meeting #10 • 23/07/2024

Present. Coralie Allison (Treasurer). Tim Burrow. Rob Kenyon (Secretary). Rhiannon Rafferty. Cherrie Stevens. Jaki Wilford (Chair). **Proxy vote**: Aftab Hussain • **LBS.** George Coombes • **Apologies**: Phoebe Eustance. Jess Oglethorpe.

1. Approval of Proxy Vote. The Proxy vote submitted by Aftab Hussain was acknowledged by the meeting.

2. Approval of Previous Minutes.
Minutes of Juniper AGM #8 (July 2023) and Juniper TRA meeting #67 (May 2024) were approved as true records.

2. Matters Arising from Minutes. N.A.

3. 2023-24 Finance Report..

a) Statements

INCOME

Southwark Council	£ 1,738.00
TOTAL	**£1,738.00**

EXPENDITURE

Insurance	£ 99.31
Sports Workshops	£ 720.00
Kings Coronation	£ 325.20
TOTAL	**£1,144.51**

b) Financial Position

Balance B/F (30/09/2022)	**£32,367.06**
Income	£1,738.00
Expenditure	£1,144.51
[NETT INCOME	£593.49]
Balance C/F (30/09/2022)	**£32,960.55**

c) Future banking arrangements.
Coralie's investigations have provisionally concluded that the Cooperative Bank would be best suited for our purposes. For the avoidance of any delay in future dealings, it was agreed to pass a motion at this meeting to formally authorise the transference of assets.
Proposal: *'This meeting authorises the transference of all assets of Juniper House Tenants & Residents Association from MetroBank Ltd to Cooperative Bank Ltd at the earliest practicable opportunity'.*
prop: Rob Kenyon. sec: Coralie Allison. passed unanimous.

4. Presentation of Accounts.
a) Approval of 2022/23 accounts.
Proposal: *'This Meeting accepts the Accounts of Juniper House Tenants & Residents Association for the period 01/10/2022-30/09/2023 as a true record.'*
Prop. Coralie Allison*. sec.* Rob Kenyon*. passed 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 2024-2025.'*
prop: Tim Burrow. sec: Jaki Wilford. passed unanimous.

6. 2022-23 Secretary's Report.
The secretary presented an account of the proposals passed by the TRA in the last 12 months. Highlighting those still not acted upon.
Proposal: *'This meeting recognises the Secretary's Report as a true record of the actions of the committee for the period July 2023 - June 2024.'*
prop: Tim Burrow. sec: Jaki Wilford. passed unanimous.

7. 2023-24 Grant Updates.
a) Security lighting. All ten lights linstalled. Initial resident feedback is positive except for theangle of the mains light mounted on Flat 1. The system also requires switching to 'active' mode.
b) Rainwater Butts. Are already providing ample water for vegetable boxes. Minor adjustments also needed.
Chris Cambell of CGS has been contacted, and has agreed to raise all required work.
Some minor adjustments, and ongoing maintenance will remain the responsibility of the TRA.
c) Deadline for Cleaner Greener Safer Applications is in September.

8. Repairs & Garden Report.
a) Bridgewater Ltd are the new LBS contractors, and have visited the block to make preliminary investigations into causes of damp. They will be reporting to LBS this week. Access to Bridgewater findings to be requested. While on site, company representatives proposed a meeting with residents to discuss concerns.
• Possible dates agreed for the meeting:
27th-29th August. 3rd-6th September.
action Secretary.
b) Coralie reported more ingress to her flat since the remedial works of the spring, and deterioration of walkway surface on the top floor.

9. Formal resignation of Chair and officers.
George Coombes of LBS assumed the chair**.**

10. Election of Officers.
a) Chair. Jaki Wilford.
prop Coralie Allison. sec: Rob Kenyon. passed unanimous.
b) Vice-Chair. Phoebe Eustance.
prop Rob Kenyon. sec: Jaki Wilford. passed unanimous.
c) Secretary. Rob Kenyon.
prop: Tim Burrow. sec: Coralie Allison. passed unanimously.
d) Treasurer. Coralie Allison.
prop: Jaki Wilford. sec: Rhiannon Rafferty. passed unanimous.
e) Committee Member. Cherrie Stevens.
prop: Rob Kenyon. sec: Rhiannon Rafferty. passed: unanimous.

11. Resumption of Chair.

12. Any other business.
a) *Proposal*. *'This meeting authorises the purchase of a durable communal breadmaker, suitable for use in 30A'.*
prop: Jaki Wilford. sec: Coralie Allison. passed.unanimous.

13. Date of Next Meetings.
AGM 17/06/2025. **TRA**: 03/09/2024

Citizens' Advice Bureau

• Check what benefits or grants you can get •
• Work out your budget to manage your money •
• Clear rent arrears •
• Manage mortgage payments •
• Sort out your Council Tax •
• Manage loan repayments, credit card debts and bills •

97 Peckham High Street. SE15 5RS

www.citizensadvicesouthwark.org.uk/

0808 278 7849

Free English Classes

for speakers of other languages.

Four different levels • Qualifications available.
Classes in Besson Street Garden.
Assesments Tuesdays 3pm & Wednesdays 6.30pm

call Jill or Helen on 0207 639 7605
or email: helen.keenan@nxgtrust.org.uk

Monthly Juniper Estate Inspection

Tuesday • September 20th

11.15am • Flat 30A

Show Council officers problems that concern you.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #176

18/08/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Meeting #69

•••

7.30pm • Tuesday

03/09/2024

•••

all welcome

Tim and Tobi

are very happy to announce the birth of

Naomi Ifeyinka Burrow

born

Wednesday, 12th June, 2024

at St Thomas' Hospital

•••

Everyone is doing well and

Ezra is very excited to welcome his baby sister

Jess and Phoebe

are very happy to welcome

Remy Alexander Mezey Eustance

born

Friday, 21st June, 2024

at Lewisham Hospital

•••

Born on the summer solstice.

Under a Strawberry Moon!

Bring'n'Barbecue

Garden Banquet

(Fire and Pot-Luck Provided)

Sunday • July 21st

4pm 'til dark

•••

ALL WELCOME

Can't Make

the Annual General Meeting 23rd July?

Proxy forms are available from Flat 32.

•••

If you can't make the meeting

at least help make it happen.

•••

More details phone Rob: 0207 732 8493

email: sec.junipertra@gmail.com

AGENDA

Juniper Tenants & Residents Association

Reconvened Annual General Meeting #9

7 •.30pm • 23/07/2024 • flat 30A Juniper House

1. Approval of Previous AGM Minutes

2. Matters Arising from Minutes

3. Presentation of Accounts

4. 2023-24 Finance Report.

a) Approval of accounts.

b) Future banking arrangements

5. Appointment of Auditors

'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2024-2025.'

6. 2023-24 Secretary's Report

7. 2023-24 Grant Updates

8. Building & Garden Report

9. Formal resignation of Chair and officers

10. Election of Officers.

11. Resumption of chair.

12. Any other business.

13. Date of Next Meeting

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #175

18/07/2024

The True Chronicles of The House of Juniper

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tenants & residents association

reconvened

Annual General Meeting #10

7.30pm • Tuesday

JULY 23

•••

all residents very welcome

cleaner greener safer projects

security lights

The new garden security lights seem to have made a good first impression, especially with ground-floor residents.

Please come to the meeting on July 23 to provide feedback to all grant projects.

coming soon

rainwater butts

To be installed soon. Sited near flats 55, 54, 27 and in the garden near the ball-court.

Free rainwater for all residents. More details in next newsletter.

new trees

Plus a Cherry to replace the one cut down last year, and a London Plane to combat traffic pollution.

Siting to be decided this week.

Monthly Estate Inspection

Tuesday • July 16

11.15am • Flat 30A

With LBS officers

Minutes Online

www.juniperhouse.info/juniper-tra-minutes/

Newsletters: www.juniperhouse.info/community-news/

And much more. **www. juniperhouse.info**

All contributions and know-how greatly appreciated.

Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

AGENDA

Juniper Tenants & Residents Association

Reconvened Annual General Meeting #10

7 •.30pm • 23/07/2024 • flat 30A Juniper House

1. Approval of Previous AGM Minutes

2. Matters Arising from Minutes

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4. 2023-24 Finance Report.

a) Approval of accounts.

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6. 2023-24 Secretary's Report

7. 2023-24 Grant Updates

8. Building & Garden Report

9. Formal resignation of Chair and officers

10. Election of Officers.

11. Resumption of chair.

12. Any other business.

13. Date of Next Meeting

garden BANQUET

Bring'n'Barbecue

Prepare'n'Share

(Fire and Pot-Luck Provided)

•••

Sunday • July 21st

4pm 'til dark

•••

ALL WELCOME

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #174

30/06/2024

The True Chronicles of The House of Juniper

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EURO '24 latest

England 2 - Slovakia 1

next item on the agenda...

reconvened

JUNIPER ANNUAL GENERAL MEETING #10

7.30pm • Tuesday • July 23 • 30A Juniper House.

Proxy Voting forms from Flat 32.

•••

GENERAL ELECTION

7am-10pm • Thursday • July 4th

Brimtonroy Centre • 2 Culmore Rd • SE15 2RQ

Photo-ID Required

Nag, Nag, Nag...

If you only go to one Juniper Meeting this year, please make it the **Annual General Meeting on Tuesday.** It generally only lasts about ninety minutes, and without it the TRA cannot continue.

Continue doing what?

Juniper TRA spends much of its time harrassing London Borough Southwark into delivering its obligations under the Tenants and Residents Agreements. As a humble TRA, we only have Pester-Power at our disposal. But we use it, and it sometimes works. We continue to do the best we can. See the recent sudden removal of the tangle of kerb-weeds which made the block look like a derelict ghost-town. That was the TRA.

Continue improving Juniper

Social events, liaison with local police to improve security, succesful grant applications, preservation of the garden and a delivery service during Covid have shown that the TRA has a role.
The list of improvements we *could* make depends only on our imaginations - and expressing them at meetings. So.

If you only go to one Juniper Meeting this year, please make it the **Annual General Meeting on Tuesday.** It generally only lasts about ninety minutes, and without it the TRA cannot continue

Continue doing what?

Whatever you want, if enough people vote for it.

CONGRATULATIONS!!

to

Tobi and Tim on your brand new joy.
And to Jess and Phoebe
On your lovely boy.

garden BANQUET

(Bring'n'Barbecue)

Prepare'n'Share
Fire and Pot-Luck Provided

Sunday • July 21st

4pm 'til dark

ALL WELCOME

not nice people

It seems the drug problem is getting worse again, with open dealing in the forecourt. If you witness anything please contact the Police anonymously. They particularly need evidence of actual transactions. That is, packages being handed over.

The police do conduct regular random patrols at Juniper House, but the more reported sightings the better.
The rule, as with the council, is **'Nag, nag, nag.'**

...

Nunhead local office. **0208 721 2445.**
If you witness a non-serious crime. **call 101.**
or Crimestoppers on **0800 555 111.**

AGENDA

Juniper Tenants & Residents Association
Annual General Meeting#9
7.30pm • 25/06/2024 • flat 30A Juniper House

1. Approval of Previous AGM Minutes.

2. Matters Arising from Minutes.

3. Presentation of Accounts.

4. 2023-24 Finance Report.

a) Approval of accounts.

b) Future banking arrangements.

5. Appointment of Auditors.

'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2024-2025.'

6. 2023-24 Secretary's Report.

7. 2023-24 Grant Updates.

8. Repairs & Garden Report.

9. Formal resignation of Chair and officers.

10. Election of Officers.

11. Resumption of Chair.

12. Any other business.

13. Date of Next Meeting.

NOMINATIONS FOR ALL POSTS

Chair, Vice-Chair, Treasurer, Secrertary and Committee members.

Please submit any advance nominations in writing to Flat 32.

All nominations must be signed by the nominee.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #173

23/06/2024

The True Chronicles of The House of Juniper

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EURO '24 latest

England 0 - Slovenia 0

Dire England scrape through group stage.

(Stenna Stairlifts Ltd . withdraw sponsorship)

All this week's *real* action @

JUNIPER ANNUAL GENERAL MEETING #9

7.30pm • Tuesday • June 25 • 30A Juniper House.

•••

ALL WELCOME

Proxy Voting forms from Flat 32.

Minutes • Juniper TRA Meeting #67 •.30pm • 29/05/2024 • flat 30A

Present: Coralie Allison (Treasurer), Karl Bolingbroke, Simon Jones, Rob Kenyon (Secretary). Vanesa Strydom, Jaki Wilford (Chair)

1. Approval of Previous Minutes. Minutes of meeting #66 approved.

2. Matters Arising from Minutes.

a) The planned site-visit by Crocodile Awnings did not happen. A conversation with the surveyor contradicted the initial claims made by the sales department regarding specific features we required; e.g. secure doors and electricity points. Other suppliers to be contacted.

[ACTION: SECRETARY]

3. Ballcourt issues.

a) Karl reported noisy anti-social behaviour in the ball-court after 10pm, including bottles being smashed by Juniper residents. The meeting agreed that measures were required before the Summer, including professionally-printed A3 Signs, and 2 council-standard FB locks.

Closing time - 9.30pm. 9pm Sindays. Key-holders to be confirmed at the next possible meeting.

[ACTION: SECRETARY TO COST SIGNS.]

4. Finance

a) Balance: £32,861.24 (no change)

b) Treasurer making enquiries at Co-operative Bank in Lewisham. They need relevant minutes and records to verify the authenticity of Juniper TRA.

action: Secretary and Treasurer.

5. Repairs

a) May estate walkabout.

• Dave Lea inspected reported damp near flat 66 and agreed to strip the undersurface of the walkway to locate possible sources of seepage.

• Cracks to kerb near 30A reported.

• Damage to walkway light at 30A reported.

• Broken rainwter pipe and constant overflow from roof near flat 29 reported.

• Damp in Flat 8 reported and inspected.

• Increasing signs of seepage through walkway near flats 19 and 20 reported.

Dave lea reluctant to acceptthe possibi;ity that the sureface may be permeable. Agreed to return later in the day to directly observe effects of rainfall at suspect sites and assess whether the interim remedial world have had any dignificant effect..

6. Grant Project Updates

a) Cleaner Greener Safer grant manager Chris Cambell visited Juniper to decide on sites for rainwater tubs and security lights. Chris reported that the consultation had been encouraging and helpful and that comments have been borne in mind when making final decisions. Delivery of projects expected soo.

b) No news yet of succesful tree replacement grant.

7. Garden

a) Event on July 21st to be largely on a Bring'n'Share basis. Barbecue fire provided.

b) The new vegetable tubs need some cladding to smarten then up. Secretary to cost basic raw materials.

9. Date of Next Meeting. Annual General Meeting 25/06/2024

• REMEMBER GRENFELL •

72 LIVES LOST - SOME MONEY SAVED

AGENDA

Juniper Tenants & Residents Association Annual General Meeting #9

7 •.30pm • 25/06/2024 • flat 30A Juniper House

1. Approval of Previous AGM Minutes

2. Matters Arising from Minutes

3. Presentation of Accounts

4. 2023-24 Finance Report.

a) Approval of accounts.

b) Future banking arrangements

5. Appointment of Auditors

'Proposal: 'This Meeting authorises the continued use of Southwark Group of Tenants Organisation to oversee Juniper accounts for the year 2024-2025.'

6. 2023-24 Secretary's Report

7. 2023-24 Grant Updates

8. Building & Garden Report

9. Formal resignation of Chair and officers

10. Election of Officers.

11. Resumption of chair.

12. Any other business.

13. Date of Next Meeting

Monthly Estate Inspection

Tuesday • June 18

11.15am • Flat 30A

With LBS officers

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #172

14/06/2024

The True Chronicles of The House of Juniper

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ANNUAL GENERAL MEETING #9

Flat 30A

Annual Reports

Election of officers

Future directions

•••

Want something changed?

Make it happen.

7.30pm • Tuesday • June 25

30A Juniper House.

Minutes • Juniper T.R.A. Meeting #66 • 25/04/2024 • flat 30A

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

2. Approval of Previous Minutes.
Minutes of meeting #65, 28/03/2024 approved.

3. Finance.
a) No transactions in last month.
Current Balance: **£32,861.24**
b) Coralie has investigated several banks in Peckham. Only one has the range of services we require. Nearest Coop brnch to also be assessed.

4. Repairs
a) The cracks to top floor balcony seals Issues reported in January are now being addressed on schedule. However, serious concerns were raised over the standard of work to the seals on the 'upstands'. All examples should be photographed and reported to LBS. Quality issues to be addressed at next estate inspection on May 21st. All balcony remedial work to be closely monitored for effectivenes.
b) Waste outlet junction failure has been reported at flat 7. As predicted to LBS staff less than a month ago.
c) Rubbish Skips. Juniper now has 4 skips again in the northern bay.
d) Efe and Dave have been contacted regarding Juniper proposal to source independent quotes for servicing selected exterior drainage cabinets. Awaiting response. Matter to be raised at next site inspection May 21st
e) Leaseholders encouraged to hold meeting to exchange experiences, and report to TRA for support. 30A available.
f) Damp survey agreed in january to be revived if possible in order to monitor effects of recent remedial works.
g) Kemi given information on reporting damp via LBS website.
Urged to report progress and provide feedback on negotiations with landlord.

5. Cleaner Greener Safer Grant.
a) Grant result.
Tree application succesful. Other applications rejected, but other sources of funding and support remain open for investigation.
b) Consultation form issues.
We have had no feedback yet on the results of the consultation. Secretary to email CGS team.

6. Other Business
a) Summer Barbecue. 21/07/2024
b) Garden Day May 5th
c) Crocodile Structures to visit on 29th April for community-centre quote.
e) Information requested from meeting for support groups for refugees enduring housing problems.

7. Next Meetings.
a) 29/05/2024. Flat 30A 7.30pm.
b) Annual General Meeting. 25/06/2024. 30A 7.30pm.

JUNIPER MEETING #68

Flat 30A

7.30pm • Wednesday • May 29

ANNUAL GENERAL MEETING #10

Flat 30A

7.30pm • Tuesday • June 25

ALL WELCOME

Make Sure You Have Your Say

REGISTER to VOTE

www.gov.uk/register-to-vote

•••

IF YOU DO NOT HAVE PHOTO I.D.

Apply for a 'Voter Authority Certificate'

www.gov.uk/apply-for-photo-id-voter-authority-certificate

Applying takes around 5 minutes, or 20 minutes without a National Insurance number.

The deadline for I.D. applications is roughly 21/06/2024

(translation: submit NOW)

•••

Postal Voting:

www.gov.uk/apply-postal-vote

•••

Proxy Voting

(nominate someone else to vote for you)

www.gov.uk/how-to-vote/voting-by-proxy

•••

Why Bother?

1. Because sulking at home is not cool. If you disapprove of voting some reason, even a spoilt ballot paper is counted and registers your opinion.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #171

28/05/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

ELECTION REPORT 1

One casualty of the sudden general election on JULY 4th is the

'Tenants Reform Bill'

This effects Juniper residents because the bill would have banned no-fault evictions, replaced short-term contracts with rolling tenancies, and fulfilled other election promises.
So when canvassers knock on your door in the next few weeks, it would be interesting to know their policy on this issue.
Would they restore the bill in full? Or present their own version.

•••

for help ensuring you are represented at the general election
see back page.

•••

Minutes Online

www.juniperhouse.info/juniper-tra-minutes/

Newsletters: www.juniperhouse.info/community-news/.

Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

Minutes • Juniper T.R.A. Meeting #67 • 25/04/2024 • flat 30A

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

2. Approval of Previous Minutes. Minutes of meeting #65, 28/03/2024 approved.

3. Finance.
a) No transactions in last month.
Current Balance: **£32,861.24**
b) Coralie has investigated several banks in Peckham. Only one has the range of services we require. Nearest Coop brnch to also be assessed.

4. Repairs
a) The cracks to top floor balcony seals Issues reported in January are now being addressed on schedule. However, serious concerns were raised over the standard of work to the seals on the 'upstands'. All examples should be photographed and reported to LBS. Quality issues to be addressed at next estate inspection on May 21st. All balcony remedial work to be closely monitored for effectivenes.
b) Waste outlet junction failure has been reported at flat 7. As predicted to LBS staff less than a month ago.
c) Rubbish Skips. Juniper now has 4 skips again in the northern bay.
d) Efe and Dave have been contacted regarding Juniper proposal to source independent quotes for servicing selected exterior drainage cabinets.
Awaiting response. Matter to be raised at next site inspection May 21st
e) Leaseholders encouraged to hold meeting to exchange experiences, and report to TRA for support. 30A available.
f) Damp survey agreed in january to be revived if possible in order to monitor effects of recent remedial works.
g) Kemi given information on reporting damp via LBS website.
Urged to report progress and provide feedback on negotiations with landlord.

5. Cleaner Greener Safer Grant.
a) Grant result.
Tree application succesful. Other applications rejected, but other sources of funding and support remain open for investigation.
b) Consultation form issues.
We have had no feedback yet on the results of the consultation. Secretary to email CGS team.

6. Other Business
a) Summer Barbecue. 21/07/2024
b) Garden Day May 5th
c) Crocodile Structures to visit on 29th April for community-centre quote.
e) Information requested from meeting for support groups for refugees enduring housing problems.

7. Next Meetings.
a) 29/05/2024. Flat 30A 7.30pm.
b) Annual General Meeting. 25/06/2024. 30A 7.30pm.

balcony repairs

The recent repair works to balcony seals served only to address one possible source of water seepage. The situation was to be monitored closely for effectiveness.
It has to be reported that since the completion of the work, seepage has continued at previous sites. So sadly, first indications are not favourable.
More Juniper residents have taken the decision to join the 17,000 tenants nation-wide making legal claims against their local council since 2020 because of their living conditions. It all adds to the pressure.

bin your rubbish

Please don't throw it on the lawn.

Especially glass bottles.

<u>They break, and cut little feet.</u>

JUNIPER MEETING #68

Flat 30A

7.30pm • Wednesday

May 29th

•••

Annual General Meeting #10

7.30pm • Tuesday

June 25

• all welcome •

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #170

01/05/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

SPRING GARDEN DAY

May 5th

join the group in the garden from 12pm

TOOLS AVAILABLE.

ALL WELCOME

HELP KEEP THE GARDEN GORGEOUS

p.s. DON'T FORGET TO VOTE! TOMORROW

(They'd rather you didn't.)

Brimtonroy TRA Hall, 2 Culmore Road SE15 2RQ

7am - 10pm • photo I.D. stupidly required

Minutes • Juniper T.R.A. Meeting #66 • 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 apporoved.

4. Matters Arising from Minutes.
a) Secretary reported that there were several battery recycling centres nearby. To be listed in newsletter. A free recycling bin is available. Further investigation is needed into a suitable site.

5. Finance.
a) No transactions in last month.
March Balance: **£32,861.24**
b) Coralie is now formally accepted by Metrobank as Treasurer. However, on-line 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, disprepair 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.
f) Efe was informed that the gas company had been in touch with the TRA for keys to the staircase service cabints, 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.
Proposal.
'This meeting authorises action to source quotes for servicing selected exterior drainage cabintes at Juniper House.'
Proposed Chair. Secoded. Vice Chair. Vote. Unanimous.

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.

BATTERY RECYCLING WITHIN 1 MILE

Tesco. 151/155 Queens Rd, SE15 2ND

Sainsbury's 83 Queens Rd, SE15 2EZ

Tile Giant. 814 Old Kent Rd, SE15 1AJ

Sainsbury's 263D New Cross Rd, SE14 5UQ

Southwark Recycling. 43 Devon Street, SE15 1AL

Huws Gray. Blackpool Road, SE15 3SU

Morrisons . Aylesham Centre SE15 5EW

Poundland. Aylesham Centre, SE15 5EW

Mountview Academy. Peckham Hill St, SE15 5JT

Primark. Rye Lane, SE15 5EY

2023 CGS GRANTS

CGS applications for trees for the front border have been granted, but the Garden Den and fork-lift hire have been disallowed because the area:

'*received applications that greatly exceeded the available funds*.'

There are other sources of funding for any projects you would like to see happen.

Last year's succesful applications for security lighting and rainwater butts will be installed soon.

DAMP

The best starting point for your damp is the Report Page on Southwark's dedicated website (below):

www.southwark.gov.uk/housing/repairs/damp-and-mould

Take lots of photos and include them in your report, and make sure you mention any health problems you've noticed.

•••

LBS will initially try to blame condensation. So make sure that all rooms are properly ventilated.

You can also telephone **0800 952 4444**

email: **Repairs@southwark.gov.uk**

Or try scanning the new QR code system below.

If you don't get satisfaction, contact your local councillors:

Gavin.Edwards@southwark.gov.uk • tel. 0207 525 1436

Sandra.Rhule@southwark.gov.uk • 0207 525 0242

Reginald.Popoola@southwark.gov.uk • 0207 525 2550

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#169

19/04/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

JUNIPER MEETING#67

Flat 30A • 7.30pm

April 25th • 2024

• all welcome •

Work in Progress.

Cracks in the balcony seals throughout the block have been marked yellow for repair.

This is the first stage in the process of addressing serious damp problems at Juniper.

Next Block Inspection: May 21st. 11AM. Flat 30A

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, 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 indpendent 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 occured 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 serice 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

Cabinet Junction Leaks

(from '6b' in minutes above)

Where possible, can residents please check the metal cabinets on the walkways (underneath bathroom windows) for signs of leakage. One unit failed recently and flooded the three flats beneath down to the ground floor.

This is clearly the responsibility of LBS, but it refuses to intervene until a flood happens and the damage is done. **See Inspection report on back page.**

Link to report of precisely the same fault from four years ago:

www.juniperhouse.info/2020/10/27/new-damp-menace/

Grant Consultation

Juniper has been awarded **Cleaner Greener Safer** grants for ten extra lights in the garden, and three rainwater butts to encourage gardening. These projects have both been sourced by LBS, and are ready to install. The last step in the process is your permission.

Forms will be arriving through your letterbox soon.

Please give the proposals your best consideration.

Estate Inspection 19/03/2024

present: Efe Urubusi, (Residents Services Officer) Dave Lea (Communal Repairs Technical Officer). Rob Kenyon (flat 32)

1. Matters arising from 23/01/24 inspection.

a) Top floor balcony surfaces.
The cracks to 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. Repairs to undersurfaces to begin when seepage has been addressed and structure suitably dry.

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.

2. Forecourt cracks and degradation.
Significant fractures were found under walkway kerbstones in the forecourt. These are classic habitats for vermin. Dave Lea marked for attention.

3. Waste outlet junction failures.
These units have not been serviced or maintained within living memory. The result is that they are now beginning to fail, causing weeks of misery for flooded residents below and for residents unable to use their kitchens or bathrooms until repairs are completed.
The most recent case saw 4 flats flooded, with collapsed ceilings and extensive floor damage. Several children are still severely affected by the disruption and long-term chronic damp.
The source of this leak was inspected. A new pipe has been installed, but the inspection panel on the main stack was severely rusted, damp, and only held in place with a flimsy plastic tie. **This will not be attended to as it has not yet failed. When it does, it can be repaired.**
An identical problem was found in the next accessible cabinet. .
Efe and Dave were informed that an identical flood ocurred four years when the junction of flat 42 failed, drenching lfats 37, 32, and 27.

4. Gas-works. Efe was informed that the gas company had been in touch with the TRA for keys to the staircase service cabints, and that this was the responsibility of the council. Efe stated that **LBS had no connection with the gas company.**

5. Next scheduled inspection: **26/04/2024.**
(11.15am approx.• flat 30A)

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #168

22/03/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

JUNIPER MEETING #66

Flat 30A • 7.30pm

March 28th • 2024

• all welcome •

Minutes Online

www.juniperhouse.info/juniper-tra-minutes/

Newsletters: www.juniperhouse.info/community-news/

And much more. **www. juniperhouse.info**

All contributions and know-how greatly appreciated.

Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

Juniper T.R.A. Meeting #64 Minutes • 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 CF.	£32,960.50.
December. 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. 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 conctrete 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 succesfully**.**

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

Agenda

Juniper TRA Meeting #65

7.30pm • Thursday • 29/02//2024 • flat 30A

1. Approval of Previous Minutes

2. Matters Arising from Minutes

3. Finance

a) Banking administration.

4. Repairs.

a) Water ingress update.

5. Other Business.

a) Grant Progress.

6. Block security.

7. Date of Next Meeting.

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Minutes Online

Catch up with Juniper history at:

www.juniperhouse.info/juniper-tra-minutes/

Newsletters

www.juniperhouse.info/community-news/

And much more.

www. juniperhouse.info

All contributions and know-how greatly appreciated.

Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

Best Wishes for a Peaceful Ramadan

Sadly, the world is currently a more troubled place than most of us can remember. And as aresult, alerady fragile communities are threatened by division and anger. Many will be destroyed if the hatemongers achieve their goals.

All we can do is work together to avoid being poisoned too, and use the community resources we have to foster tolerance and peace. In the spirit of Ramadan,

•••

UNICEF Gaza Crisis Appeal.
Help protect children in Gaza.
www.unicef.org.uk

•••

Intruders

It seems we have a problem again with open dealing at Juniper House. There has already been an instance of petty theft by a participant in business transactions in the garden.

If you witness anything please contact the Police anonymously to help prevent this turning into something far worse.

The police have been informed, with view to restoring regular random police patrols at Juniper House.

•••

Urgent help or a serious crime. **call 999.**
If you witness a non-serious crime. **call 101.**
or Crimestoppers on **0800 555 111.**
Nunhead local office. **0208 721 2445.**

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#167

28/02/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

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JUNIPER TRA

MEETING#65

Flat 30A • 7.30pm

February 29th • 2024

• all welcome •

TOMORROW

Juniper T.R.A. Meeting #64 Minutes • 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 CF.	£32,960.50.
December. 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. 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 conctrete 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 succesfully**.**

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

LBS agrees to Dry Up

No more excuses. After constant badgering for over two years, and legal action by some residents, Southwark appears to have agreed to take our complaints seriously. Urgent remedial work is needed. See mail below:

> ‘After considerable back and forth, I’ve just had the following message from the interim Housing Director:
> ***“I have asked officers to complete the repairs …. – as Cllr Edwards says, waiting will cost more in the long-run and misery for residents in the interim.”***
> Good news, but please keep me posted.’ Gavin Edwards. Wed, Feb 7

questions

While it is a very positive step that Southwark recognises that a problem exists, and to **‘complete the repairs’**, there are still many details to clear up.

how much and when?

It will be interesting to know the extent of the proposed repairs, and when they will start. Those who have lived with the ‘misery’ for years know how it effects them. But how many others have suffered in silence?

who pays?

Are residents expected to pay for the same work twice? Juniper lost several long-term residents to the service charges of the 2017-18 regeneration - which was undertaken to solve the same problem we now face again. They simply sold up and left, often leaving a hole in the active community. A repetition of this process would be as destructive to the community as the structural problems are to the integrity of the building.

side effects

The situation is complicated by the fact the flats are becoming less attractive on the market as independent surveys by leaseholders confirm the presence of degenerative water ingress. Understandably, people do not want to invest in badly maintained property.

Please make Southwark take this into consideration.

Bring your concerns to the meeting on 29th February. 7.30 Flat 30A.

Estate Inspection Jan 23rd

present: Efe.Urubusi, (Residents Services Officer) Dave Lea (Communal Repairs Technical Officer). Karl Bolingbroke, Rob Kenyon (flat 32)

• Attention was drawn to the condition of the top floor balcony, especially the area between flats 21 - 22. At this site, the edge seal was cracked in many areas at the junction with both walls, allowing rainwater through to the structure.
There was extreme ponding due to long-term failure to clear the gullies on a regular basis . This could not be denied due to the amount of vegetation flourishing in some drain-covers. This excess of standing water is free to seep into the balcony below, thereby increasing the damage.

• Dave Lea proceeded to review all balcony surfaces with a view to ordering work.

• Requests to be made to the Clean Team to maintain top floor gullies..

• Other clear sites of ingress were inspected, such as the bulge to the walkway underside adjacent to flat 19, plus various rust stains and instances of corrosion indicating seepage.

• Rubbish Skips. Efe to investigate the sudden shortage of rubbish skips.

• Forecourt Drains. These are constantly becoming blocked due to surface deterioration. Requests to be made to the Clean Team to maintain forecourt gullies.

Next scheduled inspections: 20/02/2024 • 19/03/2024

(11.30am approx.• assemble flat 30A)

Surface Failure Photos

www,juniperhouse.info/2024/02/15/water-ingress-evidence/

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Minutes Online

www.juniperhouse.info/juniper-tra-minutes/
Newsletters: www.juniperhouse.info/community-news/
And much more. **www. juniperhouse.info**
All contributions and know-how greatly appreciated.
Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

•••

gas works

New pipes are being fitted to the front of the building soon.

Prepare for outages and significant noise

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#166

15/02/2024

The True Chronicles of The House of Juniper

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Southwark Council

Damp Repairs Decision

(see inside)

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JUNIPER TRA

MEETING#65

Flat 30A • 7.30pm

February 29th • 2024

• all welcome •

Reconvened Juniper TRA Meeting #63

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 ageed 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 betwen 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

Agenda

Juniper TRA Meeting #64

7.30pm • Thursday • 11/01/2024 • flat 30A

1. Present

2. Approval of Previous Minutes

3. Matters Arising from Minutes

6. Finance

5. Repairs.

7. Other Business.

8. Date of Next Meeting.

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Minutes Online

Catch up with Juniper history at:
www.juniperhouse.info/juniper-tra-minutes/
Newsletters
www.juniperhouse.info/community-news/
And much more.
www. juniperhouse.info
All contributions and know-how greatly appreciated.
Contact: Rob. Flat 32 • sec.junipertra@gmail.com • 0207 732 8493

DAMP SURVEY

Authorised representatives of Juniper House Tenants & Residents Association will be visiting you soon with a questionnaire to determine the full extent of water ingress.

•••

The purpose being to present London Borough of Southwark with a mass of evidence they cannot ignore.

•••

Please cooperate with this campaign.

Do you know anyone who might benefit from

Free English Classes

for speakers of other languages.

Classes in Besson Street Garden.

Assessments Tuesdays 3pm & Wednesdays 6.30pm

call Jill or Helen on 0207 639 7605

or email: helen.keenan@nxgtrust.org.uk

help for households this winter

https://helpforhouseholds.campaign.gov.uk/

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #165

04/01/2024

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

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JUNIPER TRA

MEETING #64

Flat 30A • 7.30pm

Thursday

January 11th • 2024

• all welcome •

Xmas 2023 Stocking Fillers!

hundreds of other charities are just as deserving

Action Medical Research
'Saving children's lives through medical research.'
www.action.org.uk

Age UK
'Almost 1.5 million older people feel lonelier at Christmas than any other time of year.'
www.ageuk.org.uk
Or call 0800 077 8751

Barnardo's
' We protect, support and nurture children across the UK. .'
www.barnardos.org.uk

British Heart Foundation
Help raise funds for groundbreaking research.
www.bhf.org.uk

Good Law Project
'Our mission is to use the law to hold power to account and protect the environment.
www.goodlawproject.org

Mind
'We provide advice and support to empower anyone experiencing a mental health problem. '
www.mind.org.uk

New Cross Gate Trust
'We are a local community charity providing a wide and varied range of services to our local community of New Cross Gate.'
www.nxgtrust.org.uk

N.S.P.C.C.
'You can change children's lives. and keep children safe.'
www.nspcc.org.uk

Refugee Council
'This winter thousands of desperate men, women and children are fighting a hostile system to rebuild their lives in the UK. They deserve help.'
www.refugeecouncil.org.uk

Sense
'We help people with deafblindness or complex disabilities to communicate, experience the world and fulfil their potential.'
www.sense.org.uk

Shelter
'This Christmas nearly 139,000 children will wake up without a place to call home. The highest number on record.'
www.england.shelter.org.uk

Southwark Food Bank.
Supporting local people in Crisis.
www.southwark.foodbank.org.uk

St John's Ambulance
Saving lives on the spot.
www.sja.org.uk

St Mungo's
'Make this Xmas someone's last on the streets.'
www.mungos.org

UNICEF Gaza Cris Appeal.
Help protect children in Gaza.
www.unicef.org.uk

UNICEF Sudan Crisis Appeal
13.6 million children urgently need humanitarian assistance. 6 million, Sudan is now home to the largest child displacement crisis in the world.
www.unicef.org/appeals/sudan

UNICEF Ukraine Cris Appeal.
'Help provide conflict and disaster-affected children with access to water, sanitation, nutrition, education, health and protection services.'
www.unicef.org/appeals/ukraine

UNICEF Yemen Appeal.
'12.9 million children in Yemen need your help. 3.2 million children are internally-displaced. 400,000 severely malnourished children are at a risk of death.'
www.unicef.org.uk/donate/yemen

Water Aid
'Help end the water, sanitation and hygiene crisis – for everyone, everywhere.'
www.wateraid.org/uk

GET WELL SOON

Lee • Cynthia • Fay

DAMP SURVEY

Authorised representatives of Juniper House Tenants & Residents Association will be visiting you soon with a questionnaire to determine the full extent of water ingress.

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The purpose being to present London Borough of Southwark with a mass of evidence they cannot ignore.

•••

Please cooperate with this campaign.

Juniper House Tenants & Residents Association

MEETING

Flat 30A • 7.30pm • Thursday

January 11th • 2024

• all welcome •

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#164

21/12/2023

The True Chronicles of The House of Juniper

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The Shortest Day 2023

- and naturally, the darkest. But for obvious reasons this year seems darker than most. So apologies if this Xmas Special Edition is a little understated.

More horrific wars abroad, more offially-incited hate at home, and the constant increase in poverty and homelessness are impossible to either ignore or describe, and even harder explain away or influence.

A newsletter like this should be able to find the right words for any situation the community may be sharing, especially at this time of year. But this isn't like other years.

The one glimmer of hope is that even while there is less 'comfort and joy' in the news than ever, there can still be 'goodwill'. This particular festive season it seems we need more than ever to think of those less fortunate than ourselves, and help them however we can.

A little goodwill still goes a long way. Let's hope that the next Xmas newsletter can be happier.

See inside for suggestions.

sec.junipertra@gmail.com

Minutes • Juniper House Tenants & Residents Association
Meeting #62 • 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 exttra congestion on Pomeroy Street. The Chair has contacted Queens' Rd fire station again. No response yet.

Residents were encuoraged 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 Leigh 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

Pomeroy Street Congestion

Over the last two weeks, two Juniper residents have been taken seriously ill, and required emergency attention (Get well soon).

Luckily, the ambulances sent to them did not have to deal with one of the many lengthy blockages to Pomeroy Street. And the problem is getting worse, as everyone knows, especially due to the new shop.

Angry, *noisy* traffic jams have got worse, Pollution has got *even* worse, and so have the potentially life-threatening delays to emergency vehicles.

Summing up: Pomeroy Street is a dirty, dangerous road to live on, and becoming unusable as a thoroughfare. Even as I write this (4.15pm Friday) the honking herds are trying to force their way between the double row of parked cars of all sizes.

Many approaches have been made over the years to try and solve this long-standing problem, but to no effect. The authorities involved obviously feel they can do what they like because relatively few people live on Pomeroy Street. And many of those are only children.

<u>If you are concerned</u>
<u>Complain to your local councillors now.</u>

•••

Gavin Edwards
020 7525 1436. gavin.edwards@southwark.gov.uk

Reginald Popoola
020 7525 2550. reginald.popoola@southwark.gov.uk

Sandra Rhule
020 7525 0242. sandra.rhule@southwark.gov.uk
Mobile: 07985114295

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They are obliged to act on your behalf.

DAMP, MOULD OR CONDENSATION?

If you have damp and a smartphone, scan this QR code.

OR CALL

0800 952 4444

OR EMAIL

Repairs@southwark.co.uk

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ESTATE REPAIRS

many problems, such as estate-lighting failures, can be reported by residents on the LBS website.

Results are surprisingly good.

www.southwark.gov.uk/housing/repairs/report-a-communal-repair

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NO NAPPIES

IN THE RECYCLING BINS

please

j u n i p e r

community news #163

11/11/2023

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Juniper House Tenants & Residents Association

MEETING

7.30pm • Thursday

November 16th • Flat 30A

• all welcome •

•••

Armistice Day 2023

Shakespeare's message from 1623

'Get thee glass eyes; And like a scurvy politician, seem to see the things thou dost not.'

King Lear

Cleaner Greener Safer Grant News

Succesful Applications

'Juniper Garden Light' 2022

Motion sensor, solar-powered lights for use in the community garden which will increase security at night for ground floor flats.

The Units to be fixed to first floor balconies facing the garden.

By deterring intruders and general loitering at night near bedrooms and living tooms, this project will make the state feel safer.

Latest

LBS grant officer has been in contct with an update on the best model for our purposes, and looks forward to installation soon of 10-12 units.

•••

'Juniper Rainwater Butts' 2022

Rainwater butts to collect water from 3 storm pipes for use in community gardening. The project will help kitchen garden projects now under way.
It will also help the environment by reducing the amount of waste water entering storm drains, and by helping to restore the water-table.
The butts to be located at main storm pipes in the Juniper Garden.
The project encourages gardening, and further resident-custodianship of the estate.

Latest

LBS grant officer still working with contractors to decide on the best model for our purposes, and looks forward to final onsite visit soon.

•••

help for households this winter

https://helpforhouseholds.campaign.gov.uk/

Cleaner Greener Safer Grant News 2

Applications awaiting approval

Juniper House Replacement Trees 2023

To shield homes from air and noise pollution. Pomeroy St has far fewer street trees than it used to. The project will also improve climate resilience by providing shade and reducing the urban heat island effect.

Specifically one Plane, one Juniper, and one flowering Cherry.

Planting in Juniper front border near to the location of the felled trees.

•••

Juniper Den 2023

A permanent, secure, rainproof, low-maintenance play-shelter for general community use, with wheelchair ramp and access, encouraging a more diverse use of the garden. More shared use generally leads to a more secure space, which people will take a pride in.

Proposed location: Shaded section of northern lawn area facing West (the setting sun). Other sites are negotiable.

This project is the result of several years campaigning by the Juniper youth. Their hard work deserves recognition.

The design of the structure encourages overgrowth, and incorporates a range of eco-habitats for birds and insects, creating a living structure.

Final details subject to further community consultation and input.

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Juniper Clear-up 2023

Rental of an industrial lifter and operative to move several large granite blocks from the garden area near flat 1 to the border of the northern grassed area opposite flats 52-55. This would clear a significant amount of new space for cultivation, and allow a more creative use for the stones.
It would also help tidy up the garden, making it more attractive and welcoming.
Final use of the stones to be decided while the application is considered.

NO NAPPIES

IN THE RECYCLING BINS

please

CLEAR BAGS

PLEASE WASH, CLEAN AND RINSE ALL DIRTY ITEMS.

REMOVE LIDS AND CAPS FROM JARS AND BOTTLES.

• Mixed paper, card, cardboard, envelopes, newspapers, magazines, leaflets, catalogues, directories, greeting cards, kitchen and toilet roll tubes.

• Mixed glass bottles and jars of any colour.

• Drinks, toiletry, household cleaning product bottles, plastic food trays, snack pots, tubs, lids and tops.

• Drink cans, food tins, sweet and biscuit tins, aerosols, foil, beer and wine bottle caps, metal jar-lids

BLACK BAGS

• Kitchen waste, nappies or other soiled items.

• Metallic wrapping paper, plastic coated paper and photographs.

• Pyrex, drinking glasses, windows and mirrors.

• Polystyrene, carrier bags, plastic film, sweet and crisp wrappers,

• Coat hangers and toys.

• Paint tins, Paper cups and plates.

LBS RECYCLING

• Builders' rubble.
• Car and household batteries.
• Engine, cooking and central heating oil. Pesticides.
• Computers and related equipment.
• Mobile phones, TV's and small electrical items.

More advice at
www.southwark.gov.uk/bins-and-recycling/

CLINICAL AND HEALTHCARE WASTE

LBS offers a household clinical and healthcare waste collection service to individual households in Southwark free of charge. To receive this service, individual service users need to be registered f0or the service by their General Practitioner or other healthcare professionals.

j u n i p e r

community news #162

30/10/2023

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garden BANQUET

Sunday evening

November 5th

ALL WELCOME

•••

Juniper House Tenants & Residents Association

MEETING

7.30pm • Thursday

November 16th • Flat 30A

Juniper House Tenants & Residents Association

Minutes • Meeting #61 • 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.
Tim 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.

Car-Owning Residents

are strongly advised to apply for estate parking permits
Apply at: www.southwark.gov.uk/parking
The first permit is free.

•••

This would avoid confusion. Vehicles owned by residents have been mistakenly identified as being parked irregularly. Please do not fly-post widscreens unless absolutely sure the vehicle is not owned by a resident.
Because of mutual cross-borough bungling between Lewisham and Southwark, competition for local parking space is only going to increase with time. Permits are one step to security.

•••

illegal parking & dumped vehicles

If you are certain the owner is not a resident
contact the parking enforcement team on
0207 708 8587
An officer is meant to attend in 30min**s**
or email: parking@southwark.gov.uk

•••

Midnight Vandal

A very silly person has been overturning the vegetable planters so carefully tended by Wei.
The latest attack was two weeks ago at about 2am, on the containers near the balcony of flat 55.
Any sightings, please report to the police and video if safe to do so.
Thankfully, this kind of idiocy is rare at Juniper, and will be even less likely when our security lights are fitted.

CITIZENS' ADVICE BUREAU HELP

• Check what benefits or grants you can get •

• Work out your budget to manage your money •

• Clear rent arrears •

• Manage mortgage payments •

• Sort out your Council Tax •

• Manage loan repayments •

• Deal with credit card debts •

• Deal with gas, electric or water bills •

• Deal with phone, broadband or TV bills •

97 Peckham High Street. SE15 5RS

www.citizensadvicesouthwark.org.uk/

080 8278 7849

www.citizensadvice.org.uk/debt-and-money/budgeting/budgeting/get-help-with-bills/

•••

Do you know anyone who might benefit from

Free English Classes

for speakers of other languages.

Four different levels • Qualifications available.

Classes in Besson Street Garden.

Assessments Tuesdays 3pm & Wednesdays 6.30pm

call Jill or Helen on 0207 639 7605

or email: helen.keenan@nxgtrust.org.uk

j u n i p e r

community news#161

30/09/2023

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J.H.T.R.A.

MEETING

7.30pm • Tuesday
October 10th • Flat 30A

All Welcome

•••

October Garden Sundays

Beginning October 8th. 1PM in the garden.

All Welcome

General Clear-up.

Preparing seed beds for planting annuals.

Pruning shrubbery and saplings.

Weeding and watering.

Plenty of tools available

Bring own gloves (or plants/seeds).

Minutes • Juniper House Tenants & Residents Association

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

Present. Coralie Allison (Treasurer), Karl Bolingbroke. Tim Burrow (Zoom). Phoebe Eustance. John Harty (left before vote on item 3). Gula Abdullah (arrived 8pm). 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: *'Ths 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 Tim and Coralie 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

Agenda • Juniper TRA Meeting #60

7.30pm • Tuesday • 05/09/2023 • flat 30A

1. Present
2. Approval of Previous Minutes
3. Matters Arising from Minutes
4. Constitutional Amendment
'This meeting agrees to amend the Constitution of Juniper House Tenants & Residents Association to include provision for Proxy Voting as specified by the Co-operative and Community Benefit Societies Act 2014.
(See below)
5. Repairs
6. Finance
7 Garden.
8. Other Business
9 Date of Next Meeting.
(Proxy forms available from flat 32, or www./juniperhouse.info/2023/08/28/proxy-voting-forms

'VOTING AT GENERAL MEETINGS '

Co-operative and Community Benefit Societies Act 2014.
Conditions for Proxy Voting

***'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

Minutes Online

Catch up with Juniper history at:
www.juniperhouse.info/juniper-tra-minutes/
.And much more
.All contributions and know-how greatly appreciated
Contact: Rob Flat 32 • sec.junipertra@gmail.com



SMARTYFONE DAMP CONTACT

If you have damp and a smartphone, this QR cpode might help.

If you don't, and feel excluded, you can complain to: complaints@southwark.gov.uk

or call the complaints team on: 0207 525 0042.

Southwark is selling this QR as an improvement to its repairs service. Please share your experiences, preferably at a meeting.

There is now an active Juniper House WhatsApp group.

USEFUL CONTACTS

(**Emergency repairs** (e.g. flooding .Tel: 0800 952 4444 or 0207 525 2600

.Email: repairs@southwark.gov.uk

.www.southwark.gov.uk/housing/repairs

.**Emergency Number**: 07946 220 827

Resident Services Officer: Tel: 0207 .525 5179

.efe.urubusi@southwark.gov.uk

Gas leaks: 0800 111 999

Electricity: 0800 028 0247

.**Thames Water:** 0800 714 614

.**Handypersons:** call 0207 525 1863

Home Ownership Unit. Tel: 0207 525 .1400

.**Non-Serious Crime:** call 101

.Or Crimestoppers on 0800 555 111

.Nunhead Police. 0208 721 2445

.Anti-Social Behaviour. 0207 525 5777

Domestic Abuse. Contact SOLACE. You can call on someone's behalf: Tel: 0207 .593 1290

www.solacewomensaid.org/get-help

.**Cleaning Team Leader:** 0207 525 3826

j u n i p e r

community news #160

30/08/2023

The True Chronicles of The House of Juniper

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GENERAL MEETING

7.30pm • Tuesday • September 5th

flat 30A

Amendment to Constitution on the Agenda.

Proxy voting available

(if you can't come to the meeting, someone else can vote for you)

forms available from flat 32 until Sept 1





Saturday September 2nd

SPORTS DAY • 2pm

all ages





plus

GARDEN BBQ • 5pm

all welcome



Taken from derelict site of George England's historic Hatcham Iron Works, founded 1840 • (www.glias.org.uk/journals/3-a.pdf) • More in next issue.

●●●

Proxy Voting by Housing Co-op Model Rules.

'VOTING AT GENERAL MEETINGS ' Co-operative and Community Benefit Societies Act 2014.

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

EASIER VOTING

Between 1979-2015, when Juniper was a cooperative, 'proxy', or absentee voting was allowed. However, the constitution for Juniper Tenants & Residents Association of 2015 somehow overlooked this provision.
Because of the demands of modern shitt-patterns, many residents find it difficult to attend meetings, and recently there have been requests to provide a system which caters for their needs.
Given the obvious demand, we should try to adopt this service into our Constitution as soon as possible. See conditions and safeguards opposite in tried and tested legal form.

Notice of Proposal for General Meeting 05/09/2023.
'This meeting agrees to amend the Constitution of Juniper House Tenants & Residents Association to include provision for Proxy Voting as specified by the Co-operative and Community Benefit Societies Act 2014.'

GENERAL MEETING

7.30pm • Tuesday • September 5th

flat 30A

Amendment to Constitution on the Agenda.

Proxy voting available

(if you can't come to the meeting, someone else can vote for you)

forms available from flat 32 until Sept 1.

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www.juniperhouse.info

Keep up to date and find out more about Juniper House.

Juniper Origin Story: www.juniperhouse.info/2023/08/01/juniper-origin-story

Community News Archive: www.juniperhouse.info/community-news

Updated TRA Minutes Archive: www.juniperhouse.info/juniper-tra-minutes

Garden Photos: www.juniperhouse.info/juniper-garden-photos

Regeneration 2017-18: www.juniperhouse.info/juniper-house-regeneration-2017-18

Juniper News July 1979: www.juniperhouse.info/2023/07/12/juniper-news-july-1979

and **MUCH** more.

All contributions to website and newsletter to:

sec.junipertra@gmail.com • flat 32 Juniper House.

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2023 AGM Report in next issue

j u n i p e r

community news #159

02/08/2023

The True Chronicles of The House of Juniper

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summer events

AUGUST 20 & SEPTEMBER 2



•••



all residents welcome

PROXY VOTING FORM

Juniper House Tenants & Residents Association

Annual General meeting #8 • 20/07/2023 • 7.30 • 30A Juniper House.

Proxy Voting on 2023 AGM Proposals. (based on ***Housing Co-op Model Rules. www.uk.coop****). Return form to flat 32 by 19/07/2023*

2) (addition to published agenda)
Proposal: 'Ths 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 genaral meeting for approval.'*

Proxy vote*: FOR ____ AGAINST _____ ABSTAIN ____*

Signatures

I the undersigned authorise _____ of _____ Juniper House.

to present my decisions above to the meeting on 23/07/2023.

(print name) _____. of ____ Juniper House.

_____ date. _____

Juniper House Tenants & Residents Association

Reconvened Annual General Meeting#8 • 7,30pm • 20/07/2023

Flat 30A Juniper House.

AGENDA

1) Apologies

2) Minutes of the Last AGM

3) Proposal: *'Ths meeting accepts the submission and validity of proxy votes at this meeting, as specified in the Model Rules published by Co-operatives UK.'*

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.'*

5) 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.'*

6) Annual Reports
a) Finance.
b) Secretary.

Surrender of Chair

7) Election of Officers

Assumption of New Chair

8) 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.'*
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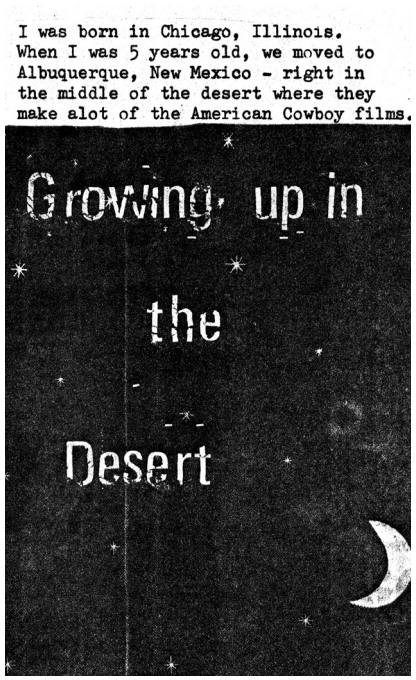
9) Pomeroy Street Parking

10) Date of Next TRA Meeting

JUNIPER NEWS • JULY 1979

20 pages of pure personality from 45 years ago





contents:

p5. Growing up in the Desert / Cycling in Kent.
p6. Building & Maintenance.
p7. 'The Life Cycle'.
p8. Coop Shop Pricelist.
p9. Chinese Year Guide.
p10. Gossip.
p11. Millwall's Formula For Europe.
p12. 'The Long & Short of It - an imaginary dialogue'.
p16. Insulate Now.
p17. Social Club.
p18. 'How Millwall Won The Cup & Went Down in a Season'.
p19. 'Money Pressures on a Summer's Day'.
p20. Wordmaze. 'Grandmas' by an 8-year old..

Read all at:
www.juniperhouse.info/juniper-news-july-1979

...

attempted forced entry

A ground floor flat was recentely damaged during an attempted burglary.
A red car was seen driving recklessly at about the same time.
Residents of flats 53-55, 58-60 and 63-65 may have heard or seen something.
Please report suspicious behaviour:
Serious crime or emergency call **999**. For non-serious crime: call **101**.
Or Crimestoppers on **0800 555 111**. Nunhead Police. **0208 721 2445**.
Anti-Social Behaviour. **0207 525 5777.**

j u n i p e r

community news #158

14/07/2023
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Tenants & Residents Association

reconvened

ANNUAL GENERAL MEETING

7.30pm • Thursday

July 20th

Flat 30A

Last Chance to decide how your £30,000 is spent

proxy voting forms available

from

Flat 32 • sec.junipertra@gmail.com

wordpress.com/post/juniperhouse.info/1524

If you can't make the meeting, someone else can vote for you

Which charity should we donate £30,000 to?

There are about 166,000 charities in the UK.

Cancer Research UK is the most popular charity at this time. 81% of people polled responded positively to the British Heart Foundation, St. John Ambulance, and Macmillan Cancer.

But there are many other highly-deserving causes, which save thousands of lives every day, and which work to save the future for all..

Since we don't seem to have any use for our reserve fund of £30,000, perhaps we should let it do some good by giving it to people who can use it.

some other charities to consider

British Ecological Society	**Action for Sick Children**
Family Fund	**Amber Foundation**
N.S.P.C.C.	**BBC Children in Need**
Safe Child Thailand	**Barnardo's**
WIZO UK	**Brain Tumour Charity,**
Medical Aid for Palestinians	**Sense International**
Refugee Council	**Shelter**
World Child Cancer UK	**British Emunah Fund**
World Vision UK	**UNICEF UK**
Abby's Heroes	**VEGFAM**
Action Medical Research	**Water Aid**
Action for Children	**Womankind Worldwide**

see
www.lawgazette.co.uk/directories/charity-explorer

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World Child Cancer UK	**British Emunah Fund**
World Vision UK	**UNICEF UK**
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www.lawgazette.co.uk/directories/charity-explorer

j u n i p e r

community news #157

06/07/2023

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Tenants & Residents Association

reconvened

ANNUAL GENERAL MEETING

7.30pm • Thursday

July 20th

Flat 30A

Last Chance to decide how your £30,000 is spent

Unfortunately, the Annual General Meeting called for June 29th was inquorate. Not enough people attended. According to the Juniper Constitution this means that if the same happens at the next Meeting on **July 20th**, yet *another* meeting will have to be called. That meeting will only require that 3 flats are represented to proceed, and in theory, it would have the authority to spend all Juniper's reserves without further consultation with residents, which is not really desirable.

It's your money, please spare an hour to help ensure it is spent properly.

j u n i p e r

community news #157

06/07/2023

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Tenants & Residents Association

reconvened

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Juniper House Tenants & Residents Association
Annual General Meeting#8 • 7,30pm • 29/06/2023
Flat 30A Juniper House.

AGENDA

1) Apologies

2) Minutes of the Last AGM

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

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.'*

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

8) Pomeroy Street Parking

9) Date of Next TRA Meeting

Four Years Ago

... at Juniper Meeting #24 on July 8th 2019, several young people attended and argued their case for a range of improvements to the garden area. They were between 7 and 10 years old then.
Most of the children on that day trusted the TRA with their ideas. Most are now intelligent teenagers who refuse to be fobbed off with excuses, but are still all too-easily made cynical by the faliures of those they once trusted.
They appeared again this March to re-present their proposal for a Clubhouse.This has been a contant and reasonable request every year. There have been attempts to improvise solutions on the cheap, but overall, the result has been a clear failure to meet a demand.
The committee is in support, but without enough votes at meetings, progress will be difficult. This matter could have been approved at the April meeting and under way by now..
Unforunately, this meeting was inquorate so no business could be enacted (see back page). It falls therefore to the AGM and succeeding meetings to approve, amend or refuse this project before it can be presented to LBC for final approval.

Time is very short. Please come to the AGM.

•••

GARDEN CLUBHOUSE OPTIONS
www.juniperhouse.info/garden-clubhouse/

Juniper House Tenants & Residents Association
Meeting #59 • 27/04/2023

This meeting was regrettably Inquorate, so there are no official minutes, and no official business was done.

Nevertheless, the discussion below took place on the Garden Clubhouse proposal circulated in Juniper News

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. Retail Quotes
Residents present agreed informally to recommend 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.

j u n i p e r
community news #156

24/06/2023

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper Tenants & Residents Association

ANNUAL GENERAL MEETING

7.30pm • Thursday

June 29th

Flat 30A

elections • parking • spending

please try to attend

your opinions & votes are important

Juniper Royal Command Sports Day

by Peter Dacres • Saturday 27th May

Thanks to everyone who made this a memorable day, especially at such short notice.
Free copies of photos available to all guardians who signed model releases from:
sec.junipertra@gmail.com.







left>right Gabriel, Donatello, Bilal, Kendrick, Junior, Abdul-Basit, Chanelle







Juniper Tenants & Residents Association

ANNUAL GENERAL MEETING 2023

June 29 • 7.30pm • Flat 30A

Agenda

Accounts • Elections • Annual Reports

• Major Spending Proposals •

The February meeting (#57) agreed to continue discussions with LBS over the *idea* of spending our Legacy fund on an all-weather social space in the available garden space, and to report progress to the Annual General Meeting, which is the appropriate body to decide on future action on this scale. Now is the ideal time to offer preliminary ideas.
Please invest an hour to help make Juniper more interesting.

•••

All Residents Welcome

If the association is to function productively, it is vital that enough residents attend this meeting.
There are a number of issues which need general approval by the Residency, not least the serious proposal by the Youth Group for a clubhouse in the garden, which carries a significant cost, and should involve approval from parents.

ROYAL JUNIPER FREESTYLE OVER-16 SAUSAGE-EATING CONTEST

result: A DRAW!

Veggie Sausage All-Stars. **35** - Halal Sausage Rovers. **35**



j u n i p e r

community news #155

06/06/2023
(Свобода Україні)
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Juniper Tenants & Residents Association

ANNUAL GENERAL MEETING 2023

June 29 • 7.30pm • Flat 30A

BLOCKED DRAIN SEASON

It's very easy to blame Southwark Council for everything that goes wrong, not least bcause they often deserve it. But there are issues for which we have to take partial responsibility. Proper use of our drainage systems being one. Failure to do so can cause disgusting .levels of misery for neighbours - and you

.Please follow guidelines to avoid blockages

Wet wipes, sanitary products & cotton pads

Are not designed to be flushed as they block pipes. If in doubt, don't .flush, throw them in the bin instead

Also, look for the official water industry 'Fine to Flush' symbol on the .back of the packet

PLEASE BIN IT - DON'T FLUSH IT

•••

DAYS OF HELL 3

Our toilet had overflowed and we had terrible support from' Southwark to get it fixed. They eventually pulled their fingers out when even their own plumbers saw how bad and urgent it was. I'll !spare you the trouble of attaching pictures

Their engineers did say that tenants should be mindful of what goes down their drains and toilets. **They found a lot things that shouldn't be in drains***. Please put a shout out in the next newsletter about residents being mindful of drain blockages and '(!how it affects everybody (particularly people on the ground floor*

.A Resident

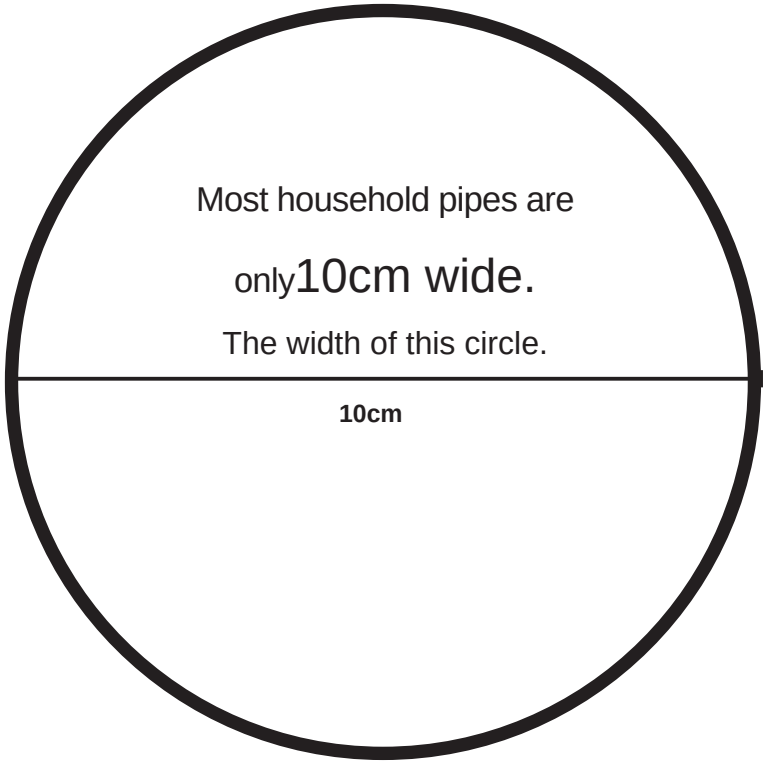
FOOD WASTE

can stick to congealing fat and clog your drains. Always scrape left over food.. from plates straight into the bin before washing. The same applies to all reus- .able or disposable packaging or containers

Oil and grease forms a sticky choking glue that causes disgusting backups .into your home, and into every home connected with the same stack

Please collect fats and oils in a container such as a jam jar, leave to cool .down, and put in the bin. Or take to the Council RRC

(SEE BELOW)



LBS Reuse and Recycling Centre (RRC)

accepts cooking oil and many other items:

Devon Street (off Old Kent Road) • London SE15 1AL 43

/www.southwark.gov.uk/bins-and-recycling/recycling/recycling-centres

Telegraph Hill Festival

selection of free events

The Free Folk Festival
... is back for its 5th year, in its new home in the churchyard. Amazing local bands, new performers and old favourites. Bar.
25th March, 2023 • 12:00 pm - 5:00 pm.
Location: St Catherine's Churchyard. Pepys Rd, SE14 5SG.

Seedling Swap
Start sowing and growing now to bring along spare seedlings to swap and share with others. Seedling cartons available from the Hill Station.
30th March, 2023. Time: 3:30 pm - 5:00 pm.
The Hill Station Community Cafe. Kitto Road, SE14 5TY

Joli Blon Cajun Band
Traditional dance music from Louisiana on accordion, fiddle and guitar. Stomping two-steps, swampy waltzes and a bit of blues - all sungin Cajun French and brought to you by a core trio of women.
Date: 18th March, 2023
Time: 7:00 pm - 10:00 pm
Location: The Hill Station Community Cafe. Kitto Road, SE14 5TY

The Field Youth Club
An afternoon of free art activities, sharing food and hanging out in our awesome space!
The club meets every Saturday to make art, cook food, play games, watch films, go on trips and more. Any teenager can freely attend and choose how they use the space.
18th March, 2023. 12:00 pm - 6:00 pm.
Ages: 11-18. Location: The Field Youth Club. 385 Queen's Road, SE14 5HD.

Massive list of events at
www.telegraphhillfestival.org.uk/about/

j u n i p e r
community news #150

06/03/2023
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA meeting #58

7.30pm • 28/03/2023 • Flat 30A

All Welcome

SPORTS NIGHT

5 pm • Friday • 10/03/2023

All Welcome

SPORTS NIGHT

5 pm • Friday • 10/03/2023

All Welcome

Juniper TRA meeting #58

7.30pm • 28/03/2023 • Flat 30A

All Welcome

DAYS OF HELL 3

(letter from a suffering resident)

Our toilet had overflowed and we had terrible support from Southwark to get' it fixed. They eventually pulled their fingers out when even their own plumbers !saw how bad and urgent it was. I'll spare you the trouble of attaching pictures Their engineers did say that tenants should be mindful of what goes down their drains and toilets. **They found a lot of excess toilet tissue and other things that shouldn't be in drains***. We've spoken to the flat above as we ,believe that what they do directly affects us*

Please put a shout out in the next newsletter about residents being mindful of drain blockages and how it affects everybody (particularly people on the 'ground floor!) Then that would be greatly appreciated

BLOCKED DRAIN SEASON

It's very easy to blame Southwark Council for everything that goes wrong, not least bcause they often deserve it. But there are issues for which we have to take partial responsibility. Proper use of our drainage systems being one. Failure to do so can cause .disgusting levels of misery for neighbours

.Please follow guidelines below to avoid blockages

.See recent letter on opposite page

BIN - DON'T FLUSH

Food Waste • Wet wipes,• Sanitary products • Cotton pads

Most household pipes are only 10cm wide.
The width of this circle.

OIL AND GREASE

When fat and oil cools down, it forms a sticky glue that hardens iinside your pipes and chokes them, causing disgusting backups into your home

and into every home connected .with the same stack

Please don't pour fats and oils down the sink. Collect them in a container such as a jam jar, .and leave to cool down

.They can then go straight in the bin

.Or take to the **Council RRC** (SEE BELOW)

10cm

(Southwark Reuse and Recycling Centre (RRC
:accepts cooking oil and many other items
Devon Street (off Old Kent Road) • London SE15 1AL 43
/www.southwark.gov.uk/bins-and-recycling/recycling/recycling-centres

Section 20 Landlord and Tenant Act 1985

Notice of Proposal

Southwark Council southwark.gov.uk

To the Leaseholder of Juniper House

30th January 2023

C: 33

Juniper House
Pomeroy Street
London
SE14 5BY

Reference:

Contact: Revenue Service Charge Team
Tel: 020 7525 4324

LBS Property:
Property Ref:

This notice has been sent to all leaseholders in the borough. Any costs associated with these contracts form part of the annual service charge.

The overall top two scoring Tenderers are recommended for award of the two contracts to deliver the works.

The proposed contracts are for a period of 3 years with the option to extend up to two periods of 12 months. It is proposed to award to Bridgewater Roofing Contractors Ltd serving the north of the borough and to A&E Elkins serving the south. There is a need to ensure service delivery and therefore these two contracts will provide back-up arrangements to each other.

roof contract and balcony problems
(letter to local councillor)

Dear Cllr Edwards,
Thank you for your involvement.
It's complicated, because there are two issues, and they are related.
What we *don't* want is for that complication to delay action on either issue.
The 2 year regeneration programme (2017-18) is now deeply suspect. There are no more arguments about that, I assume.
The same company that completed that contract is now issued with another major contract at Juniper House. Possibly happening at the same time they are remedying their original balcony and walkway work.
I think we deserve some answers. Such as:
Will the council guarantee that Leaseholders and tenants are not charged for the same works twice?
Will residents be offered genuine compensation for damage, loss of 'peaceful use', inconvenience and stress?
Why did the council contracting procedure not take into account the diverse resident reports of failure to the rear balconies and front walkways over the past 2 years?
Flats which were dry before the regeneration contract have been some of the worst affected in the years since. The works were designed to prevent this kind of problem.
Why have they made them worse?
Many thanks
Rob Kenyon (Secretary)

Please make your feelings known at the next meeting
(7.30pm. Flat 30A .28/03/2023)

j u n i p e r
community news #149

22/02/2023
The True Chronicles of The House of Juniper
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photo: phoebe eustance

what *else* needs to fail?

- before LBS understand they can no longer blame clogged drains, condensation, or even **trees** for the damage to people's homes since the Elkins contract of 2017-18? The recent failure to the exposed top-floor walkway surfaces (above) surely means LBS have to face reality. The resurfacing work of 2017-18 is suspect, and if not remedied soon, will endanger the integrity of the block - again.

The latest news is that liability for the cost of repair is now being negotiated between Southwark Repairs and contractor A&E Elkins & Co. So if, during the last two years, you have reported damp on ceilngs and outside walls beneath unexposed front walkways or rear balconies, please keep any evidence. It may come in useful.



NEW

SLAKS

SKIRTS

BOOKS

SHORTS

SHOES

TOYS

SHIRTS

WOOLLIES

Juniper TRA meeting #57

7.30pm • 21/02/2023

Flat 30A

lots to discuss

Juniper Swapshop
OPEN in Flat 30A

Most clothes are new and unworn.
The rest are cleaned or laundered.
All enquiries to flats 31 or 32 (any sensible time)
Call 0207 732 8493 or email sec.junipertra@mail.com.





thanks to Minnie for the beautiful hand-made garments
(see front cover)

HELP YOURSELF

food-baskets

outside flat 30A

SPORTSDAY

5pm Friday • 31/01/2023

By Peter Dacres



j u n i p e r

community news #148

23/01/2023

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info



SWAPSHOP

now stocked and open (flat 30A.)

Access via flats 31 & 32.

Enquiries phone 0207 732 8493

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 asccount 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 & 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.

7. 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.

8. 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

Energy Tips

- **Turning appliances off at the socket could save £70/year.**
- **Washing clothes at lower temperatures could save £40/year.**
- **Turning boilers down to 60°C could save £100/year.**
- **Turning down radiators in unused rooms could save £70/year.**

Support

- ***'Too Good To Waste'* Fruit & Veg boxes. £1.50. LIDL Old Kent Rd.**
- ***Feed the Hill*. 367 New Cross Road. SE14 6AT. Wednesdays. 10am - 12 noon. £2 Donation (voluntary).**
- **Winter benefits eligibility: www.entitledto.co.uk/benefits-calculator**

Betty's Baby Bank

Open every Wednesday 10-1pm
Age from 0-5years old

We have nappies, Prams, Blankets, Baby bottles, Baby food, Baby clothes, clothes up to 5 years old and lots more

Address:
Love North Southwark
4-5 Gataker St
Slippers Place
SE16 2EN

Apologies

Unfortunately, most of the planned events for Xmas fell foul of mass flu, computer failure and freezing weather.

Watch this space for new dates.

the XMAS DECORATION WORKSHOP

Led by Cherrie Stevens.

was a huge success.

New Dates to be announced soon

j u n i p e r

community news #147

04/01/2023
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.juniperhouse.info

SPORTSDAY

5pm Friday • 31/01/2023

By Peter Dacres of Somerville Playground

All Welcome

Juniper TRA meeting #56

7.30pm

Thursday • 19/01/2023

Flat 30A

lots to discuss

CITIZENS' ADVICE BUREAU HELP

• Check what benefits or grants you can get •
• Work out your budget to manage your money •
• Clear rent arrears •
• Manage mortgage payments •
• Sort out your Council Tax •
• Manage loan repayments •
• Deal with credit card debts •
• Deal with gas, electric or water bills •
• Deal with phone, broadband or TV bills •

97 Peckham High Street. SE15 5RS
www.citizensadvicesouthwark.org.uk/
080 8278 7849
www.citizensadvice.org.uk/debt-and-money/budgeting/budgeting/get-help-with-bills/

Do you know anyone who might benefit from

Free English Classes

for speakers of other languages.
Four different levels • Qualifications available.
Classes in Besson Street Garden.
Assessments Tuesdays 3pm & Wednesdays 6.30pm
call Jill or Helen on 0207 639 7605
or email: helen.keenan@nxgtrust.org.uk

Feed the Hill

social supermarket at
367 New Cross Road. SE14 6AT
Wesnesdays. 10am - 12 noon.
£2 Donation (voluntary).
Range of staple foods fruit and vegetables for fridge abd freezer.
OPne toanyone living in SE14. SE4. SE8. SE15
Please bring proof of your address.

XMAS DECORATION WORKSHOP (flat 30A)

from offcuts and recycled material

2-5pm

19/12/2022

Create your own festive deco.
Save money and prevent pollution.

Led by Cherrie Stevens.

...

Flat 30A is available for a wide range of workshop and hobby activities, and as a warm office space with fast internet.

contact the secretary for details.

sec.junipertra@gmail.com • 0207 732 8493

Juniper TRA meeting #56

7.30pm

Thursday • 19/01/2023

Flat 30A

lots to discuss

XMAS GIFT

SWAPSHOP

please donate/recycle

good quality

CLOTHES • BOOKS
TOYS • ART to:

flat 32 or 31

Select from Flat 30A

2pm-7pm • 10-12 December

enquiries phone 0207 732 8493

email: sec.junipertra@gmail.com

j u n i p e r

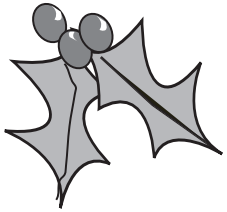
community news #146

08/12/2022

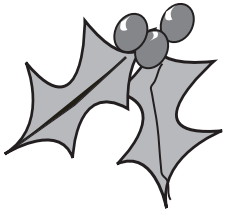
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...



XMAS BANQUET



food • fireworks • music

Sunday 11th December

Sundown in the Garden

Everyone Welcome

Setup from 2pm

(NO FOOTBALL TODAY)

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.

•••

The Field

Free

Youth Club

New Art Space for teenagers

Saturdays 12-5pm

ART • COOKING • SHARING

385 Queens Road. SE14 5HD

NOMADIC YOUTH

@Nomadic.Youth.LDN

XMAS GIFT

SWAPSHOP

please donate/recycle

good quality

CLOTHES • BOOKS

TOYS • ART to:

flat 32 or 31

Select from Flat 30A

2pm-7pm • 10-12 December

enquiries phone 0207 732 8493

email: sec.junipertra@gmail.com

j u n i p e r

community news #145

11/11/2022

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...

Juniper TRA meeting #55

7.30pm • Tuesday • 15/11/2022

Flat 30A

lots to discuss

...

XMAS BANQUET

food • fireworks • music

Sunday 11th December

Sundown in the Garden

Everyone Welcome

Setup from 2pm

NEW!!

juniper drying room



.Save on energy and prevent damp

Two dryers available in Flat 30A

.Contact Coralie (07903 771033 • Flat 16) to arrange access

coming soon

fashion upcycling workshop (flat 30A)

'Upcycling' is the creative recovery of materials, fabrics or garments, and using them as a starting point for new creations. Thanks to this technique, used clothes and warehouse leftovers are transformed into new unique garments.

Watch this space for more details. To be discussed at next TRA meeting.

Flat 30A is available for a wide range of workshop and hobby activities. contact the secretary for details.
sec.junipertra@gmail.com • 0207 732 8493

smart meters

Smart meters have many benefits, including energy savings if used correctly, but there are problems. Installation, as one Juniper resident discovered, can cost numerous lost work-days due to access problems. The process may also leave entire sections of the block without power.
If you are planning to have one installed, please check well in advance with Efe Urubusi (Resident Services Officer) and ensure he provides the contractor concerned with access to the relevant energy cabinets at the foot of the stairs**.**
Tel: 0207 525 2119 mob. 0796 181 0158. Email: efe.urubusi@southwark.gov.uk

other issues

- Smart displays can stop responding
- The meter may stop being smart after you switch provider
- It won't save you money or fight climate change by itself
- Your machine may not connect to the internet.

for more information see www.which.co.uk

winter benefits check

Check your entitlements at:
www.entitledto.co.uk/benefits-calculator

switch energy supplier

www.switchd.co.uk

citizens' advice bureau

Check what benefits or grants you can get • Work out your budget to manage your money • Clear rent arrears • Manage mortgage payments • Sort out your Council Tax • Manage loan repayments • Deal with credit card debts • Deal with gas, electric or water bills • Deal with phone, broadband or TV bills

97 Peckham High Street. SE15 5RS

www.citizensadvicesouthwark.org.uk • 0808 278 7849

www.citizensadvice.org.uk/debt-and-money/budgeting/budgeting/get-help-with-bills/

XMAS BANQUET

FOOD

FIRE

MUSIC

Sunday 11th December

Sundown in the Garden

Everyone Welcome • Setup from 2pm

Juniper TRA meeting #55

7.30pm • Tuesday

15/11/2022

Flat 30A

j u n i p e r

community news #144

02/11/2022

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XMAS GIFT SWAPSHOP

please donate/recycle

good quality

CLOTHES • BOOKS

TOYS • ART to:

flat 32 or 31

Select from Flat 30A

2pm-7pm • 10-12 December

enquiries phone 0207 732 8493

email: sec.junipertra@gmail.com

help someone this season

www.unicef.org.uk/donate

Save Money this Winter

1. Turn down the heat by one degree
The smallest of margins can make a huge difference. According to the Energy Saving Trust, if you turn down the heat on your thermostat by one degree you can save 10% on your annual bill.

2. Increase the layers
Putting on a jumper (or even two jumpers), and doubling up the thermal wear is an effective and cheap way to get warmer.

3 Program your heating
With an automatic timer you can set your heating to go on and off at varying points throughout the day and week, allowing you to customise the settings to their most efficient positions.

4. Foil up your radiators
A sheet of foil between your radiator and your wall will reflect heat back into the room instead of it going out through the walls and being lost.
You can use tinfoil with a bit of cardboard or buy specialist radiator foil, either way, foiling up your rads is going to save energy and money.

5. Keep your radiators clear
Ensuring that raiators are kept clear of furniture and other obstructions will allow heat to circulate more freely around your room.

6. Heat different rooms differently
Setting radiators at different temperatures is useful. Heat the rooms you use most. Keeping the temperature traditionally low in bedrooms will save money and energy.

Turn down by C1°
Wear a jumper
Heat each room differently
Programme your heating
Use radiator foil
Don't block your radiators
Heat the rooms you use
Fill Your Fridge
Switch off Standby
Close doors - Keep heat in
Start radiators at low temperatures
Use your curtains
Switch Supplier

7. Fill Your Fridge
The emptier your fridge or freezer, the more energy is being wasted.

8. Switch off Standby mode and Vampire power
Electric devices are still using energy in Standby. Vampire power is electricity that flows into your devices when you're not actually using them. Sneaky.
Mobile phone chargers, computers, games consoles, TVs, speakers, microwaves - all do the same. Turn such devices off at the main.

9. *Shut that door!*
Closing your internal doors will keep the heat in as well as preventing draughts from unoccupied rooms and external windows..

10. Start TRVs off low
Turning a Radiator Valve up to its max setting won't heat your room up any faster. To begin with, start your TRV's off on a lower setting and increase gradually until they reach a warm and comfortable temperature.

11. Open and close curtains
Opening your curtains is an important way of efficiently heating your house.
During the day, keep curtains of windows which face the sun open, allowing them to heat the room. Then close them at sundown, trapping the heat in.

12. Switch your supplier
One of the best ways to save money is to just go out, shop around and find yourself a better deal.

•••

Southwark Handy-Person Service
Can help you with hanging curtains, draughtproofing, and other insulation work.
Call: 0207 525 1863 • www.southwark.gov.uk/housing/support-services/handypersons

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.ukand 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 maintencence 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.

•••

donate

CLOTHES, TOYS, ART *to*

JUNIPER XMAS SWAPSHOP

details at Meeting on October 20th

j u n i p e r

community news #143

15/10/2022

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA meeting #54

7.30pm • Thursday

20/10/2022

Flat 30A

All Residents Welcome

Masks please

•••

XMAS SWAPSHOP

!!special!!

bring all ideas for Xmas events

and support to meeting

Top Energy-Saving Tips

Set your boiler lower
Set your boiler to 50c for heating and 55c for hot water. You could cut your energy bills by 8%.

Control your thermostat
Somewhere between 18-21°c is ideal. Turning down the temperature by just 1 degree could save up to £128 annually.

Don't heat empty rooms
Being savvy about which rooms you use and when, and using the radiator valves to turn the heating off, can cut energy usage significantly.

Use heating less
Delay putting the central heating on by a month until November, and switch it off early in February rather than in March.

Air dry, don't tumble dry
Drying your clothes on a washing line or clothes horse could save you £60 a year. Avoid drying clothes on radiators – this makes your boiler work harder.

Mind the gaps.
Professional draught-proofing can cost a few hundred pounds, or you can find draughts yourself and make your own excluders using old fabric scraps.

Curtains
Pulling your curtains before it gets dark saves up to 15% reduction in heat loss.

Reduce your shower time
Keeping your shower time to just 4 minutes could save a typical household £70 a year!

Be bright with your lights
Lighting makes up around 11% of a typical power bill. LEDs use 70-80% less electricity – so replace with LED. Turning off the lights in empty rooms can save a further £20 per year.

Water-efficient shower heads
Reduce water consumption and gas usage – heating water accounts for about 20% of household gas consumption.

Handy-Person Service
Can help you with hanging curtains, draughtproofing, and other insulation work.
Call: 0207 525 1863
www.southwark.gov.uk/housing/support-services/handypersons

R.I.P.H.R.H.

If this newsletter is read by someone in the future, if only out of curiosity, that reader would find it very curious if this issue did not mention the death of the Queen in some way.

There will be those who care and those who don't, but most would agree on the value of 70 years service to the country. It would be nice if everyone who served less visibly had equal recognition and reward, but we don't live in that sort of society yet.

But for all her privilege, the Queen did not live longer than her mother or even her husband (a Man!) - which goes against all social trends. So even she did not get everything her own way.

The role of the monarchy in British society is complex and problematic, but it is also undeniably long and influential, and therefore still effects us all whether we need it or not.

Also undeniable is the fact that we are seeing history in action, and should take some time to appreciate it. Most people alive will never have seen a Coronation, when Westminster Abbey fulfills its ultimate purpose. For a while, we can be inside the minds of the C11th audiences for the same event.

Our concern for the future is whether or not a new Monarch can help with the problems we face, many of which are even more challenging than those which Britain and the world faced 70 years ago.

Whatever the answer, the fact is that, as with all successions, we are forced us to ask the question, and wonder what will change - which is a healthy exercise.

Elizabeth Alexandra Mary Windsor • 21/04/1926 - 08/09/2022

•••

Juniper TRA meeting #52

7.30pm • Thursday

15/09/2022 • Flat 30A

All Residents Welcome

Masks please

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 Stephens (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 fpr 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 September 15. 7.30pm.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r
community news #142

10/09/2022
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Juniper House Tenants & Residents Association

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

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 - £ 262.60 (Karting refunds)
NETT EXPENDITURE **£ 787.40**
(BUDGET SURPLUS £ 366.80)
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.

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 Stephens (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 recommeded 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 lighting.
b) Future financing of website.
c) Rainwater butts.

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.



ART FOR ALL

It feels amazing to see my art on the billboards and kind of surreal. It just goes to show that anyone can be creative and produce art even if you have no formal .training

I have been creating art for many years now as part of staying well with my mental health issues. It helps with concentration, distracts me from my thoughts, I use bright colours to lighten my mood and i express my feelings on to a canvas. I've been painting at home alone for sometime now and it's feels really good to share !my art with my community. Thanks to all of my of my friends and family for their support. It means the world to me

Nicola Hayward 2022

.Nicola's exhibition can be seen for the next month under the railway bridge on New Cross Road, opposite the off-licence

www.juniperhouse.info

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #140

17/06/2022

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ROLE OF THE CHAIR - Jaki Wilford.

It's that time of year again, and Juniper needs to elect a new committee. Nominations for Chair, Secretary and Treasurer are particularly welcome since these are the posts responsible for the routine administration of the association. But none of these posts are anything to be afraid of.

When I was first elected chair I was not sure I would be up to the job. But I soon found that the post is not the nightmare I thought. It is a fairly simple process, which anyone can perform if they follow a few simple guidelines. Essentially these boil down to giving everyone a voice, sticking to the agenda and following the TRA Code of Conduct.

The primary objective of meetings is to agree on actions. This means preventing interruptions, taking contributions in turn, and encouraging individuals to be as economic as possible in order to make recording the meeting easier and give everyone their fair share of the time available.

I'm happy to stand again for election but after 6 years in post, I feel that a new generaton of officers is essential to Juniper's future. Please attend the AGM and make your vote matter.

KEY FUNCTIONS

1, Know the Purpose of the Meeting, outline the Agenda and ensure everyone knows each other.

2. Pace the discussion so it is easy to minute.

3. Give Everyone a Voice.

4. Keep Things Moving.

5. Ask for Questions.

6. Determine Clear Outcomes.

ROLE OF THE SECRETARY

1. Record the decisions of the meeting.

2. Ensure that meetings are publicised to all residents 2 weeks in advance and that agendas and minutes are circulated.

3. Deal with any correspondence on behalf of the association.

4. A working knowledge of the Constitution is useful.

5. Liaise with other officers and keep all residents up to date with events.

ROLE OF THE TREASURER

1. Ensure that a proper record is kept of income and expenditure.

2. Provide regular reports about the association's financial status to the Committee.

3. Advise on actions that need to be taken to ensure the group is solvent and functioning efficiently.

4. Ensure that TRA monies are spent in accordance with the stated objectives and costitutional requirements.

5. Ensure that required audits carried out and annual accounts are prepared and presented to the AGM.

6. To be the principal signatory for all expenditure.

HELP & TRAINING

Ample free professional support is available via London Borough of Southwark courses for all posts, and in the any related computer skills.

Experienced Juniper residents will be all too willing to offer the benefit of their advice. They were all beginners once.

Juniper House Tenants & Residents' Association

Annual General Meeting #7

7.30pm Tuesday

21/06/2022 • Flat 30A

elections

for chair, vice-chair, treasurer, secretary, area delegate & committee members.

Please submit all nominations for elected posts in writing as soon as possible to:

Secretary • flat 32 • sec.junipertra@gmail.com

•••

followed by

Juniper TRA meeting#50

All Residents Welcome • Masks Please

Juniper House Tenants & Residents Association
Annual General Meeting #7 • 21/06/2022 • 7.30pmFlat 30A
AGENDA

1) APOLOGIES FOR ABSENCE

2) APPROVAL OF MINUTES OF LAST AGM

3) MATTERS ARISING FROM MINUTES OF LAST AGM
a) Proposal to amend Consitution to move AGM from November to June.

3) FINANCE REPORT
a) Presentation and authorisation of accounts 2020/21
b) Appointment of Auditors
Proposal: Southwark Group of Tenants Organisation to be appointed auditors of accounts for financial year 2021/2022.
c) Discussion of future banking arrangements.

4) ANNUAL REPORTS
a) Secretary's Report
b) Group Reports

VACATION OF CHAIR.

5) ELECTION OF OFFICERS

6) ANY OTHER BUSINESS

7) DATE OF NEXT ANNUAL GENERAL MEETING

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JTRA Meeting #50 • 21/06/2021 • flat 30A
AGENDA

1. PRESENT

2. APOLOGIES FOR ABSENCE

3. APPROVAL OF PREVIOUS MINUTES

4. MATTERS ARISING FROM MINUTES

5. BUILDING & MAINTENANCE

6. FINANCIAL REPORT

7. SOCIAL BUSINESS

8. GARDEN AND BALL-COURT

9. OTHER BUSINESS

10. DATE OF NEXT MEETING

established: 05/11/2014 • circulation: 75 flats

j u n i p e r
community news#139

17/05/2022
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.juniperhouse.info

MEETING SPECIAL

Juniper House Tenants & Residents' Association
Annual General Meeting #7
7.30pm Tuesday
21/06/2022 • Flat 30A

•••

elections

for chair, vice-chair, treasurer, secretary,

area delegate & committee members.

Please submit all nominations for elected posts in writing

as soon as possible to:

Secretary. flat 32 • sec.junipertra@gmail.com

•••

followed by
Juniper TRA meeting#50

All Residents Welcome • Masks Please

Juniper TRA Meeting#49 Highlights

vegetable gardening

Grow your own food in the garden.
Starting this year, a range of vegetables will be cultivated in tubs and planters.
The meeting agreed an initial budget for compost.
All help welcome.
More information soon.

garden security lights

Grants are available for us to install motion-sensor security lights for the garden.

It was decided to apply for enough units to detect and deter intruders near all ground floor flats.

rainwater butts

to help with gardening, and for general environmental benefit, grants are to be sought to install rainwater butts at the storm-drains.

recycling bins

Investigations are under way to find grants to spruce up the recycling bins.

estate inspection

With local area management. May 24th. 11am.

full minutes out soon

Minutes archive 2015-2022
www.juniperhouse.info/juniper-tra-minutes/

local foodbanks

Honor Oak Community Centre
50 Turnham Road, SE4 2JD.
Fortnightly on Wednesday evenings from 7–8.30pm
To make a request text 07783441973.

We Care Food Bank and Pantry
50 Friendly Street, Deptford, SE8 4DR.
Open Monday, Wednesday, Friday and Saturday 10am–4pm and offers a social pantry where members pay £5 for shopping as well as a foodbank (referral only) call 07871187162 for more information.

Feed the hill
Feed the hill delivers free food boxes to local housebound people in SE4 and SE14 for those self-isolating or experiencing food poverty. Call or text 07748713212

Pie and Mash – the Field Mutual Aid
Provides food parcels for anyone in the Deptford area. To request help email or call 07857024435.

Rastafari Movement UK Food & Wellbeing First
Offering African Caribbean cultural food for vulnerable people. Get in contact with Sis Marcia with referrals by emailing rmukwellbeing@gmail.com or calling 07947 681 875. Deliveries once a week on Tuesday evenings.

more:
www.juniperhouse.info/2022/03/31/2022-help/

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Financial Help from Citizens' Advice Bureau

• Check what benefits or grants you can get •
• Work out your budget to manage your money •
• Clear rent arrears •
• Manage mortgage payments •
• Sort out your Council Tax •
• Manage loan repayments •
• Deal with credit card debts •
• Deal with gas, electric or water bills •
• Deal with phone, broadband or TV bills •

97 Peckham High Street. SE15 5RS
www.citizensadvicesouthwark.org.uk/
080 8278 7849

www.citizensadvice.org.uk/debt-and-money/budgeting/budgeting/get-help-with-bills/

John Scherer Tree Planting

May 14th. 6pm. Juniper Garden.



In memory of John, a Holly bush is to be planted near his flat (2). All are welcome to attend. Please share with any friends of John who minght not yet know the news..
Refreshments available courtesy of Fay, but all contributions welcome.

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John was one of the original 'Salvagers' of Juniper House, who helped repair and rescue the block (which was then semi-derelict) from certain demolition in the late 1970's. His efforts at that time helped provide homes for people moving in now.

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Share condolences and memories via Fenix Memorials:
https://fenixfuneral.co.uk/memorial/993-john-scherer-2022-04-20/
John would also appreciate donations to the **Royal Society for the Protection of Birds:**
https://www.rspb.org.uk/join-and-donate/donate/

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#138

08/05/2022

The True Chronicles of The House of Juniper

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Juniper
Annual General Meeting

elections for chair, vice-chair, treasurer, secretary, area delegate & committee members.

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followed by
Juniper TRA meeting#50
7.30pm Tuesday
21/06/2022
Flat 30A

All Residents Welcome • Masks Please

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Please submit all nominations for elected posts in writing as soon as possible to:

Secretary. flat 32 • sec.junipertra@gmail.com

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 seperating domestic rubbish from recycling waste, and disposal in the appropriate containers. Notices and other measures to be considered if unsuccesful.
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.

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refuse

Please deposit all appropriate recycling material in the clear bags provided in the designated **plastic** containers at each end of the block (by each gate).

Please deposit household waste in black bags in the **steel** receptacles. (behind white gates near entry gates, and inside black shed near flat 1.)

Do not leave bags on staircases, walkways or other areas.

your newsletter

The community *deserves* your photos, stories, links to support groups or Youtube posts, jokes, recipes, puzzles, cartoons, complaints, internet/computer advice - *anything*.

Whatever your age.

•••

send to: sec.junipertra@gmail.com • or flat 32

One A5 newsletter page takes a maximum of about 500 words.

insurance

Working with Royal & Sun Alliance Insurance plc, Southwark council has arranged a new-for-old, pay-as-you-go home contents insurance scheme, which has been specially designed for tenants and leaseholders.

Given the record of interior damage from leaks and other causes over the recent years, plus break-ins and other forms of theft, a degree of cover would seem more advisable than ever.
Contents insurance was a condition of tenancy at one time. As well as providing for the unforeseen, it also makes complaints against the council easier and more likely to succeed.

For further information on the schemes available, and which is most suitable for you contact the local area housing office:
email crystal@jltgroup.com or phone 0845 601 7007.

Download Documents

Pay as You Go. https://www.southwark.gov.uk/assets/attach/3980/Home-contents-insurance-pay-as-you-go-scheme.pdf
Home Contents. https://www.southwark.gov.uk/assets/attach/2540/home_contents_insurance_scheme.pdf

To claim *from* London Borough of Southwark.

Liability Form:
www.southwark.gov.uk/council-and-democracy/complaints-comments-and-compliments/insurance-claims

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shortcuts via juniper website

www.juniperhouse.info/2022/04/22/insurance/

For those without internet access, hard copies of all material are available from the secretary. 32 Juniper House.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#137

24/04/2022
The True Chronicles of The House of Juniper
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Juniper TRA meeting #49

7.30pm Thursday

05/05/2022

Flat 30A

All Residents Welcome • Masks Please

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Rest In Peace
John Scherer 1945-2022
20/04/2022

After a long disease and an eventful life, Juniper founder resident John Scherer (flat 2) has died peacefully in hospital in the company of his immediate family.

A man of broad and passionate enthusiasm and experience, John helped many people with his generous advice and practical help with anything to do with cycling, HiFi, and even the underground rivers of London.

In his idea of Heaven, angels would have bikes, not wings, and the music of their harps would be heard playing Studio One classics through glowing valve amplifiers. He was a man with a lot of expertise to pass on. A true individual.

John's ashes are to be scattered in his beloved Scotland. Residents have expressed the wish to plant a tree or bush in his memory in the Juniper garden at a suitable time of year.

south-east london foodbanks & clubs

check all details by phone or email

CENTRAL SOUTHWARK COMMUNITY HUB
Foursquare Church, 177 Walworth Road, SE17 1RW
Open: Mondays: 13:00-15:00.
New Covenant Church, 506 to 510 Old Kent Road, SE1 5BA
Open: Tuesdays: 12:00-14:00.
St Paul's Church, 4 Lorrimore Square, SE17 3QU
Open: Wednesdays: 11:30-13:30.
Open: Thursdays: 10:00-13:00.
Spring Community Hub, 1 Wilson Road, Modular Building, SE5 8LU

PIE'n'MASH MUTUAL AID
385 Queen's Road, New Cross, SE14 5HD • 07857024435
89 Peckham High St, Peckham, SE15 5RS
Distribution. Tuesdays. 2 - 3.30pm. Peckham Library Square.
Also Deptford Library Square. 9 Giffin St, London SE8 4RH
Distribution. Thursdays: 3 - 4.30pm. Deptford Library Square.
email: piemashfield@riseup.net • tel: 07857024435
Facebook group and Telegram channel.
www.pienmash.org.uk/

THE FELIX PROJECT
Unit 7 Deptford Trading Estate, Blackhorse Road, SE8 5HY
tel: 0207 394 2478
Open: Mon-Fri : 8am – 6pm • Sat : 8am – 12 noon

THE COMMUNITY FRIDGE.
Albrighton Community Centre, Dog Kennel Hill Estate, SE22 8AH.
tel: 0207 737 6186
Open: Tues - Thurs from 1pm

PECKHAM PROJECT
Location: All Saints Church Hall • Blenheim Grove • SE15 4QS
Open: Wednesdays 5pm and Saturdays 5.30pm
Contact: peckham@foodcycle.org.uk

ST PETER'S CHURCH BROCKLEY FOOD BANK
43 Wickham Road, Brockley, SE4 1LT. • tel: 07872 161 271.
Open: Social supermarket on Wednesdays. £3 weekly fee.

LEWISHAM FOODBANK LIST
www.nxgtrust.org.uk/local-food-banks

THE NEW CROSS FOOD BANK
467 New Cross Road, SE14 6TA • tel: 0207 231 0535

PECKHAM PANTRY
St Luke's Church, Chandler Way, SE15 6DT • 0207 277 7075
Opening Times: Wednesday - 11:00 - 14:00
ALSO 49-53 Peckham Park Road, SE15 6TU • 020 7277 7075
Open:
Monday - 09:00 - 16:00
Tuesday - 11:00 - 16:00
Wednesday - 09:00 - 16:00
Thursday - 10:00 - 19:00
Friday - 09:00 - 16:00
Saturday - 09:00 - 15:00

MY 2ND CHANCE
All Saint's Community Centre, Room 4, 105 New Cross Road, SE14 5DJ. Phone: 0208 895 6113 • 0208 895 6119
Email: info@my2ndchance.co.uk • www.my2ndchance.co.uk/

LIVING WATERS
Honor Oak Community Centre, Turnham Road, SE4 2JD
tel: 0208 690 7579

WHITEFOOT AND DOWNHAM COMMUNITY FOOD PROJECT
Whitefoot Lane, BR1 5SF – Telephone: 07745258841 • 0208 698 7945
Open: 10:00 am - 4:00 pm Monday - Friday

2022 - helping each other

There is no escaping the fact that, for many families, the next year will be difficult. Energy and food prices are certain to rise at rates few of us have ever seen, most wages will be frozen, or possibly cut, and any government help will probably not be enough to make up the shortfall. It therefore falls to the community to try and help itself - again.

During the Lockdown of 2020, a food delivery service for isolated residents was organised through *Pie'n'Mash* at *The Field*. 2022 will need an even greater effort. Specifically, we will need more volunteers to collect supplies from different outlets for distribution to Juniper Residents, and people willing to canvass the block to collect details of those who need assistance.

Contact the Secretary: sec.junipertra@gmail.com • Flat 32

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Juniper House Tenants & Residents Association
Meeting #48 • 7.30pm • Thursday • 31/03/2022 • Flat 30A
AGENDA

1. Present.
2. Apologies for Absence
3. Approval of Previous Minutes
4. Building & Maintenance.
5. Matters Arising from Minutes
6. Financial Report
7. Social Business
a) Aid to Ukraine Donation
b) Cleaner Greener Grant
8. Garden and Ball-court
9. Other Business
10. Date of Next Meeting

Minutes of previous meeting at:
www.juniperhouse.info/juniper-tra-minutes/
Newsletter archive:
www.juniperhouse.info/community-news/

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#136

29/03/2022
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA meeting #48

7.30pm Thursday

31/03/2022

Flat 30A

All Residents Welcome • Masks Please

How UNICEF is helping Ukraine

Providing families with access to clean water and healthy food.
Delivering supplies to support families who have been forced to flee.
Delivering vital medical supplies to 49 hospitals across Ukraine improving access to healthcare for 400,000 mothers and children.
Increasing the number of mobile child protection teams to ensure that children have access to support.
Working with local governments across neighbouring countries to create “Blue dot safe spaces” for children and women. These provide key information to families seeking refuge, psychosocial support, water and sanitation supplies, and help in identifying and protecting unaccompanied and separated children.

Donate via:
www.unicef.org.uk/donate/donate-now-to-protect-children-in-ukraine/
Donate by phone: 0300 330 5699.

equipment recycling & exchange

Juniper will soon be recycling as much of its old I.T. equipment as possible, including printers, scanners, desktop computers, phones and routers.

browse

If you would like any of the items above, please collect at the meeting on March 1st, 7,30pm, Flat 30A.

dump

If you have any such items **you** would like to recycle, bring them along, including spent printer cartridges.

•••

Free Data Destruction (Destruction Certificates Issued

•••

Call: 01932 988770 • www.torecycle.co.uk

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how to help the people of Ukraine

Nova Ukraine: a Ukraine-based non-profit that provides civilians with everything from baby food and hygiene products to clothes and household supplies:
www.novaukraine.org/donate/

Voices of Children, a charity that focuses on helping children recover from the psychological trauma of war.
www.voices.org.ua/en/

Doctors Without Borders, based in Ukraine providing treatments for a range of conditions
www.doctorswithoutborders.org/what-we-do/countries/ukraine

More at: www.british-ukrainianaid.org/

NOISE!!

Please bear in mind that Juniper flats were designed before modern sound systems, tv's and rotary washing machines, and any loud sound can be heard by neighbours. Also, many people work during the night and sleep during the day, or have young children.

floor noise

One sort of noise which people find particularly disruptive is repeated banging on floors and walls, especially now that many flats do not have carpets. Because of its construction, this kind of impact can carry for several floors.

Most noise nuisance can be resolved peacefully between neighbours. Most people are reasonable.

the neighbour test

A simple phonecall can easily test the output of HiFi or TV until it is at a tolerable level for the neighbour on the receiving end.
While your appliance is playing, talk to your neighbour on the phone, and ask if it is too loud. If it is, keep reducing the volume until told it is not, then makes a note of that level or mark it on the volume dial.

the right to peace

Every resident has the *'right to the peaceful enjoyment of their residency*' according to the tenancy and leaseholder agreement.
If you are suffering from inconsiderate noise, and a friendly word has not worked, **CONTACT:**

Noise related Anti Social Behaviour. 0207 525 5777 (24 hours)

Persistent offenders may put their homes at risk whether council tenants or not.

Juniper House Tenants & Residents Association

General Meeting #47 • 1/03/2022 • 7.30pm • Flat 30A

Agenda • (Masks please)

1) Approval of Minutes

2) Apologies for Absence

3) Matters Arising from Minutes

4) Financial Report

5) Building & Maintenance

6) Social Report

a) Anti-social behaviour complaints

7) Garden and Ball-court

8) Other Business

9) Date of Next Meeting

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MINUTES AVAILABLE AT

www.juniperhouse.info/juniper-tra-minutes/

and in last newsletter (#134)

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#135

26/02/2022

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA meeting #47

7.30pm Tuesday

01/03/2022

Flat 30A

All Residents Welcome • Masks Please

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antisocial behaviour

www.southwark.gov.uk/noise-and-antisocial-behaviour

'If you feel that you are being disturbed at any time, you should contact the Noise & Nuisance Team via the **Environmental Call Centre on 0207 525 5777**.

The Noise Rapid Response operation times are as follows:

• 7.00 am Friday through to 2.30 am Tuesday

• 7.00am through to 2.30am Tuesday-Thursday.

If the nuisance can then be witnessed by an authorised officer, the appropriate action will be taken by us.

The council, the police and their partners have a range of tools and powers including:

fixed penalty notices and on the spot fines

evicting nuisance tenants

seizing of equipment and vehicles

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See inside for more

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

How To Recycle Old Digital Devices

ToRecycle was formed by a group of IT and consumer electrical professionals to refurbish and recycle all unwanted and obsolete devices. From companies to home collections we issue waste transfer certification and Data destruction certificates free of charge.

We aim to collect all electrical appliances free of charge. We offer free office and business collections to recycle and dispose of computers laptops and all aspects of IT equipment as well as TV's and monitors. We also collect all aspects of WEEE waste. Free collections for obsolete or unwanted electrical items.

We also offer free recycling for home customers who have obsolete computers and electrical items whether it be working or non working.

We do not charge our clients disposal fees and there are no hidden charges, we offer to ensure all customer data is handled correctly and disposed and destroyed to Ministry Of Defence Standards.

(We Do Not Facilitate Free Collections For White Goods Washing Machines, Cookers, Fridges, Freezers, CRT TV Monitors, We can not accept collections of printers if not accompanied with other electrical equipment.)

•••

Services to support your specific WEEE & IT waste needs

Free Data Destruction (Destruction Certificates Issued)

Approved by the Environmental Agency

Free collections nationwide

GDPR Compliant

ICO Registered

•••

Call: 01932 988770 • www.torecycle.co.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#134

14/02/2022

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA meeting #47

7.30pm Tuesday

01/03/2022

Flat 30A

All Residents Welcome

(Masks Please)

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HOW YOU CAN HELP YOUR NEIGHBOUR

Please ensure that all rear balcony drainage pipes are kept clear, especially on the top floor.

Please do not block drains on walkways.

Ponding will cause damp and damage in flats below.

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.

resident repair responsibilities

It is important to know what repairs the council is **not** responsible for.

council tenant responsibilities include:

- electric plugs, fuses and light bulbs
- inside doors, cupboards and handles
- catches and locks
- toilet seats
- broken glass inside your home
- floor tiles
- small cracks in plaster
- decorations

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leaseholder responsibilities include:

- internal walls, doors, cupboards, locks and fittings
- kitchens and bathrooms.
- all floors (including floor coverings), ceilings, plastering and decorations.
- installations for water, electricity and gas (including electric wiring, sockets. light fittings, plumbing, water pipes that serve your property alone).
- electric plugs, fuses and light bulbs

•••

www.southwark.gov.uk/housing/repairs/repairs-rights-and-responsibilities

•••

Please ensure that all rear balcony drainage pipes are kept clear. Ponding will cause damp and damage in flats below.

•••

emergencies (e.g. a burst water pipe)
please call 0800 952 4444 or 0207 525 2600

Gas leaks: 0800 111 999 • Electricity: 0800 028 0247 • Thames Water: 0800 714 614

•••

The **Handypersons Scheme** can help with many repairs, contact:
020 7525 1863 or email: **handyperson@southwark.gov.uk**

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#133

18/01/2022

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper TRA

meeting #46

7.30pm • Tuesday

25/01/2022

Join Meeting

https://tinyurl.com/2p8afhuz

Meeting ID: 891 0450 3290

Passcode: 910259

All Residents Welcome

who repairs what

council tenant responsibilities include:

• electric plugs, fuses and light bulbs

• inside doors, cupboards and handles

• catches and locks

• toilet seats

• broken glass inside your home

• floor tiles

• small cracks in plaster

• decorations

• gardens (including gates, fences, trees, window boxes, etc.)

•••

southwark responsibilities include:

• roofs

• foundations

• external doors, walls and windows

• drains, gutters and outside pipes

• chimneys and stacks

• brickworks

• major plastering repairs

• floors and ceilings

• installations for water, electricity and gas (including wiring, sockets, fittings, internal pipes and valves)

•••

source

www.southwark.gov.uk/housing/repairs/repairs-rights-and-responsibilities

leaseholder responsibilities include:

• internal walls, doors, cupboards, locks and fittings kitchens and bathrooms.

• all floors (including floor coverings), ceilings, plastering and decorations.

• installations for water, electricity and gas (including electric wiring, sockets. light fittings, plumbing, water pipes that serve your property alone).

• electric plugs, fuses and light bulbs

• broken glass inside your home

• gardens (including gates, fences, trees and window boxes and keeping these tidy and clean)

•••

southwark responsibilities include:

• roofs

• foundations

• outside walls and entrance doors

• drains, gutters and outside pipes

• windows

• exterior doors including entry systems

• chimneys and stacks

• external brickwork

• communal water pipes that run through your property and serve multiple properties

• communal lifts

• communal gardens

•••

These repairs will be added to your annual service charge as a proportion of the total cost shared between the properties in the block or estate.

damp

resident letter to Cllr Edwards

December 2nd) I am a leaseholder at Juniper House who had the same issue with water ingress from the balcony above as my neighbour who is a Southwark tenant. Whilst it has taken a long time to resolve the water ingress for us both, our treatment by Southwark since then has been very different.

I was able to claim to have the damage professionally repaired and redecorated via the insurance policy LBS have on the block. Once the (substantial) evidence requirements had been submitted, this process was all very quick and Zurich were happy to cover the claim.

I do not understand why LBS are not able to claim for the cost of repair and redecoration for their tenanted properties under the same insurance policy._Unless the council has arranged an insurance policy that does not include their tenanted properties?

Either way the outcome for the occupant of the flat who's home was damaged as a result of a problem in the building fabric (completely external to them and their flat) should be the same - i.e. a full repair and redecoration.

I work in housing development for a housing association and I know we would get absolutely slated by local authorities if we are thought to be providing a lesser standard amenity (especially where it may affect health/ quality of life) to social residents compared to private residents. So I am shocked to see how LBS are treating their tenant in this issue! They should receive exactly the same level of response as a leaseholder does to issues such as this. I feel I must reiterate that the issue that led to the water ingress was with the building itself - nothing to do with me, my neighbour, our properties, or our actions.

I genuinely believe there must have been a mistake in this response somewhere. **It cannot be LBS repair policy to leave it to residents to repair their own homes, which have been damaged as a result of failures in the building fabric** (!), and with a sum of money that is a tiny fraction of what it will cost to repair professionally.

Best regards,

latest response from Cllr Edwards

December 2nd) .

I've followed this up again today and will update you as soon as I have more information.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#132

05/12/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Meeting#45

7.30pm • Thursday

09/12/2021

•••

MEETING ON:

ZOOM

https://us02web.zoom.us/j/81377213872?pwd=Q2dGK2JSV3U3MWpqZW5oQ05BWFRCdz09

•••

Meeting ID: 813 7721 3872

Passcode: 192713

•••

Southwark officers to be invited.

•••

All Residents Welcome

Juniper House Tenants & Residents Association

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

ZOOM. https://us04web.zoom.us/meeting#/upcoming

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 Stephens 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 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 teariing 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.

Juniper House
Tenants & Residents Association

• • •

GARDEN BANQUET & FIREWORKS

4pm • Sunday

19/12/2021

•••

All Food, Drink & Residents Welcome

•••

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#131

28/11/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Meeting#45

7.30pm • Thursday

09/12/2021

•••

MEETING ON:

ZOOM

https://us02web.zoom.us/j/81377213872?pwd=Q2dGK2JSV3U3MWpqZW5oQ05BWFRCdz09

•••

Meeting ID: 813 7721 3872

Passcode: 192713

All Residents Welcome

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Juniper House Tenants & Residents Association

www.juniperhouse.net

Minutes • Annual General Meeting #6 • 21/09/2020 • 7.30pm

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

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 -	£ 262.60 (Karting refunds)
NETT EXPENDITURE	**£ 787.40**
(BUDGET SURPLUS	£ 366.80)

Full details at *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 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.

pomeroy peabody parking papers

Between them, Lewisham Council and the developers Peabody seem determined to use ‘The Pomeroy’ to increase traffic congestion and pollution on Pomeroy Street.

Their latest trick is the plan to open a shop on the ground floor of 43-49 Pomeroy Street, inevitably attracting more parking throughout the day and adding to the congestion of an already over-exploited residential thoroughfare.

Tim (who works in housing development) has noticed that Peabody have now applied to London Borough of Lewisham (LBL) to change the wording of the condition on their planning permission that restricts the use of the commercial space to office use as they want to have a shop occupy the unit

Unfortunately recent changes to the 'Use-Class' system in Planning basically allows this.

Offices and Shops are now lumped together in the same use-class and changes within a use class are allowed. Tim believes Peabody are seeking to acknowledge this in updated wording to tidy up the permission so as to easily lease the unit to a retail shop. This application and potential use can be used as an opportunity to highlight that Pomeroy Street is a mess following errors by LBL to carry out their planning and highways responsibilities correctly and so LBL must do something to alleviate the traffic issues on the road.

read on here

https://juniperhouse.info/2021/10/23/pomeroy-peabody-parking-papers/

•••

illegal parking & dumped vehicles

Please contact the parking enforcement team on

0207 708 8587

An officer is meant to attend in 30mins

or email: parking@southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#130

25/10/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Meeting#44

7.30pm • Tuesday

26/10/2021

•••

2-PART MEETING ON:

ZOOM

https://us04web.zoom.us/meeting#/upcoming

Meeting ID 1: 780 4411 6057

Meeting ID 2: 729 4045 4466

All Residents Welcome

•••

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 of 16 Juniper House as a signatory to the Juniper Tenants & Residents Association Metrobank account.'* Proposed Rob Kenyon. Seconded Jaki Wilford, Approved 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
TOTAL SPENT.	
£1050.00	
Minus Team Sport CREDIT. (7 places)	-£262.60
Outlay:	£787.40

Final TeamSport figure due to absences 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. AGM. 21/09/2021.

estate parking permits

Apply at: www.southwark.gov.uk/parking

You can apply for a permit as a tenant, leaseholder or if you live permanently with a tenant or leaseholder.

The first permit is free, second permit (where applicable) £82.50

illegal parking & dumped vehicles

Please contact the parking enforcement team on

0207 708 8587

An officer is meant to attend in 30mins

or email: parking@southwark.gov.uk

GARDEN DAY

1pm • Saturday

09/10/2021

•••

Winter tidying up and preparation.

Tools provided • Bring gloves.

All Residents Welcome

useful southwark council numbers

- Main Switch Board - 0207 525 5000
- Housing Repairs – 0800 952 4444 or 0207 525 2600
- Environment and Leisure 0207 525 2000
- Council Tax – 0207 525 0375
- Housing Benefit – 0207 525 1880
- Education - 0207 525 5337
- Estate Parking – 0207 525 3363
- Disabled Travel Team – 0207 525 2146
- Local Support Team – 0207 525 2434
- Right to Buy Team – 0207 525 7850
- Income Team (Housing Rent Team) – 0207 525 1318

www.southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#129

03/10/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

Juniper House

Tenants & Residents Association

•••

Meeting

7.30pm • Tuesday

26/10/2021

•••

2-PART MEETING ON:

ZOOM

https://us04web.zoom.us/meeting#/upcoming

Meeting ID 1: 780 4411 6057

Meeting ID 2: 729 4045 4466

All Residents Welcome

•••

free playscheme photos

To all parents of children who took part in the summer activities.

As part of the playscheme, Juniper will provide 3 printed photos of your children in action, plus digital copies of all their images.

There are too many to email, so please bring a USB stick or other storage device to flat 32.

When you have made your 3 choices, reply with file numbers to:

sec.junipertra@gmail.com (flat 32)

•••

free go-kart rides

Due to unforeseen circumstances on the day of the scheduled karting event, some people were unable to take part, and there are seven places still left in Juniper's 'Team Sport' account.

If you would like to use them up, in your own time, please notify the secretary at: sec.junipertra@gmail.com (flat 32).

All children (and adults) must, officially, be aged over 8, and have an inside leg measurement of 250 cm.

Flat shoes only. No sandals.

blacksmith workshop



••• 27 August 2021 •••

playscheme 2021 feedback

It would be useful to hear what you and your children thought of the scheme.

Which events did they like best, which they didn't like, and why. And how you think Juniper initiatives like this could be better organised in future (except for the weather).

Please reply to:sec.junipertra@gmail.com (flat 32). Or bring to the next regular meeting of the Association.

Juniper House Tenants & Residents Association

Annual General Meeting 6 • Agenda

21/09/2020 • 7.30pm

ttps://meet.jit.si/JUNIPERMEETINGS.

1) Approval of Minutes

a) Last Committee Meeting

b) Last AGM.

2) Presentation of Accounts

a) Authorised accounts 2019/20

b) Draft accounts 2020/21

3) Annual Reports

a) Finance Report

b) Secretary's Report

c) Parents Group & Playscheme Report

d) Garden Group.

5) Election of Officers

6) Appointment of Auditors.

Proposal: Southwark Group of Tenants Organisation to be appointed auditors for 2021/2022.

7) Any Other Business.

8) Dates of Next Committee Meeting and Annual General Meeting

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#128

17/09/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

JUNIPER

TENANTS & RESIDENTS ASSOCIATION

ANNUAL GENERAL MEETING

7.30pm • Tuesday • 21st September

https://meet.jit.si/JUNIPERMEETINGS

•••

All Residents Welcome.

•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

•••

If you've never attended a Juniper meeting before, please make this your first. One hour a year is not much.

(£10/hr babysitting allowance payable)

(Reconvened) Juniper House Tenants & Residents Association • Annual General Meeting 5 20/09/2020 • 3pm • https://meet.jit.si/JUNIPERMEETINGS.

Present: Coralie Allison. Tim Burrow (Treasurer). Rob Kenyon (Secretary). Cherrie Stevens (Vice Chair). Lloyd Trott (External Relations) 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 draft Accounts for the TRA Financial Year (AGM 2019 - AGM 2020). 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) 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
Insurance	Zurich Ltd	£99.31
HP 80A Toner Cartridge	Staples	£61.90
Whitebox 2,500 A4 Paper	Staples	£49.99
Postage & Sundries		£15.00
4 colour Newsletters @ £31.55	Solpress	£126.20
Washable Face Masks (10)	Solopress	£47.26
Covid19 Signage 5 x A3	Solopress	£33.90
Hand Sanitiser Station x 2	Solopress	£106.52
Yellow Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Yellow Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Blue Road Line Paint - 5 Ltrs	Paints4Trade	£43.99
Cleaner & Thinner - 5Litrs	Paints4Trade	£23.99
Garage Floor Tiles £4.98 X 64.	DURAMAT	£318.72
Delivery (Zone 1):		£39.96
Total		£1,054.72

3a) 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.

3b) Garden Group.

i} Reported that a new border had been cultivated near flat 53, and should be interesting next year.

i) The coppicing work authorised at the last meeting has now been added to LBSlist for October, and will not cost the TRA anything.

iii) The recent tree surgery by LBS did not impress the group. LBS Arboreal Officerto be informed of shortcomings.

4) 'Cleaner Greener' Grant Application Progress

Cycle Shack survey was undertaken by LBS and various sites indentified. No feedback recieved yet. • Drinking Fountains are being severely re-assessed in the lightof 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 Chairfrom the floor, with no voting rights. Nominees did not vote for themselves.

Chair. J. Wilford. Nominated: C. Allison. Seconded: R. Kenyon. For 4. Abst. 2.

Treasurer. C. Allison. Nominated: R. Kenyon. Seconded: L. Trott. For 4. Abst. 2.

Vice Chair. C. Stevens. Nominated R. Kenyon. Seconded: L. Trott. For 4. Abst. 2.

Secretary. R. Kenyon. Nominated: L. Trott. Seconded: J.Wilford. For 4. Abst.. 2.

External Relations. L. Trott. Nominated: J. Wilford. Seconded: R. Kenyon. For 4. Abst. 2

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

6) Appointment of Auditors.

Proposal: Southwark Group of Tenants Organisation to be appointed auditors for2020/2021.

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

ANNUAL GENERAL MEETING
NOMINATIONS FORM

Please complete and return to flat 32.

I NOMINATE _____ (full name)

of FLAT NO. _____

FOR THE POST OF (tick your choice}:

A) CHAIRPERSON.

B) SECRETARY.

C) TREASURER.

D) VICE-CHAIR.

E) AREA DELEGATE

F) MANAGEMENT COMMITTEE MEMBER.

PROPOSED BY (print) _____ FLAT NO. _____

SIGNED _____ DATE. _____

SECONDED BY (print) _____ FLAT NO. _____

SIGNED _____ DATE. _____

2. STATEMENT OF ACCEPTANCE AND INTENT BY NOMINEE

I, _____ (PRINT FULL NAME)

OF_____JUNIPER HOUSE, POMEROY ST. LONDON SE14 5BY

HEREBY STATE MY WILLINGNESS TO STAND FOR ELECTION AND TO UNDERTAKE THE RESPONSIBILITIES OF THE ABOVE POST.

SIGNED _____

DATE _____

ONLY 1 OFFICER MAY BE ELECTED FROM THE SAME ADDRESS.

ALL NOMINEES PROPOSERS AND SECONDERS MUST BE RESIDENTS OF JUNIPER HOUSE.

ALL COMPLETED FORMS MUST BE RETURNED to FLAT 32 BY 12 pm 19/09/2021.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#127

05/09/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

JUNIPER

TENANTS & RESIDENTS ASSOCIATION

ANNUAL GENERAL MEETING

7.30pm • Tuesday • 21st September

https://meet.jit.si/JUNIPERMEETINGS

•••

All Residents Welcome.

•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

A minimum of 10 residents needed.

If you've never attended a meeting before, please make this your first.

One hour a year is not much.

Juniper House TRA
Meeting #42 Minutes • 7.30pm • Tuesday • 20/07/2021
in the 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 of Previous Meeting. Minutes approved.

4) Matters Arising from Minutes. (As agenda)

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 reciept 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 payground ethics in the context of team games.

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

Juniper House TRA
Meeting #43 • 7.30pm • Tuesday • 24/08/2021
in the garden
AGENDA

1) Residents Present.
2) Apologies for Absence.
3) Approval of Previous Minutes.
4) Matters Arising from Minutes.
5) Forecourt Security
6) Financial Report.
7) Building & Maintenance.
8) Social Report.
9) Garden and Ball-court.
10) Other Business.
11) Date of Next Meeting.

•••

free trip places still available

(1st come 1st served. contact sec.junipertra@gmail.com or flat 32)

BLACKSMITHS. 2 hour workshop making things out of red-hot metal. (minimum age 8 years) but in the middle of Surrey Docks farm, with animals and cafe for the rest of the family. 27th August. 2pm - 4pm. South Wharf, Rotherhithe Street,SE16 5ET

KARTING. An hour of irresistible action. 2 places left. Minimum age 8 years, minimum inside leg-length 25 inches. 26th August. 2.15pm - 4pm
TeamSport, 3 Herringham Road, SE7 8NJ

Juniper House

Tenants & Residents Association

Meeting #43

7.30pm • Tuesday

24/08/2021

•••

In the garden (weather permitting)

All Residents Welcome

•••

The time and place to discuss

forecourt vandalism

bikes on balconies

Please do not obstruct the walkways with bikes and other items.

There are still storage spaces available in the Cyclehoop hutches.

www.cyclehoop.rentals/ • Phone: 0208 699 1338

• • •

back to school garden banquet

29th August

Bring your favourite food to share

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#126

17/08/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

juniper

summer

sports

day

Saturday 21st August

1pm

in the garden

including

football • team tag • basketball

volleyball • cricket • races • games

• • all ages • •

the summer deal

Juniper TRA has approved a budget of approximately £1100 for a Summer Playscheme. All activities are **free** to children of residents (plus minimal public transport costs).

involvement

However, all trips require parental permission and supervision. Juniper will pay the cost of activities for children, but parents have to accompany them. The TRA cannot assume this kind of responsibility.

information

Also, we cannot book anything until you let us know when you are available on the form (right), which events you would prefer, and how many children are involved (see back page).

Members of the Parents Group will be knocking on doors soon to discuss the project further.

juniper summer playscheme planner

Please check **(X)** dates you **ARE** available to take part

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		july 28	29	30	31	august 1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Please Return form to flat 32, with contact details, as soon as possible.

add numbers of children at preferred event

TRIPS	AGE/HEIGHT	NUMBERS
Blacksmith Workshop	8+	
Ten-Pin Bowling	6+	
Go-Karting (All Bermondsey)	250cm+	
Horse-riding (Dulwich)	6+	
Go Ape Adventure Trail (Battersea)	6+	
JUNIPER EVENTS		
Group Shadow Mural	all ages	
Bin-Chamber Mural	..	
Sports Days	..	
Garden Camp-over	..	
Portrait Photography	..	
Bouncy Castle	..	
Bike Maintenance Day	..	
Karaoke Night	..	
Garden Banquet	..	

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#125

24/07/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info

to all parents and guardians

LAST CHANCE

to sign up for

FREE

Juniper Playscheme Trips & Activities

including

Blacksmith Workshop • Ten-Pin Bowling •

Horse-riding • Go Ape Adventure Trail • Karting

(1 parent or guardian / 3 children)

All trips are short journeys by bus

Juniper House Tenants & Residents Association • Meeting #41 Minutes • 24/06/2021

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

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. 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. 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. 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

juniper parents group meeting #2 • 30/06/2021

Present: Coralie Allison (Treasurer). Shanique Campbell. Rob Kenyon (Secretary). Zeba Pamir

1. Minutes Approved
2. No Apologies for Absence
3. Young People's Meeting.
a) A list of the existing suggestions was circulated. The sportsdays, bouncy castle and the trip to Surrey Docks Forge & Farm were approved. Other items to be discussed at the next meeting. 3 members said they would like to do the blacksmith workshop.
b) New Suggestions
Ten-Pin bowling. Horse-riding. Zoo visit. Re-painting pitch-lines.
c) Garden Code of Conduct.
To be discussed at the Young People's Meeting on 4th July.
d) Next Young People's Meeting. 04/07/2021. 5pm. Garden.
4. Reports on action points.
a) Transport costs for trips: Trips should use public transport when possible.
b) Painting Materials. Cherrie has agreed to make some aprons. Shanique has supplies of child-friendly paint. The TRA has agreed to provide road-paint. These materials not to be used by children, who would provide designs for white binchamber.
c) Sports Days. SGTO has agreed to provide football, basketball and volleyball events on-site. However, it was felt that Juniper could improvise its own events, given cooperation from particular residents.
Coralie agreed to provide a range of pop-up sports equipment, including tennis.
SGTO offered to bring a football team from another estate to play Juniper. Children to be consulted.
action. TRA to be approached to fund a supply of rope.
d) 'Other Ideas'. Shanique has sourced a range of visiting workshops. To be circulated and examined.
First Aid and other LBS courses are still hampered by Covid restrictions.
5. Behaviour and safety.
To be discussed more fully at the Young People's Meeting 04/07/2021.
An Adult Supervision Scheme was suggested for the Summer. To be discussed further.
5) Other Business.
a) Hammock. Suitable site and length of rope required.
b) Drinking Fountain. The lack of progess due to Covid and technical difficulties was explained. Email to Thames Water and LBS to restart process. A portable, refillable design was considered. Ground floor residents to be consulted.
action. Residents to source costings.
6) Date of Next Meeting. 15/07/2021. 7pm. Garden.

SUMMER EVENTS DISCUSSED AT

Young Juniper Meeting#1 • 04/07/2021

Trips - Surrey Docks Forge & Farm • Seaside • Somerville Adventure Playground • Brimmington Park • Zoo • Ten-Pin bowling • Horse-riding • Go-Karting • Go Ape.

Painting - Lifesize Wall Silhouette Mural • Repainting pitch-lines • Bin-Chamber Mural.

Sports days - Football, volleyball cricket & Basketball.

Visits - Theatre group visit • Dance group visit.

Other Suggestions

Barbecue • Garden Camp-over • Portrait Photography • Bouncy Castle • Outdoor cinema • Bike Maintenance Day • Karaoke Night ... and lots more.

•••

Final schedule to be agreed soon.

All events will depend on Covid restrictions, the participation of parents and guardians, and their written consent.

Get involved now to avoid disappointment

•••

(full minutes of Young People's meeting#1 out soon)

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#124

09/07/2021

The True Chronicles of The House of Juniper

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juniper tenants & residents

MEETING #42

7.30pm • 13/07/2021

In the Garden if Fine

All Residents Welcome

•••

juniper parents' group

MEETING #3

7.30pm • 15/07/2021

In the Garden if Fine
All Parents/Guardians
& CHILDREN
invited to finalise Summer Playscheme

juniper parents group meeting#1 • 7.00pm • 02/06/2021 • juniper garden

Present
Edith Erie, Zeba Pamir, Paul Hood, Saffi & Uvi Orogun, Shanique Campbell, Coralie Allison TRA Treasurer, Rob Kenyon TRA Secretary.
Apologies: Rukiat (flat 17)
1. Information.
a) Rob welcomed the group and explained its proposed role in accessing TRA funds to further the interests of Juniper families and children.
Meetings would be held regularly to discuss and agree relevant projects and issues, and report to TRA Meetings. Projects to be costed for approval.
b) The Treasurer and the Chair of the TRA are Constitutionally required to attend group meetings. However, neither can vote, and the group may elect its own officers.
c) Due to short notice the TRA Chair was unable to attend so the Secretary was authorised by the TRA to stand in. The group asked Rob to Chair the 1st meeting. Coralie to minute.
2. Introductory Discussion
The group agreed that whilst overall the children managed themselves well and were developing good friendships, there have been accidents and injuries. And some hurtful behaviour has occurred. More supervision in the summer by parents was suggested.
3. Suggested Summer events.
Chair: there are TRA funds accessible, including paying companies to run onsite workshops and activities.
a) Trips
Surrey Docks Forge 2-hour blacksmith workshop (aged 8 plus) • Surrey Docks Farm (all ages) • Seaside (Margate?) • Somerville Adventure Playground • Brimmington Park • Fishing in Burgess Park.
Action: Group to cost transport
b) Painting: TRA has authorisation to buy road paint, and has a basic stock of paints.
• Safety signs • Expanding the Sundial • Lifesize Wall Silhouettes. Shanique volunteered materials for workshops.
Action: Group to source materials and aprons.
c) Sports: SGTO Tuition/activities. Sports day.
d) Other Ideas: Theatre groups • Dance groups • Garden camping • Nature treasure hunt • Language Day • International fairy-storytelling • International Potluck Picnic • Portrait Photography • Bouncy Castle • Outdoor cinema • Summer Fair.
Action: Members to research ideas and relevant organisations.
4. Inclusivity: The group should aim to provide activities for all age-groups and abilities.
5. Timing of activities
It was felt important to be realistic, planning maybe one big activity a week, and to establish a routine. Possibly to plan on three weeks of garden activities with a trip on week four.
6. Skillbase
Uvi suggested that residents with professional skills might also be willing to use their experience to run workshops.
Action: Rob to begin a census of resident skills via email and newsletter.
7. Group Page
To aid continual communication and cooperation within the group, a discussion thread to be set up on the TRA website.
Action: Rob to set up TRA web-page and send around a request for skills census with the minutes of the meeting.
8. Behaviour and safety
a) For their own safety, children should be discouraged from playing in the forecourt or access areas, and encouraged to use the garden instead.
Action: newsletter item.
b) More oversight needed on garden to ensure general safety. Some children reportedly found a lighter and wanted to start a fire (a parent was in the garden and the issue was managed).
c) Connections between parents are desirable to create a joined up way of dealing with issues around safety and behaviour, including hurtful and bullying behaviour.
Action: Children to be invited to next parents meeting to provide feedback and input on Summer ideas, and to discuss Garden Code of Conduct.
9. Equipment & Furniture
Gazebo and sun umbrellas for the benches. Return of the hammock.
Action: Coralie to cost items & prepare hammock.
10. Safeguarding and first aid.
a) Rob confirmed that the TRA had Public Liability Insurance and that SGTO will do free CBR checks for TRA members. All events will require Risk Assessments and full Safeguarding.
b) Shanique raised first-aid training for parents/adults.
c) Edith suggested that children also be offered first aid training.
Action: Coralie to research access to first-aid training courses.
11. Library
Rob reminded the group of the Juniper Library at 30a, which is well-stocked and accessible to small family groups.
12. Next meeting
Wednesday 30th June 7pm. Juniper Garden.
juniper parents group meeting#1 • 7.00pm • 02/06/2021 • juniper garden

juniper tenants & residents
MEETING #41

7.30pm • Thursday • 24/06/2021

https://meet.jit.si/JUNIPERMEETINGS

top priority:

TRAFFIC SAFETY & PARKING ISSUES

All Residents Welcome

If you do not have internet access,
please contact flat 32 with comments or proposals.

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summer skill-search

At its first meeting on June 2nd, the Parents Group suggested a wide range of activities for the summer holidays, including music, theatre & dance workshops, sports, international fairy-storytelling & cuisine day, painting, photography, film-making and a selection of day-trips.
Juniper is therefore keen to hear from residents who have any skills or time they would like to offer in support.

please contact:
sec.junipertra@gmail.com-• 0207 732 8493
or access our new Parents' Group page and leave a comment.
www.juniperhouse.info/2021/06/15/parents-group-forum/

•••

estate visits

By Efe Urubusi, Resident Services Manager.
Last Wednesday of the month.
11am forecourt.
30/06/2021

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#123

15/06/2021
The True Chronicles of The House of Juniper
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parents group#2

7pm • Wednesday

30/06/2021

in the garden

•••

All Parents

& CHILDREN

Invited

•••

Support From All Residents Welcome

Juniper House Tenants & Residents Association • Meeting #40 Minutes • 7.30pm • Tuesday • 25/05/2021
https://meet.jit.si/JUNIPERMEETINGS

Present: Coralie Allison. (Treasurer). Tim Burrow. Paul Hood. Rob Kenyon (Secretary). Saffi & Uvi Orogumu. 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 Chaiir. 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 not available (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 reciept.

4. Financial Report.

a) Balance carried forward:	£32,758.93
Item. £200 Petty Cash Fund reimbursement to Chair:	£ 200.00
Available 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) Saffi 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 congenstion.
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 farm-days 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**. **3 pm.**

8. Other Business. Notification of new website address: **juniperhouse@info.com**

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

make your newsletter yours

Without your input, Juniper News isn't much more than just a dry list of dates, meeting records, and contact details.

To make it readable and give it life it needs your personal opinions, images and stories.

Your concerns, hopes and memories are interesting, important, and worth sharing - as is anything you want to promote, sell, buy or exchange.

It would be great to share how you coped with Lockdown and the Pandemic.

The community *deserves* your photos, stories, links to support groups or Youtube posts, jokes, recipes, puzzles, cartoons, complaints, internet/computer advice, questions about LBS policy - *anything*. ***Whatever your age.***

Don't worry about length, spelling, grammar or even language.

•••

All contributions, comments, criticism and suggestions

welcome

send to: sec.junipertra@gmail.com • or flat 32

•••

parents' group meeting #1

The long Summer holidays will be here soon, and if we are to organise events, trips and facilities for the children, we should start now. Juniper parents and kids obviously know best what is needed.

This group would have more time to discuss ideas in full than committee meetings, and everyone involved would have the specialised knowledge and experience needed.

It need not meet more than every 2 or 3 months.

Please attend Wednesday's 7pm meeting, in the garden.

•••

to be added to the Juniper mailing-list, please email:
s e c . j u n i p e r t r a @ g m a i l . c o m

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news #122

28/05/2021
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juniper tenants & residents

MEETING #41

7.30pm • Thursday • 24/06/2021
https://meet.jit.si/JUNIPERMEETINGS
top priority:
TRAFFIC SAFETY & PARKING ISSUES
All Residents Welcome

•••

If you do not have internet access,
please contact flat 32 with comments or proposals.

•••

juniper parents group

MEETING #1

7.00pm • Wednesday • 02/06/2021

in the garden

To Plan Summer Events &

Discuss Road Safety Concerns

All Parents of Juniper Children Invited

Support From All Residents Welcome

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 reciepts.
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 accoount. **action**. Tim to organise meeting with bank.

•••

parents group

Come and help spend some of Juniper's money on your family. It's what our money is for.
Date of first assembly to be set at next Juniper meeting.
https://meet.jit.si/JUNIPERMEETINGS
Tuesday May 25th • 7.30pm

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

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summer events

Day trips, playdays, sports days, talent shows, cooking, gardening, music, crafts, murals, storytelling...
Bring all ideas to:
https://meet.jit.si/JUNIPERMEETINGS
Tuesday May 25th • 7.30pm

juniper house tenants & residents association

Meeting #40 • 7.30pm • Tuesday

25/05/2021

https://meet.jit.si/JUNIPERMEETINGS

AGENDA

1) **Approval of Minute.**
2) **Apologies for Absence.**
3) **Matters Arising from Minutes.**
4) **Financial Report.**
5) **Building & Maintenance.**
6) **Social Report.**
7) **Garden and Ball-court.**
8) **Other Business.**
9) **Date of Next Meeting.**

All Residents Welcome

If you do not have internet access, please contact flat 32 with proposals.

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useful southwark council numbers

- Main Switch Board - 0207 525 5000
- Housing Repairs – 0800 952 4444 or 0207 525 2600
- Environment and Leisure 0207 525 2000
- Council Tax – 0207 525 0375
- Housing Benefit – 0207 525 1880
- Education - 0207 525 5337
- Estate Parking – 0207 525 3363
- Disabled Travel Team – 0207 525 2146
- Local Support Team – 0207 525 2434
- Right to Buy Team – 0207 525 7850
- Income Team (Housing Rent Team) – 0207 525 1318

www.southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#121

22/05/2021

The True Chronicles of The House of Juniper

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juniper tenants & residents

MEETING #40

7.30pm • Tuesday • 25/05/2021

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

Resident Services Officer Efe Urubusi invited

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

to be added to the Juniper mailing-list, please email:
s e c . j u n i p e r t r a @ g m a i l . c o m

•••

please help keep the newsletter relevant

All contributions, comments, criticism and suggestions **welcome.**

send to: sec.junipertra@gmail.com • flat 32

parents' group

Proposals for date and place of first group meeting to:

sec.junipertra@gmail.com • flat 32

•••

window gallery

thanks to everyone

who contributed to a fascinationg collection.

Sadly, there are no usable photographs due to window glare. Please submit scans or photographs of artwork to: **sec.junipertra@gmail.com** for inclusion on the web-page.

www.juniperhouse.info/juniper-art/

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summer trips? (free)

blacksmith workshop

A hands-on 2-hour workshop where you can make items in steel, working with an experienced blacksmith among the glowing red-hot metal, sparks and steam.
For over 20 years the Surrey Docks forge has offered classes to the general public (over 8).

forge preview photos:

www.biginabox.com/blacksmiths

website:

www.kevinboysblacksmiths.org.uk

•••

farming day

Surrey Docks Farm offers sessions for young people aged 8 – 13 to become a farmer for a day. Learn how to care for animals and take part in gardening, nature and craft activities.

www.surreydocksfarm.org.uk/clubs-young-people/

Then eat home-made pizza and ice-cream.

The perfect family day out.

***

discuss at the meeting 25/05/2021

unlocking

From 17 May, people will probably be able to meet indoors in groups of up to 6, or outdoors in groups of up to 30 people. This will mean that Juniper meetings and most gatherings may well return to something like normal. 30A will be available for limited use, including access to the library. Planned outdoor Juniper events are one step nearer.

However, we will still need permission from London Borough of Southwark to open 30A. So the meeting scheduled for 25th May will still proceed online until the relevant permission is granted.

There have been proposals for a **Goodbye Lockdown Party**.

Please attend the meeting on the 25th to discuss, and watch this space for details.

MEETING #40

7.30pm • Tuesday • 25/05/2021

https://meet.jit.si/JUNIPERMEETINGS

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help needed urgently

'The Field', and **'Pie'n'Mash'** have been delivering essential food parcels to Juniper for over a year, but are now running out of volunteers to continue this community work.

There are still many families who need this help until they can recover from the economic effects of the Pandemic.

To volunteer a few hours of your time collecting food donations, shopping for food, sorting and packing boxes at The Field or delivering packages, please contact:

info@thefieldnx.com

or

www.pienmash.org.uk/offer-support/

juniper house tenants & residents association

Meeting #40 • 7.30pm • Tuesday

25/05/2021

https://meet.jit.si/JUNIPERMEETINGS

AGENDA

1) Approval of Minute.

2) Apologies for Absence.

3) Matters Arising from Minutes.

4) Financial Report.

5) Building & Maintenance.

6) Social Report.

7) Garden and Ball-court.

8) Other Business.

9) Date of Next Meeting.

All Residents Welcome

If you do not have internet access, please contact flat 32 with proposals.

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general estate repair problems

damage to the fabric of the building, cleaning, management etc

contact Resident Services Officer, Efe Urubusi

Mob: 0796 181 0158 • email: Efe.Urubusi@southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#120

12/05/2021

The True Chronicles of The House of Juniper

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juniper tenants & residents

MEETING #40

7.30pm • Tuesday • 25/05/2021

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

Resident Services Officer Efe Urubusi invited

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

to be added to the Juniper mailing-list, please email:

s e c . j u n i p e r t r a @ g m a i l . c o m

•••

please help keep the newsletter relevant

All contributions, comments, and suggestions welcome.

send to: sec.junipertra@gmail.com • flat 32

•••

EID MUBARAK!

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 reciepts.
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 accoount. **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

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new parents' group

As recorded above, Juniper now has a properly constituted Parents' group, with access to Juniper funds (minutes item 6a). It now needs its first meeting.
Please email sec.junipertra@gmail.com or phone 0207 7342 8493 to express interest. Coralie Allison (Treasurer) will be canvassing support soon.
The group need not meet more than every 2 or 3 months as required, could meet in the garden, and would report its proposals back to the next TRA Meeting.
From Constitution:
'***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.*
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.'*

condensation - not all damp is a leak

There are many things that generate indoor moisture. The normal perspiration and breathing of a family of four adds about half a pint of water to the air every hour. Cooking three meals a day adds four another five pints. Each shower contributes another half-pint. In fact, every activity that uses water (dishwashing, laundry etc.) adds moisture to the air.

Daily living activities of a family of four can add more than 18 gallons of water a week to the air.

The more water vapor in the air, the higher the relative indoor humidity. And that water has to go somewhere. Preferably into the atmosphere.

Condensation is caused by millions of minute particles of water suspended in the air. When it comes into contact with a colder surface, it turns back into water droplets.

Condensation causes mould in the form of smelly little black dots.

The cures for condensation are heating and ventilation. So do not block up your bedroom vents. If they are blocked, unblock them.

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new juniper website

Minutes Archive 2014 – 2021, Juniper Library, Photo Collection, Juniper Constitution, Community News Archive, Garden Photos, Regeneration Photos 2017-18, Juniper Facebook Group, Juniper Forum, Covid 19 Info

And much, much more.

www. juniperhouse.info

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general estate repair problems

damage to the fabric of the building, or any breaches of Southwark's 'Estate Promises' (see blue poster in staircase cabinets)

contact Resident Services Officer, Efe Urubusi

Mob: 0796 181 0158 • email: Efe.Urubusi@southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#119

27/04/2021

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.juniperhouse.info



don't forget May 1st!

front window art gallery

Display your favourite art in your front windows for everyone to enjoy.

Welcome the Spring and celebrate our victory over the Covid Menace.

•••

plus! garden rescue day May 2nd

Because of the absurd April drought, the garden urgently needs watering. There are also plants which need to go in the ground. Please help keep the garden amazing.

'It takes a village to raise a child'

Or *'Oran a azu nwa'* in the Nigerian Igbo culture, meaning that an entire community of people must interact with children for them to experience and grow in a safe and healthy environment. This truth is well understood in traditional communities everywhere. Only recently has it been forgotten that 'No Man Is an Island'.

In the garden, we have the safe, healthy and multicultural environment in which children and adults can and do interact on equal terms, to the benefit of everyone.

Given the wide ethnic diversity of Juniper residents and the level of negotiation between them, it is unthinkable that any child raised in our garden could grow up to be a racist. It is far more likely they will grow up speaking two or three languages.

Given the level of wildlife in the garden, surrounded by birds, trees squirrels, foxes, bees and flowers and it is inconceivable that they will not acquire some level of interest, wonder and curiosity about how the world works.

Given the almost non-stop level of puppy-fat-burning physical activity, it's hard to imagine that their long-term general health is in danger.

All in all, it is no wonder that teachers at Kender school have in the past noted the particular degree of intelligence and sociability of Juniper kids.

The garden is a great gift, please use it.

•••

coronavirus support

Covid 19 has not gone away, Cases of the aggressive South African variant have now been reported in Southwark. Please take care.

If you know of a vulnerable Southwark resident who may not have contacts to help deliver essential supplies, please let the council know so they can organise support:

Email: covidsupport@southwark.gov.uk.
Phone: 0207 525 5000 option 3.

non-resident parking

Unfortunately, cars are already being parked in our forecourt by our new neighbours across Pomeroy Street.
Please feel free to cut out the notice below and place on the windscreen of non-resident vehicles.

Or report via 0207 798 8587

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In order to avoid confusion, residents are ***strongly*** advised to get their **free** parking permits from

estate parking permits
Apply at: www.southwark.gov.uk/parking

JUNIPER RESIDENTS PARKING ONLY

Please remove your vehicle

or the

London Borough of Southwark

Parking Enforcement Team

will be contacted.

An officer will attend in 30mins

Fine of up to £60 payable

(if in doubt, please ring 0207 708 8587)

Juniper House Tenants & Residents Association
Meeting #39 • 7.30pm • Tuesday • 20/04/2021
https://meet.jit.si/JUNIPERMEETINGS

AGENDA

1) Approval of Minute
2) Apologies for Absence
3) Matters Arising from Minutes.
4) Financial Report.
5) Building & Maintenance.
Discussion of LBS 'Estate Cleaning & Horticultural Promises'.
6) Social Report.
Proposal for Parents' Group
Proposal for new garden swing.
7) Garden and Ball-court.
8) Other Business.
9) Date of Next Meeting.

All Residents Welcome

If you do not have internet access,
please contact flat 32 with comments or proposals.

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parents' group

The long Summer holidays will be here before we know it, and if we are to organise events, trips and facilities for the children, we had better start soon. As parents and kids obviously know best what is needed, it would be great to have a dedicated **Parents Group** to come up with ideas.

Unlike regular meetings, this group would have more time to discuss proposals in full, and everyone involved would have the specialised knowledge and experience needed.

It need not meet more than every 2 or 3 months, and would report its proposals back to the General Meeting.

Those interested please attend Tuesday's meeting, or contact the secretary at flat 32, via sec.juniper@gmail.com, tel: 0207 732 8493

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#118

18/04/2021
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paradise garden

This Easter holiday has proven beyond doubt that the Juniper garden is now a fully functioning social space. Every day has been a noisy, happy riot of spontaneous harmony and fun, with hardly a tantrum or cross word.
Older children take care of the younger ones, who feel confident enough to explore every nook and cranny and play their own games in peace and security.

All the laughing, screaming, running, jumping, climbing, swinging, singing, dancing, chasing, cycling, reading, building, cooking ('Unicorn Soup'), chattering, falling down and getting up smiling amounts to pure, unadulterated Life in action. Those responsible feel that the garden is *their* territory - one likely to provide experiences and friendships which will last a lifetime. Who could ask for anything more?

Older generations are not excluded, using the space to recharge their batteries; to meet at a safe distance; to make new friends and help to provide an extra level of supervision.

The fact is that the more the garden is used by residents, the fewer intruders will abuse it, and the safer we all can feel.

Help to preserve and enrich this precious resource by attending the meeting next Tuesday to discuss plans for the future.

See agenda on back page.

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to be added to the Juniper mailing-list, please email:

s e c . j u n i p e r t r a @ g m a i l . c o m

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. 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. Phoeba 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 2020 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 wallkway. 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 recieved keys. Funding for extra sedurity 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 efforts.
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

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estate parking permits

Apply at: www.southwark.gov.uk/parking

You can apply for a permit as a tenant, leaseholder or if you live permanently with a tenant or leaseholder.

The first permit is free, second permit (where applicable) £82.50

illegal parking & dumped vehicles

Please contact the parking enforcement team on

0207 708 8587

An officer is meant to attend in 30mins

or email: parking@southwark.gov.uk

Juniper House Tenants & Residents Association
Meeting #39 • 7.30pm • Tuesday • 20/04/2021
https://meet.jit.si/JUNIPERMEETINGS
AGENDA

1) **Approval of Minute**
2) **Apologies for Absence**
3) **Matters Arising from Minutes.**
4) **Financial Report.**
5) **Building & Maintenance.**
6) **Social Report. (Proposal for new garden swing.)**
7) **Garden and Ball-court.**
8) **Other Business.**
9) **Date of Next Meeting.**

•••

summer play plans

(parents' help needed)

It is now time to start thinking about the long summer holidays.
Please attend the meeting on Tuesday 20th April to discuss possible options for activities and expenditure.
This cannot be done properly without input from parents.

•••

births

Tim and Tobhi are very happy to announce the birth of
Ezra Ayomide Burrow
born on Saturday 3rd April 2021 at St Thomas' Hospital.
He came home to Juniper House two days later.
Everyone is well and Ezra is looking forward to joining the Juniper House community.

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general estate repair problems

damage to the fabric of the building,
contact Resident Services Officer, Efe Urubusi
Mob: 0796 181 0158 • email: Efe.Urubusi@southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#117

08/04/2021
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no balcony barbecues please

Barbecues anywhere near the building are not only dangerous, but unpleasant for anyone within reach of the inevitable smoke. They are banned under London Borough of Southwark's Tenancy Agreement and condemned by London Fire Service:
Last May, it took twelve fire engines and eighty fire-fighters nearly three hours to douse a fire in Deptford caused by a **'home barbecue'** on the balcony of a block of flats. Most of the roof was severely damaged, and it was a miracle nobody was seriously hurt or worse. Several households were made homeless.
"BBQs present a serious fire risk and should not be used on balconies. If you are aware of any of your neighbours holding barbecues on balconies then please do not hesitate to report this to the council."

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The only truly 'suitable' space for a barbecue at Juniper is on the concrete paving in front of the lampost in the garden, away from overhanging branches.
Juniper House TRA cannot accept reponsibility for safety breaches by residents.

•••

JUNIPER TENANTS & RESIDENTS
MEETING #39
7.30pm • Tuesday • 20/04/2021
https://meet.jit.si/JUNIPERMEETINGS
All Residents Welcome

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If you do not have internet access,
please contact flat 32 with comments or proposals.

to be added to the Juniper mailing-list, please email:
s e c . j u n i p e r t r a @ g m a i l . c o m

census translations

www.census.gov.uk/help/languages-and-accessibility/languages

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ترجمة التعداد

জনগণনাঅনুবাদ

преброяване превод

人口普查 翻译

जनगणना अनुवाद

wergerandina serjimêrî

tłumaczenie spisowe

tradução do censo

ਮਰਦਮਸ਼ੁਮਾਰੀਅਨੁਵਾਦ

traducerea recensământului

phetolelo ea palo ea sechaba

kushandurwa kwevanhu.

tafsiri ya sensa

sayım çevirisi

traduction de recensement

www.census.gov.uk/help/languages-and-accessibility/languages

0800 587 2021

census 2021

The census is used to allocate resources and funding on a local and national level for the next 10 years. Taking part is very important to make sure your needs are reflected in future policy and allocation of funding to local authorities, services, charities and community groups.

...

security

Your information is protected by law. That means government officials or anyone else dealing with payments or services you receive cannot see it. Any data collected is anonymised and kept safe for the next 100 years.

...

translation

booklets are available to download.

www.census.gov.uk/help/languages-and-accessibility/languages

If your language is not represented, please contact:

0800 141 2021

...

other help completing the census

Face-to-face help is available. Any questions, worries or concerns please contact your local **Census Engagement Manager**, Vanessa Fagan directly:

vanessa.fagan49@field.census.gov.uk • tel:07452 935279.

...

completing the census is compulsory

If you do not complete the census you could face prosecution, a hefty fine (**up to £1000**) and a criminal record.

...

Please visit **census.gov.uk** for more information.

damp

balcony dye-tests

To determine the full extent of seepage from the walkways into flats, contractors will be applying purple dye on all front access balconies next **Wednesday (March 18th)**

Please Report

any appearance of the dye in your front rooms or hallway to:

ellie.robinson@southwark.gov.uk

A redecoration allowance is available to all flats effected by the test. But any valuable or delicate items should be removed from outside walls by Tuesday 16th March. (Top floor excepted)

The dye is water-soluble and should wipe clean from non-porous surfaces. A formal notification letter of this work should be arriving early next week from LBS.

•••

Work to remedy damp from rear balconies is booked, but with no definite start-date.

The work is likely to involve the entire block, and is under the original contract guarantee. LBS assure us it will therefore not incur further service charges.

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council coronavirus support

If you know of a vulnerable Southwark resident who may not have contacts who can help deliver essential supplies, please let the council know so they can organise support:

Email: covidsupport@southwark.gov.uk. • **Phone**: 0207 525 5000 option 3.
Or complete an online referral form :

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/tell-us-if-you-know-someone-who-needs-help

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#116

11/03/2021
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census 2021 help

inside pages

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illegal parking & dumped vehicles

Please contact the parking enforcement team on

0207 708 8587

An officer is meant to attend in 30mins

or email: parking@southwark.gov.uk

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JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 16/03/2021

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

to be added to the Juniper mailing-list, please email:

s e c . j u n i p e r t r a @ g m a i l . c o m

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 meeeting.

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

juniper gallery

For a laugh, turn Juniper House into a giant exhibition by displaying your favourinte paintings, prints, photographs or sculptures in your kitchen or front bedroom windows.

Almost anything will do. Toys, lights, bowls of fruit, T-Shirts.

Make an impression, amuse the postman, save space in your flat, and even gain some privacy.

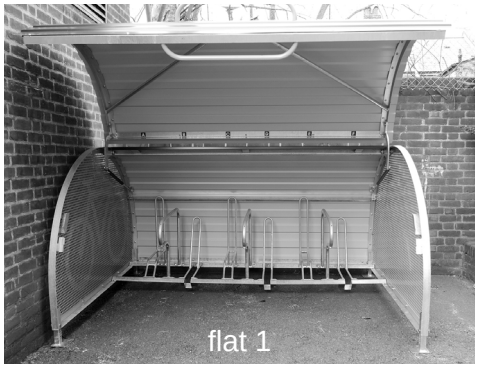
council coronavirus support

If you know of a vulnerable Southwark resident who may not have contacts who can help deliver essential supplies, please let the council know so they can organise support:

Email: covidsupport@southwark.gov.uk. • **Phone**: 0207 525 5000 option 3.

Or complete an online referral form :

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/tell-us-if-you-know-someone-who-needs-help


flat 1


rear of ball-court

12 spaces

Residents who registered should hear back from the rental company by email within a week or two.

Please open and shut quietly.

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food-box deliveries

If you are finding it difficult to shop - for medical *or* financial reasons,

please call

0207 358 1140 or text **0785 702 4435**

or apply online:

www.pienmash.org.uk

All calls in strict confidence.

'Pie'n'Mash' is a recognised support agency.

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illegal parking & dumped vehicles

email: parking@southwark.gov.uk

with full details, location and photographs

•••

general estate repair problems

such as trip-hazards, vandalism, lift abuse, and damage to the fabric of the building, **contact Resident Services Officer, Efe Urubusi**

Mob: 0796 181 0158 • email: Efe.Urubusi@southwark.gov.uk

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#115

27/02/2021

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new bike sheds!

(see back page)

JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 16/03/2021

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

to be added to the Juniper mailing-list, please email:

s e c . j u n i p e r t r a @ g m a i l . c o m

council-approved anti-social noise

Anti-Social noise from private contractors in Juniper flats continues to cause severe distress and disturbance to many residents. Southwark has given permission for this 'renovation', which is largely Non-Essential work, such as knocking down walls for cosmetic effect. Precisely the kind of work that LBS is *not* undertaking due to Covid - which is an inconsistent position.

In a nutshell, **LBS is authorising anti-social noise** by private contractors during a Lockdown, probably in breach of its own Tenants'/Leaseholders' Agreement with us. Especially since Residents were given no advance warning of the work, or notified of the duration.

People are trying to work from home, students are trying to maintain their education, key workers are trying to sleep. All made impossible by the incessant racket authorised by LBS. After three weeks, affected residents are at breaking point.

Juniper has a large proportion of vulnerable residents. The community as a whole has shown an admirable degree of consideration over the past months. People are playing by the rules. But the disturbance licensed by LBS is undermining our efforts to make Lockdown bearable.

Residents therefore deserve to know when the LBS Terms of Permission for private works will be amended to cater for the current emergency, and brought into line with the guidelines for Council work.

In assessing applications for adaptations to flats, LBS are meant to consider the **other residents in the building.** They have clearly not done this.

LBS officers claim to be powerless to prevent this nuisance, but our local councillors (below) ***are*** in a position to pressurise the Cabinet into making changes. Or we don't vote for them again.
This is a serious problem, please make them aware of it..

•••

Cllr Sandra Rhule: 020 7525 0242 • Mob: 0798 511 4295
Email:sandra.rhule@southwark.gov.uk

Cllr. Gavin Edwards: 020 7525 1436
Email: gavin.edwards@southwark.gov.uk

Cllr. Sunil Chopra: 020 7525 4277
Email: sunil.chopra@southwark.gov.uk

Write to 'c/o Members' Room. 160 Tooley Street. SE1 2QH'

balcony repair work

Scaffolding is to be erected shortly to repair 3rd floor balconies which are causing damp to flats below. The recent rain has made this problem much worse.

The council says it is only tackling two cases, but there are more. Including flats on the 3rd floor which are suffering from damp in their front bedrooms and hallways from the uncovered front walkways.

If you are experiencing damp from an uncovered balcony or walkway above, please **report urgently** to:

Chris.Ayton@southwark.gov.uk. *And* file a report at:
www.southwark.gov.uk/housing/repairs/report-a-communal-repair
Or email: **repairs@southwark.gov.uk**
Or call: **0800 952 4444** or **0207 525 2600**

For more details see Juniper News edition #106. November 5th 2020 '*DAMP ALERT*'.
www.junipercommunity.files.wordpress.com/2021/01/juni-news-archive-1.pdf

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some covid myths
which could kill you, your friends and family, and the NHS

• Vaccines alter your DNA.

• Vaccines implant microchips.

• Herbal remedies & diets work.

• Bill Gates will use it to control the world.

• Masks don't work.

• NHS wards are empty.

• Covid only endangers the old.

evidence f o r

0

do you need help?

NHS Volunteers exist to help people to stay Covid-safe.
They have now completed more than a million tasks.

NHS volunteers help people:
• to avoid busy places by collecting their shopping, medicines and other important items
• have regular contact by making regular friendly phone calls.
• get to medical appointments by giving lifts.

People who can use this service
• Anyone who lives in England who needs to self-isolate for any reason.
• People who choose to stay at home as much as possible because they are cautious about going out during the coronavirus outbreak.

Some reasons you may be self-isolating or staying at home.
• You have ever been advised to shield by a health professional.
• You are vulnerable for another reason, For instance, due to disability, pregnancy, aged over 70, or you have a long-term condition such as Parkinson's or epilepsy, or are vulnerable due to a mental health condition.
• You have caring responsibilities.
• You are self-isolating because you have been diagnosed with Covid or have symptoms, or you've been in contact with someone who has.
• You have been instructed to self-isolate by the *'Test and Trace'* service, or because you've been near someone infected.
• You are self-isolating ahead of planned hospital care.
• You have been instructed to self-isolate following entry into the country.
• Frontline health and care staff are also welcome to register for our help.

•••

To register for support for yourself or someone you know, call
0808 196 3646

•••

Register to Volunteer

www.goodsamapp.org/NHSvolunteerresponders

established: 05/11/2014 • circulation: 75 flats

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community news#114

31/01/2021
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JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 09/02/2021
https://meet.jit.si/JUNIPERMEETINGS
All Residents Welcome

•••

If you do not have internet access,
please contact flat 32 with comments or proposals.

•••

food-box deliveries

Unsurprisingly, demand for food-support is growing.
This is no shame.
If you are finding it difficult to shop - for medical *or* financial reasons,
please call
0207 358 1140 or text **0785 702 4435**
or apply online:
www.pienmash.org.uk
All calls in strict confidence.
'Pie'n'Mash' is a recognised support agency.

•••

to be added to the Juniper mailing-list, please email:
s e c . j u n i p e r t r a @ g m a i l . c o m

Juniper House Tenants & Residents Association • Meeting #36 Minutes • 7.30pm • Tuesday • 12/01/2021

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.

free, rapid covid-19 tests

London Borough of Southwark is now offering free tests to people aged 16 and over **who don't have Covid symptoms**. Results are usually available within an hour.

www.southwark.gov.uk/health-and-wellbeing/coronavirus/book-a-free-covid-19-test?chapter=3

Who can get tested
LBS is encouraging key workers and those who can't work from home to get a free test (a 'lateral flow test'). This includes school staff, supermarket staff, refuse collectors, childminders, transport workers, security guards, cleaners, construction workers and many other key worker roles.

Why you should get tested
1 in 3 people with COVID-19 have no symptoms. Check you're not carrying the virus and spreading it to colleagues, customers or those you live with.

Where?
The testing centre is at the Damilola Taylor Centre, 1e Surrey Grove, Peckham SE15 6DR and is open from 18 January. More sites will open soon.

Do not book a test if you have COVID-19 symptoms. Instead, self-isolate and book a free NHS test on the government website.

Do not book a test if you have been in close contact with someone who has tested positive. Instead, stay at home and self-isolate.

COVID-19 testing for people WITH symptoms is available at the following sites in Southwark. However you must book first online.

1) Peckham Pulse Leisure Centre car park, 10 Melon Road, Peckham, London SE15 5QN.
2) Burgess Park car park - Albany Road, SE17

Book a home test kit
You can order a home test kit online or by **calling 119**. You will need an email address to do this. You can also ask for a courier to collect your completed test.

•••

estate parking permits

Apply at:

www.southwark.gov.uk/parking

You can apply for a permit as a tenant, leaseholder or if you live permanently with a tenant or leaseholder.

The first permit is free, second permit (where applicable) £82.50

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community news#113

17/01/2021

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antisocial noise can get you evicted

London Borough of Southwark Tenants & Leaseholders Agreement

(A6) Antisocial behaviour:

"You can be evicted if we believe you have behaved in an antisocial way.

We do not have to prove this. We simply have to act reasonably and explain to the court why we think you have behaved badly.

*You will have **no defence** in the court hearing against this."*

www.southwark.gov.uk/housing/council-tenants-services/tenants-handbook

•••

When the noise nuisance ***is*** happening

contact LBS Call Centre on **0207 525 5777**

and the Noise Team will aim to respond within 1 hour.

When the noise is ***not*** happening, fill out the form online at:

www.southwark.gov.uk/noise-and-antisocial-behaviour

•••

Many Key-Workers live at Juniper.

They need their sleep.

Please be considerate to ***all*** your neighbours.

<u>They can hear every word you shout.</u>

Juniper House Tenants & Residents Association • Meeting #35 Minutes • 7.30pm • 24/11/2020

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 fron 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. Possible fire in barbecue pit given enough help in preparation.
b) Door-to-door carol singing. Sharon expressed interest.
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

Juniper House Tenants & Residents Association • Meeting #36 Agenda • 7.30pm • 12/01/2021

https://meet.jit.si/JUNIPERMEETINGS

1) Approval of Minutes

2) Apologies for Absence

3) Matters Arising from Minutes

4) Financial Report

5) Building & Maintenance

6) Social Report

7) Garden

8) Other Business

9) Date of Next Meeting

staying safe

To those who still need reassuring that Covid19 is a real danger, hospitals in Lewisham and Greenwich Heath Trust have cancelled appointments for routine operations after the recent surge in infections. NHS workers think that Coronavirus is real enough.

On Xmas Eve the trust announced that all routine operations other than for cancer and endoscopy have been postponed indefinitely in order to "*provide safe and effective care for those patients that need it*".

The Government announced yesterday that London will remain in Tier 4 for at least the next few weeks, which means:

• We should all stay at home.

• Do not meet people indoors, unless you live with them, or they are part of your existing support bubble.

• Only meet one person outdoors from another household.

• Non-essential shops are closed.

• You should work from home if you can.

• Do not travel from London to visit family or friends.

•••

getting help

Please look out for elderly or vulnerable residents during this cold spell and contact the **London Borough of Southwark** for help.

www.southwark.gov.uk/coronavirus-gethelp

email: **covidsupport@southwark.gov.uk**

or phone **0207 525 5000** and choose **option 3**.

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community news#112

01/01/2021

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the most sincere

'Happy New Year'

ever

JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 12/01/2021

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

to help with the emergency

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

hello 2021

2020

Things we won't miss from last year:

The Rule of Six • Self-isolation • ‘Stay alert!’ • Tiers • Superspreaders • ‘Hands - Face - Space’ • Virus Clusters • Contact-Tracing • Redundancies • Elbow-bumps • Furloughs • Padlocked playgrounds • Five-person bubbles • Lockdowns • Pie-charts • 'R-rates' • Empty streets • Empty shops • Empty pubs • Empty theatres • The cold stink of hand-gel • Facemasks that steam up your glasses • Zoom...

But in spite of everything, bad times brought out the best in many people - as often happens. And we all realised that the best-paid don't always do the most important jobs.

As a result, Key Workers gained long-overdue Respect, and Communities everywhere were reinforced by Thursday night displays of appreciation of them.

Also, the words 'Black Lives Matter' and 'Mutual-Aid' emerged to offer a way forward. It wasn’t all bad.

today

Sunrise today marks the beginning of shortest day of the year. From now on, they get longer, and the nights get shorter. It is a day which has been celebrated ever since the first Stone-Age scientist realised its significance. It meant we could now roughly calculate how to share our food reserves to make them last until Spring. We were reminded of the Summers when the living was easier, and looked forward to them.

It was a time of Hope, because even if the nights were still cold, we knew from the position of the sun that there were better times coming soon. That Hope, based on Science, helped to keep us working together to make the most of the future, rather than fighting each other for the last stores of nuts and dried meat. Without it, the idea of society would have been almost impossible. The same Sun shone on us all, as it still does.

This midwinter, we don't have the same hopes as Cavemen. But we have just as much reason to believe there is a future. And we have proved this year that we have the same ancient ability to support each other through dark times - that helping each other works.

2021

Hopefully, Science will soon have partly solved some of our most immediate problems. And then we can carefully try to start living again, and be able to shake hands without fear.

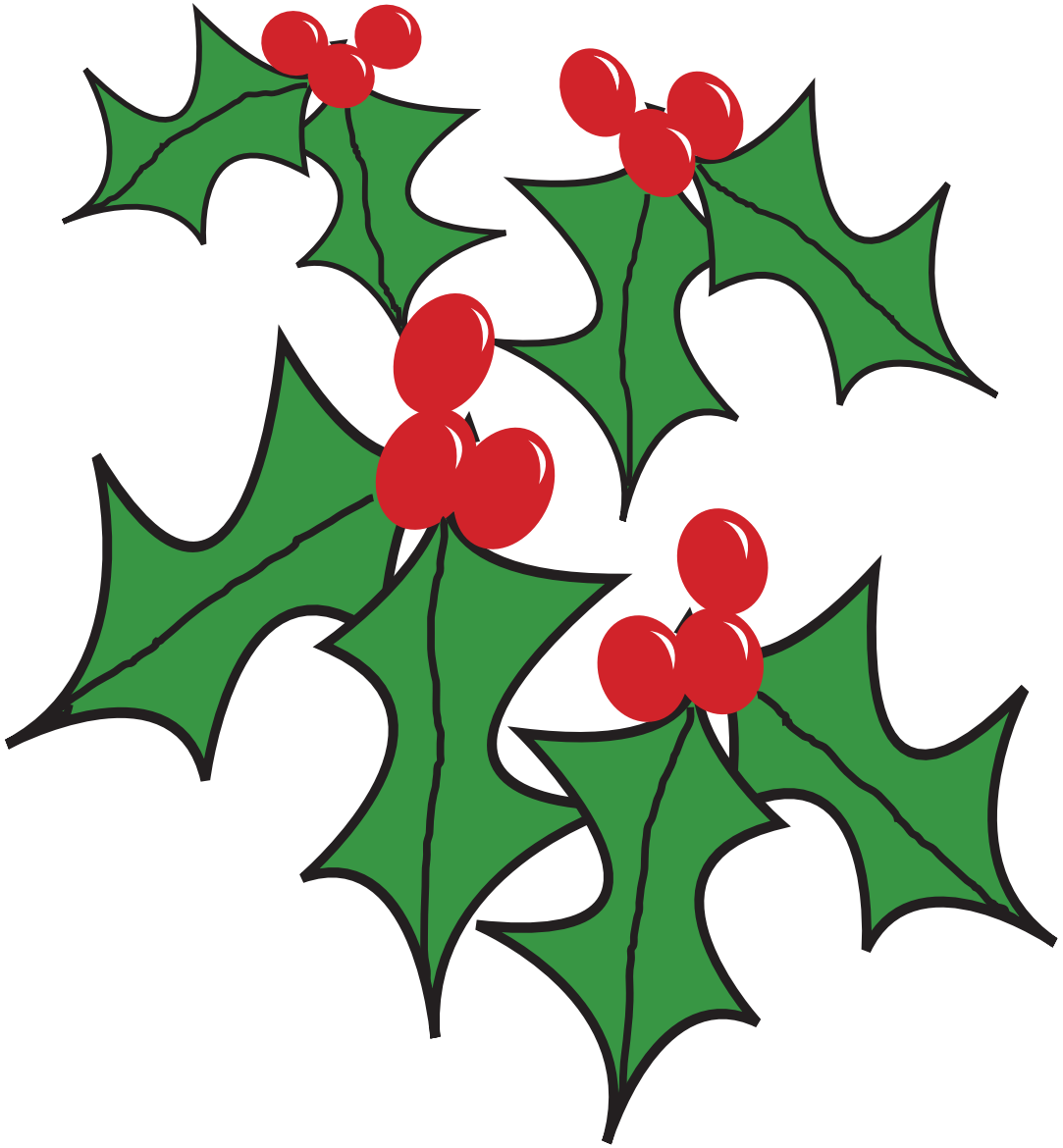
However, Science alone cannot repair the economic damage done by the Pandemic, or help with Britain's undoubtedly uncertain future in a world already facing huge environmental and economic challenges.

One thing is certain. The various problems next year throws at us will be easier to bear if we look after each other. Because if we don't, who will?

NEXT JUNIPER MEETING:
7.30pm • 12/01/2021

https://meet.jit.si/JUNIPERMEETINGS

HAPPY



FUTURE

established: 05/11/2014 • circulation: 75

juniper community news 111

21/12/2020

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good riddance 2020

xmas fireworks & pets

The Juniper Meeting held last week agreed in principle to hold a little fireworks display on Xmas evening. On our budget (£250) we don't expect the noise will last more than about 5 minutes, but it will be something we can all enjoy safely from our balconies.

When this has happened in the past, Pet-Owners have put their animals in the bathroom with some food. This has always proved effective.

If anyone has any worries about this proposal, please let us know.

xmas volunteers

All able bodied volunteers welcome for firework preparation work (filling buckets with earth, mainly.)

There are also plans to buy some solar-powered fairy-lights.

This project will also need help to make it happen - plus an extending ladder if anyone can lend one to the TRA for an afternoon.

rents and service charges 2021
• • <u>have your say</u> • •

'The council wants to hear your views on the proposals for landlord-related charges for the forthcoming financial year. The proposals cover rents and service charges, sheltered housing, garages and district heating charges...

We are hosting a live webinar on the 15 December at 6:30pm to discuss the proposals, answers questions and gather residents' feedback. Please book your space now, by registering in advance for this meeting:

https://zoom.us/meeting/register/tJYvdeqhpjkuGtUbK0aEOfElWs9B-Npwrskz

After registering, you will receive a confirmation.. If you are unable to attend the live webinar, but want to access the recording of the event, you can register your interest by e-mailing

resident.participation@southwark.gov.uk.

We will then provide you with the recording and a link so that you can send us your feedback on the rent-setting and budget report in time for consideration by the cabinet, on 19 January 2021. ' 01/12/2020

John McCormack, Tenant and Home Owner Involvement Team Leader.

garden scare good news

('MAJOR BUILDING WORKS. REF SPMW')

All residents recieved this letter last week, and due to the kind of language it used, plus long-standing suspicions of LBS, many read it to mean that there were plans to build on the garden.

<u>This is not true.</u>

We have a 'categorical' assurance that the garden is safe.

Thanks to everyone who signed the petition.

(email conversation with LBS Asset Management below.)

Dear Cllr Pollak. 'The residents of Juniper House received your letter today. Unfortunately, you do not provide us with any hard information, which has already caused some distress.

I would therefore like some clarification. When you say: ***"There may be times where some land on the estate has been identified as potentially suitable for much-needed new council homes.."*** do you mean that our garden has been so identified or not? If so I can assure you that there will be bitter opposition from the residents...' *25/11/2020*

Reply. 'I can categorically assure your garden has not been identified for new council homes. Juniper House has an optimal mix of uses on its land (I live the next road along so know it well). The letter was an invitation for residents to influence the upcoming procurement of a range of building services we'd be using borough-wide for investing and upgrading our council homes, and not specific to any particular area. I will pass on to colleagues that the wording has caused some confusion.' *26/11/2020*

Dear Cllr Pollak. 'I am absoutely delighted to feel like a complete idiot. But several people were truly upset. Many simply discarded the letter without reading it. Which, presumably, you don't want either.

Please try to make sure that future correspondence is clearer and more specific, with a thought to how it might be interpreted. From our point of view the document read like a death sentence for the garden, dressed up in standard bureaucratic candyfloss. A review of the language used by LBS is overdue. Your name was even spelled incorrectly on the letter (*'Pollock'*).' *26/11/2020*

Reply, 'I'm agreed with you on this letter and (as the misspelling probably hints at) there was a version control issue in terms of which eventually went out (which I'm currently taking up with colleagues). I hope the core message still stands though.' *26/11/2020*

parking email to LBS

'In the last few days at least 3 residents have been fined for parking on yellow lines in front of pram sheds. Access to sheds was not blocked. When was this level of enforcement authorised? And why were residents not informed?

There is no warning signage at the sites, and the markings are generally eroded and inconspicuous, especially at night.

This issue has never presented a serious problem in the past, and has never been enforced in this way..

Many residents are suffering financially during this crisis, and it is felt that to impose this measure without warning is unreasonable and punitive. Please reconsider these charges, and consider providing signage which clearly indicates the rules.

The source of this problem is the lack of available parking space for residents. Can your wardens therefore direct their attention to the abandoned vehicles and non-resident parking in the forecourt? E.G. by rented vehicles.' *29/11/2020*

useful numbers

LBS Emergency repairs (e.g. flooding)
Tel: **0800 952 4444** or **0207 525 2600**. Email: repairs@southwark.gov.uk.
Gas leaks: **0800 111 999**. • **Electricity**: **0800 028 0247**.
Thames Water: **0800 714 614.**
Resident Services Officer. Tel: **0207 525 5179**.
efe.urugu@southwark.gov.uk.
Home Ownership Unit. Tel: **0207 525 1400.**
Crime. For non-emergency crime: call **101**. Or Nunhead Police. **0208 721 2445**. Crimestoppers on **0800 555 111**.
Anti-Social Behaviour. **0207 525 5777.**
Covid 19 Support. Nunhead Knocks: 0207 459 4428.
www.nunheadknocks.com/help • www.covidmutualaid.org /local-groups/
Domestic Abuse. Contact *SOLACE*. You can call on someone's behalf:
Tel: **0207 593 1290. www.solacewomensaid.org/get-help**
Bike Storage. To book a secure bike-hutch, please register with **Cyclehoop**.
www.cyclehoop.rentals/ Tel: 0208 699 1338.

'divine rescue'

spare clothes appeal
(all ages)
Please text: 0753 893 4462 • Or deliver to Flat 33

established: 05/11/2014 • circulation: 75 flats

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community news#110

01/12/2020
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(£65 fine)

Without notice, Southwark have started issuing fines for parking on the yellow lines in front of the pramsheds.
This is highly unusual, if not a first.

•••

Resident Services Officer. Tel: 0207 525 5179.
efe.urugu@southwark.gov.uk.

•••

There is clearly a lack of parking space.

To discuss, attend the next Juniper meeting
January 12th. 2021
7.30pm
https://meet.jit.si/JUNIPERMEETINGS

'community rooms may now be opened'

(London Borough of Southwark)

Permissable activities include:

• Education and training.

• Childcare purposes and supervised activities for children.

• Blood donation and food banks.

• To provide medical treatment.

• Face to face support groups with up to 15 participants, within the limitations of the building, and adhering to distancing rules. In our case this limits us to groups of 5 adults maximum.
This includes support to victims of crime, people in drug and alcohol recovery, with long-term illnesses, facing issues relating to their sexuality or gender, the bereaved, vulnerable young people, and new parents and guardians.

• Parent and child groups can continue where they provide support to parent and/or child, and children under 5.

All of these activities are on condition that TRAs follow the council's re-opening process which includes producing detailed Covid Risk Assessments in agreement with the Council.

LBS staff will need to visit to assess the suitability of the venue.

•••

So it's now up to us to decide what we want to use our community space for, and to complete the red tape needed. Otherwise, we are squandering a precious resource when we need it most. One we may need even more over the next year. Please come to the meeting next Tuesday to volunteer at this difficult time.

7.30pm • Tuesday • 24th November

https://meet.jit.si/JUNIPERMEETINGS

holiday events!

MountView Theatre Peckham
Hamlet
9-29 December.
Shakespeare's blood-drenched reworking of the *Lion King* with an all female cast. (not suitable for children).
www.mountview.org.uk/whats-on/show/hamlet/

•••

The Unicorn Theatre
until February 21
Dramatised readings online of Philip Pullman's adaptation of **Grimms' Tales.** Scary.
www.unicorntheatre.com/whatson

•••

The Scottish Ballet
The Secret Theatre
21 December - **24 December**
The worlds of the Snow Queen and the Sugar Plum Fairy collide when the theatre bursts into life. An extraordinary show filled with acrobats, snowflakes, clowns, princes and beautiful ballerinas.
https://www.scottishballet.co.uk/event/the-secret-theatre

•••

The Barbican
We Cover The Universe
10—20 December
Interactive creative show for under-5s. Poetry, drawing and gentle play.
www.barbican.org.uk/whats-on/2020/event/akin-we-cover-the-universe

•••

The Albany Empire, Deptford
'Dear Santa' LIVE!
8th and 9th December 1.30pm
£15
An ideal introduction to theatre for those aged 2+.
Every child receives a gift!
'A magical family treat and a joy to watch.' – Mumsnet
'Had my 4-year-old captivated from start to finish!' – Time for Tots
www.albanytheatre.co.uk/shows/dear-santa-2020/

Book well in advance online for free tickets.

•••

bike-hutch consulation form

Which arrived today through your letterbox. There are only 12 spaces available. First come first served.
Please respond even if you disgree.
Yes, the freepost envelop is a bit fiddly. At least it shows they don't waste money.

Juniper House Tenants & Residents Association

Meeting #35

7.30pm • Tuesday • 24th November

https://meet.jit.si/JUNIPERMEETINGS

AGENDA

1) Approval of Minute
2) Apologies for Absence
3) Matters Arising from Minutes.
4) Financial Report.
5) Building & Maintenance.
6) Social Report.
a) Midwinter holiday event ideas
b) Community Room re-opening requirements.
7) Garden and Ball-court.
8) Other Business.
9) Date of Next Meeting.

USEFUL NUMBERS

LBS Emergency repairs (e.g. flooding) Tel: **0800 952 4444** or **0207 525 2600**. Email: repairs@southwark.gov.uk.
Gas leaks: **0800 111 999**. • **Electricity**: **0800 028 0247**.
Thames Water: **0800 714 614.**
Resident Services Officer. Tel: **0207 525 5179**.
efe.urugu@southwark.gov.uk.
Home Ownership Unit. Tel: **0207 525 1400.**
Crime. Serious crime or emergency call **999**. For non-serious crime: call **101**.
Or Crimestoppers on **0800 555 111**. Nunhead Police. **0208 721 2445**.
Anti-Social Behaviour. **0207 525 5777.**
Covid 19 Support. Nunhead Knocks: 0207 459 4428.
www.nunheadknocks.com/help • www.covidmutualaid.org /local-groups/
Domestic Abuse. Contact *SOLACE*. You can call on someone's behalf:
Tel: **0207 593 1290. www.solacewomensaid.org/get-help**
Bike Storage. please register with **Cyclehoop**. www.cyclehoop.rentals/
Tel: 0208 699 1338.

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community news#109

19/11/2020
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JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 24th November

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome

•••

If you do not have internet access,

please contact flat 32 with comments or proposals.

•••

DON'T BE ISOLATED

***Juniper Meetings* is also available for private informal group chats, as an easy, secure alternative to Zoom and Facebook.**
Just email the link above to your group, and give them a time and date.
None of that tiresome and privacy-invading registration. One click and you're gossiping over your virtual garden wall.

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 (External Relations) Jackie Wilford (Chair).

2. Approval of Minutes.
The minutes of the AGM on 20/09/2020 were approved.

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 LBS.

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.
http://meet.jit.si/JUNIPERMEETINGS

THE PECKHAM PANTRY

Peckham Pantry is a membership scheme that will make your money go further. For a small weekly subscription of £4.50, members will be able to buy £15 worth of food - including fresh fruit and veg and store favourites. Based at St. Luke's Church, the Peckham Pantry is a joint initiative between St. Luke's, Pecan and Your Local Pantry.

We aim to: Reduce bills • Provide relevant advice and support • Run a Credit Union savings scheme • Encourage community involvement.

•

Location: St Luke's Church, Chandler Way, SE15 6DT
Open: Wednesdays from 10am - 3pm

•

For further information - or on volunteering - please contact Temi Okudiya:
pantry@pecan.org.uk or 020 7732 0007
www.pecan.org.uk/peckham-pantry

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SCAFFOLDING SECURITY

People have been seen climbing the scaffolding near flat 1 at night.

Please report any further sightings immediately to 999

•••

BIKE-HUTCH CONSULATION COMING SOON

Please respond to the documents arriving in the next few days.

•••

FOOTBALL

Peckham Town FC. Home games 2:45pm on Saturdays at:
37 Dulwich Common, Dulwich, London SE21 7EU. £3 entry
www.peckhamtownfootballclub.com
Dulwich Hamlet FC Women. Home games 2pm on Sundays at:
Champion Hill, London SE22 8BD. £4 entry.
www.pitchero.com/clubs/dulwichhamlet/teams/230473/fixtures-results

•••

'DIVINE RESCUE'

SPARE CLOTHES APPEAL
(all ages)
Please text: 0753 893 4462 • Or deliver to Flat 33

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#108

05/11/2020
The True Chronicles of The House of Juniper
sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 24th November
https://meet.jit.si/JUNIPERMEETINGS
All Residents Welcome
(*Juniper Meetings* is also available for private group chats, as an easy alternative to Zoom and Facebook.)

•••

If you do not have internet access, please contact flat 32 with comments or proposals.

•••

BALLCOURT CLOSURE

'This facility must not be used from 5 Nov, due to the government's new Covid-19 restrictions'.
(*London Borough of Southwark)*
For other new government restrictions applicable from today see:
www.gov.uk/guidance/new-national-restrictions-from-5-november

HERE WE GO AGAIN

"From midnight on **Friday 16th October**, the whole of London will move to **Level Two: High Restrictions**, which means we must all follow extra rules to help stop the spread of COVID-19.

Rates have been rising rapidly in Southwark and across London. We need to act now to help save lives and livelihoods.

The new Level 2

High restrictions for London mean:

• households must not mix indoors, both in private homes and in places like restaurants, cafes, pubs etc.

• There are exemptions for some people who provide care to children or vulnerable adults, and religious worship services can still go ahead, subject to existing rules.

More details on the new rules and exemptions are available at: "
www.gov.uk/guidance/local-covid-alert-level-

Cllr Kieron Williams
Leader of Southwark Council.
Date: 15 October 2020

•••

USEFUL NUMBERS

LBS Emergency repairs (e.g. flooding) Tel: **0800 952 4444** or **0207 525 2600**. Email: repairs@southwark.gov.uk. www.southwark.gov.uk/housing/repairs.

Gas leaks: **0800 111 999**. • **Electricity**: **0800 028 0247**.

Thames Water: **0800 714 614.**

Resident Services Officer. Tel: **0207 525 5179**.
efe.urugu@southwark.gov.uk.

Home Ownership Unit. Tel: **0207 525 1400.**

Crime. Serious crime or emergency call **999**. For non-serious crime: call **101**. Or Crimestoppers on **0800 555 111**. Nunhead Police. **0208 721 2445**.

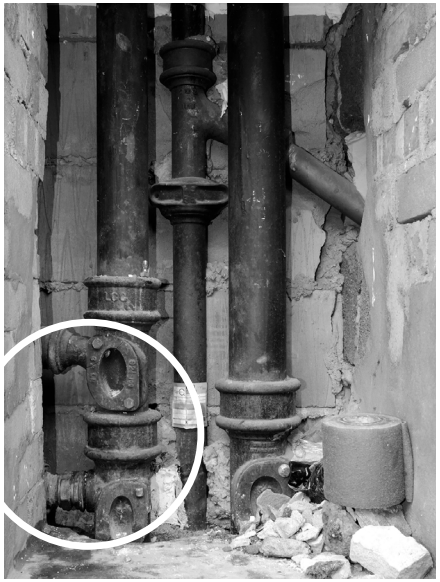
Anti-Social Behaviour. **0207 525 5777.**

Covid 19 Support. Nunhead Knocks: 0207 459 4428.
www.nunheadknocks.com/help • www.covidmutualaid.org /local-groups/

Domestic Abuse. Contact *SOLACE*. You can call on someone's behalf: Tel: **0207 593 1290. www.solacewomensaid.org/get-help**

Bike Storage. please register with **Cyclehoop**. www.cyclehoop.rentals/
Tel: 0208 699 1338.

A NEW KIND OF DAMP



Can residents please check the metal cabinets on the walkways (underneath bathroom windows) for signs of leakage.

Some pipes from the kitchens and bathrooms are corroding badly.

One pipe failed spectacularly last weekend and flooded the three flats beneath down to the ground floor. Water would still be pouring if the family at the source of the leak had not taken the decision to do without their bathroom and kitchen in order to prevent inconvenience to neighbours - at huge inconvenience to themselves.

On inspection, the fault proved to be a severely corroded waste-pipe in the walkway access-cabinet. There was a rupture along the length of the underside of the exposed pipe, which was paper-thin and crumbling to the touch.

The fault was clearly not the result of accidental fracture, or negligent installation, but long term corrosion. The other pipes and fittings in the cabinet also showed signs of their age and lack of maintenance.

It is highly likely that this kind of problem will recurr elsewhere on the block, and clear that a complete survey of all pipework inspection-cabinets should be made as soon as possible with a view to wholesale maintenance.

'Hello, Emergency Services Speaking - Wait 5 days.'

This case also raised serious questions about Southwark's **'Emergency Repairs'** service, which took from Sunday afternoon to Thursday afternoon to take decisive action; and about LBS departments which repeatedly mislaid fault reports from 3 seperate flats, and which continually and blatantly passed the case between each other and round again in a contemptuous circle.

Please report constant damp in the cabinets to:
efe.urubusi@southwark.gove.uk

IF YOU CAN'T PAY BILLS BECAUSE OF COVID19

(Citizen's Advice Bureau)

www.citizensadvice.org.uk

/debt-and-money/if-you-cant-pay-your-bills-because-of-coronavirus/

You might be able to claim extra help if:

• you have coronavirus, or you're following guidance to stay at home
• you've lost your job or you're self-employed and can't get work
• you can't work because your workplace has closed.

free school meals

If you have children and you get certain benefits, you might be able to get free school meals for your children.
www.gov.uk/apply-free-school-meals

living costs

Southgwark Council can give extra help from a hardship fund, including food or essential things like clothes. **www.southwark.gov.uk**

You might be able to get help with your living costs even if your visa says 'No public funds' or if you're not allowed to be in the UK.
You can still get help if either:
• you have a child who needs help
• you have a medical condition and you need someone to look after you.

council tax

You might qualify for a council tax reduction if your income has dropped or if you started claiming benefits recently. Contact Southwark.
If you don't think you qualify, it's still worth asking for a council tax reduction – they might let you pay less or over a longer time.
www.southwark.gov.uk

Most organisations should be able to help you by:

• reducing your payments • giving you more time to pay • keeping you connected to their service - for example your energy, phone or internet.

•••

• **South East London Community Energy** can give you free impartial advice on saving energy.
Call **0808 169 1779** or email **energy.advice@selce.org.uk**

• Banks are also more lenient during coronavirus and should agree not to charge interest on £500 overdrafts for 3 months. Explain your situation and see what they can offer.

established: 05/11/2014 • circulation: 75 flats

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community news#107

17/10/2020

The True Chronicles of The House of Juniper

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 20th October

https://meet.jit.si/JUNIPERMEETINGS

[No registration or installation required.

No data-sharing with Facebook etc.]

All Residents Welcome

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If you do not have internet access,

please contact flat 32 with comments or proposals.

COUNCIL CORONAVIRUS SUPPORT

If you know of a vulnerable Southwark resident who may not have contacts who can help deliver essential supplies, please let the council know so they can organise support:

Email: covidsupport@southwark.gov.uk.

Phone: 0207 525 5000 and choose option 3.

Or complete an online referral form :

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/tell-us-if-you-know-someone-who-needs-help

Juniper House Tenants & Residents Association • Annual General Meeting 5

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

Present: Coralie Allison. Tim Burrow (Treasurer). Rob Kenyon (Secretary). Cherrie Stevens (Vice Chair). Lloyd Trott (External Relations) 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 draft Accounts for the TRA Financial Year (AGM 2019 - AGM 2020). **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.

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

COST inc	SUPPLIER	ITEM
		VAT
£99.31	Zurich Ltd	Insurance
£61.90	Staples	HP 80A Toner Cartridge
£49.99	Staples	Whitebox 2,500 A4 Paper
£15.00		Postage & Sundries
£126.20	Solpress	4 colour Newsletters/yr @ £31.55
£47.26	Solopress	Washable Face Masks (10)
£33.90	Solopress	Covid19 Signage 5 x A3
£106.52	Solopress	Hand Sanitiser Station x 2
£43.99	Paints4Trade	Yellow Road Line Paint - 5 Ltrs
£43.99	Paints4Trade	Yellow Road Line Paint - 5 Ltrs
£43.99	Paints4Trade	5 Ltrs Blue Road Line Paint -
£23.99	Paints4Trade	Brush Cleaner & Thinner - 5 Litrs
£318.72	DURAMAT	Garage Floor Tiles £4.98 X 64.
£39.96		Delivery (Zone 1):
£1,054.72		**Total**

3a) 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.

3**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 list for October, and will not cost the TRA anything.
iii) The recent tree surgery by LBS did not impress the group. LBS Arboreal Officer to be informed of shortcomings.

4) 'Cleaner Greener' Grant Application Progress

Cycle Shack survey was undertaken by LBS and various sites indentified. No feedback recieved 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.

J. Wilford. Nominated: C. Allison. Seconded: R. Kenyon. For 4. Abst. 2. **Chair.**

Treasurer. C. Allison. Nominated: R. Kenyon. Seconded: L. Trott. For 4. Abst. 2.

Vice Chair. C. Stevens. Nominated R. Kenyon. Seconded: L. Trott. For 4. Abst. 2.

Secretary. R. Kenyon. Nominated: L. Trott. Seconded: J.Wilford. For 4. Abst.. 2.

External Relations. L. Trott. Nominated: J. Wilford. Seconded: R. Kenyon. For 4. Abst. 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.

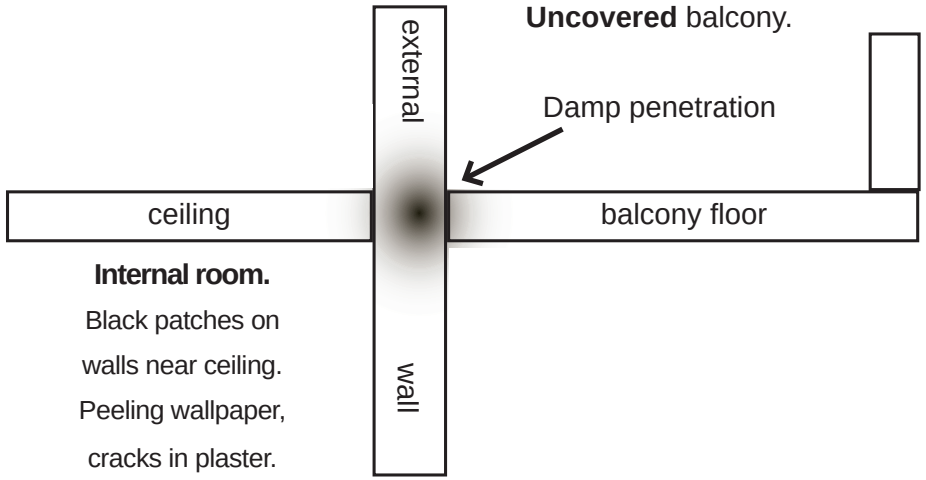
8) 2020/21 Meeting Schedule. Third Tuesday on alternate months from: **Tuesday 20th October. 7.30pm**. presumably at: https://meet.jit.si/JUNIPERMEETINGS

Budget Proposal News (2c above)

When the proposal above was voted on, we were acting on LBS advice that Juniper TRA was ineligble for our usual grant because we had too much money, and to apply for a 'Gettting Involved Grant' ('GIG') instead.

Since the meeting, we have been informed by LBS Tenants Grants Officer Maurizio D'Antona that we *can* in fact claim the standard 'Resident Participation Grant', and have done so.

DAMP ALERT



Several cases of damp have been reported which appear to be related penetration from uncovered balconies or walkways above.
This could be a failure of the recent Major Repairs, so it is important that all cases are reported early.
Please check and report to: **Chris.Ayton@southwark.gov.uk**

Flats particularly at risk:
(2nd floor back bedrooms and living rooms)
11, 12, 13, 14, 15, 36, 37, 38, 39, 40, 61, 62, 63, 64, 65.
(3rd floor front bedrooms and bathrooms)
16, 17, 18, 19, 20, 41, 42, 43, 44, 45, 66, 67, 68, 69, 70.

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JUNIPER TRA WEBSITE

Minutes Archive
www.junipercommunity.wordpress.com/juniper-tra-minutes/
Newsletter Archive
www.junipercommunity.wordpress.com/community-news/
Juniper Library Catalogue
www.junipercommunity.wordpress.com/juniper-library/
Plus *much* more.
If you have any contributions or ideas please send to:
sec.junipertra@gmail.com or post to the secretary, flat 32.
Other people do want to hear your stories and opinions.

established: 05/11/2014 • circulation: 75 flats

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community news#106

06/10/2020
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SECURE CYCLE-STORAGE

12 new units are to be installed assuming a succesful consultation process, which LBS say will be starting soon.
With any luck we may be equipped by Christmas.
To apply for a unit, please register ***now*** with **Cyclehoop**.
Demand is high.

www.cyclehoop.rentals/ • or Phone: 0208 699 1338

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JUNIPER TENANTS & RESIDENTS

MEETING

7.30pm • Tuesday • 20th October

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome.

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If you do not have internet access,

please contact flat 32 with comments or proposals.

MINUTES • JUNIPER TRA ANNUAL GENERAL MEETING

Flat 30A Juniper House. 7.30pm .17/10/2019

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 appleid 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 and Aftab Hussain agreed to be re-elected as committee members.
Jackie resumed the Chair.

bike-thefts

Sadly, bikes chained up on landings are an invitation to thieves. (They are also a fire hazard not allowed by LBS and London Fire Service.)

To report a crime visit **www.met.police.uk** or call **101**.• Email: **nunhead.snt@met.police.uk**. phone: Nunhead office. **0208 721 2445**

To apply for one of the **12 new secure cycle-hutches** arriving soon please register with **Cyclehoop**.

www.cyclehoop.rentals/ • or Phone: 0208 699 1338

Juniper House Tenants & Residents Association

Annual General Meeting

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AGENDA

1) Approval of Minutes

2) Presentation of the Accounts

a) Expenditure

3) Annual Reports

a) Secretary's Report

b) Garden Group

c) Grant Applications

5) Resignation/Election of Officers

6) Appointment of Auditors

7) Any Other Business

8) 2020/21 Meeting Schedule

established: 05/11/2014 • circulation: 75 flats

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community news#105

14/09/2020

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JUNIPER TENANTS & RESIDENTS

ANNUAL GENERAL MEETING

NOTICE

3pm • Sunday • 20th September

https://meet.jit.si/JUNIPERMEETINGS

OR

Socially-distanced in the Garden if Fine

All Residents Welcome.

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If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

plus

regular TRA Meeting if time allows.

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Juniper House Tenants & Residents Association

Annual General Meeting

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

Or in the Garden if fine.

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AGENDA

1) Approval of Minutes

2) Presentation of the Accounts

a) Expenditure

3) Annual Reports

a) Secretary’s Report

b) Garden Group

c) Grant Applications

5) Resignation/Election of Officers

6) Appointment of Auditors

7) Any Other Business

8) 2020/21 Meeting Schedule

ODD JOBS

London Borough of Southwark is not responsible for all repairs at Juniper House. The Residents' Agreement says that items like paintwork are the liability of the tenant or leaseholder. To help out with minor works, they have established a **'Handyperson Service'** to do those irritating jobs like re-hanging doors or fittng shelves. There is a charge, but not excessive.

To find out if the **Handypersons Scheme** can help you, contact:
0207 525 1863 or email Handypersons: **handyperson@southwark.gov.uk**

Types of jobs a handyperson can help with
Handypersons can help with small repairs or adaptations.

They can:
Move furniture • hang or take down curtains • tape down carpets and electrical leads • hang light bulbs • put up shelves • re-glaze small windows • change smoke alarm batteries • plumb or un-plumb washing machines • fit internal doors • fit locks and security chains • install smoke alarms...

What a Handyperson can't help with:
Gas servicing• major building work • decorating • gardening.

Please call for clarification if you're uncertain.

•••

Charges:
Residents on benefits.
If you’re receiving housing benefits, income support, council tax benefits, pension credit, disability living allowance or attendance allowance - **£10 per hour plus material costs.**

If you’re **not** receiving benefits - **£20 per hour plus materials costs.**

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Council Tenants requesting a repair under your tenancy agreement should contact **repairs on 0207 525 2600** or email: **repairs@southwark.gov.uk** or report online at: **www.southwark.gov.uk/housing/repairs.**

•••

Other help:
Housing adaptations works closely with occupational therapists who assess council tenant needs and recommend adaptations to your home.

The **Home Improvement Agency** (HIA) offers a service to elderly and disabled home owners and private tenants who want to repair or adapt their homes.

www.southwark.gov.uk/housing/support-services/handypersons

JUNIPER HOUSE TENANTS & RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING NOMINATIONS FORM

FOR THE POSTS OF CHAIR, SECRETARY, TREASURER, VICE-CHAIR AND MANAGEMENT COMMITTEE MEMBERS

(**I NOMINATE** _____ (full name

_____ **.of FLAT NO**

:{FOR THE POST OF (tick your choice
.A) CHAIRPERSON
.B) SECRETARY
.C) TREASURER
.D) VICE-CHAIR
.E) MANAGEMENT COMMITTEE MEMBER

_____.FLAT NO _____ (**PROPOSED BY** (print

_____ .DATE _____ **SIGNED**

_____.FLAT NO _____ (**SECONDED BY** (print

_____ .DATE _____ **SIGNED**

STATEMENT OF ACCEPTANCE AND INTENT BY NOMINEE .2

(I, _____ (PRINT FULL NAME

OF_____JUNIPER HOUSE, POMEROY ST. LONDON SE14 5BY

HEREBY STATE MY WILLINGNESS TO STAND FOR ELECTION AND TO UNDERTAKE .THE RESPONSIBILITIES OF THE ABOVE POST

_____ SIGNED

_____ DATE

.ONLY 1 (ONE) OFFICER MAY BE ELECTED FROM THE SAME ADDRESS
.ALL NOMINEES PROPOSERS AND SECONDERS MUST BE RESIDENTS OF JUNIPER HOUSE
.ALL COMPLETED FORMS MUST BE RETURNED to FLAT 32 BY 12 pm 19/09/2020
:EXTRA FORMS AVAILABLE FROM FLAT 32 or TO DOWNLOAD FROM THE WEBSITE

/https://junipercommunity.wordpress.com/nomination-forms-for-elected-posts

established: 05/11/2014 • circulation: 75 flats

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community news#104

02/09/2020
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JUNIPER TENANTS & RESIDENTS

ANNUAL GENERAL MEETING

3pm • Sunday • 20th September

https://meet.jit.si/JUNIPERMEETINGS

OR

Socially-distanced in the Garden if Fine

All Residents Welcome.

•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

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 footsteps 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 entry-phone 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 unsecured 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

u s e f u l n u m b e r s

Emergency repairs (e.g. flooding) Tel: **0800 952 4444** or 0207 525 2600.
Email: repairs@southwark.gov.uk. www.southwark.gov.uk/housing/repairs.
Emergency Number: **07946 220 827.**
Gas leaks: **0800 111 999**.
Electricity: **0800 028 0247**.
Thames Water: **0800 714 614.**
Handyperson Service: call **0207 525 1863**.
Resident Services Officer. Tel: **0207 525 5179**. efe.urugu@southwark.gov.uk.
Home Ownership Unit. Tel: **0207 525 1400.**

Crime. Serious crime or emergency call **999**. For non-serious crime: call **101**.
Or Crimestoppers on **0800 555 111**. Nunhead Police. **0208 721 2445**.
Anti-Social Behaviour. **0207 525 5777.**
Covid 19 Support. Nunhead Knocks: 0207 459 4428. www.nunheadknocks.com/help
www.covidmutualaid.org /local-groups/
Domestic Abuse. Contact *SOLACE*. You can call on someone's behalf:
Tel: **0207 593 1290. www.solacewomensaid.org/get-help**
Bike Storage. please register with Cyclehoop. www.cyclehoop.rentals/
Tel: 0208 699 1338.

late-nite washing-machine raves

Please be considerate of neighbours trying to sleep when using washing machines.
The sound of the spin-cycle carries throughout the structure of the building, and does constitute **'anti-social noise'** according to the council.
Please check your immediate neighbours to find out when is the best time for them and you.

•••

supplementary education in southwark

offering

• Trained tutors to assist with studies.
• Advice on careers and higher education.
• Laptops, revision books, books to borrow and printing services.
• External work-experience where young people can be mentored.
* A service for 7-18 year olds who need support with their studies.
• Quiet study spaces.

The key target-groups are
• Those living in social housing.
• Children receiving free school meals.
• Students whose 1st language is not English (EAL) are have EAL parents
• Provision for students with physical impairment and special educational needs.

telephone: 0207 701 8125
email: walworth@intouniversity.org
www.localoffer.southwark.gov.uk/education/supplementary-education

•••

complete *moulinette-mini* food-processor

Fully equipped and functional. Cake-lover's dream-toy.

Collect Flat 32.

•••

to reserve juniper library books

• Make three choices from the full list.
• emailL **sec.junipertra@gmail.com**
• or submit choices in writing to f**lats 32 or 16**, including Flat number.
• The loan will be delivered the following Thursday, and collected in 2 weeks.
• All items will be sterilised and quarantined for 3 days between lendings.

full list at:
www.junipercommunity.wordpress.com/juniper-library/

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#103

22/08/2020
sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

BACK-2-SCHOOL

BBQ

in
The Garden
3pm - Night
Saturday 29th August
All Residents Very Welcome

(Household-Distancing & Masking Please)

•••

JUNIPER TENANTS & RESIDENTS

ANNUAL GENERAL MEETING

3pm • Sunday • 20th September
https://meet.jit.si/JUNIPERMEETINGS
OR
Socially-distanced in the Garden if Fine
All Residents Welcome.

•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

SUMMER ACTIVITIES FOR KIDS

This year Southwark's Youth Service summer programme is going online. Join us on Zoom for workshops and activities covering the following subjects and much more:

Sport And Fitness • Art And Design • Black Lives Matter • Self-Care And Mental Healt • Drama And Improvisation • Discussions And Quizzes •

Browse all activities up to 24/08/2020 below.

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/your-stay-at-home-library-of-things-to-do/southwark-youth-activities-2020

To find out more or to book a session, email:
youthserviceinfo@southwark.gov.uk

•••

Juniper Library

To reserve books:

• Make three choices from the full list.

• email sec.junipertra@gmail.com including your Flat number.

• The loan will be delivered the following Thursday, and collected in 2 weeks.

• All items will be sterilised and quarantined for 3 days between lendings.

www.junipercommunity.wordpress.com/juniper-library/

•••

All reports of anti-social behaviour to

www.southwark.gov.uk/noise-and-antisocial-behaviour

Telephone: 0207 525 5777

Please Note:

Elected officers of the TRA are not authorised or trained to intervene in disputes between residents.

Should Southwark fail to act on a valid report, the TRA will do everything it can to help, but it would be wrong and damaging if officers were to act on behalf of one resident against another.

For Further adice and information see Tenants Handbook
www.southwark.gov.uk/housing/council-tenants-services/tenants-handbook
('*Respecting Others*')

•••

SUMMER ACTIVITIES

• **Chatterpack** – Lots of free, online, boredom-busting resources. Learn ten things to say in Spanish, take a virtual tour of Lapland or teach yourself to sing!

• **Southwark eLibrary** and Lambeth eLibrary – Free eBooks, audiobooks, eMagazines, eNewspapers, film streaming and more.

• **The Drawing Room** download activity sheets and join up with artists and families who are creating art in their own homes.

• **Change4Life** – Indoor and outdoor activities to get you and your family moving

• **Makers Guild Digital** – Online art club with weekly videos and tasks to try and hope – always designed so you never need fancy equipment.

• **Home learning resource**s with the Times Educational Supplement – TES have compiled a range of free learning resources and lessons across every subject.

• **Free stage shows**, musicals and pantomimes – updated daily, all the latest shows free to stream from theatres across the country

• **The Literacy Trust** – Activities that will benefit children's writing, reading and language development.

• **BBC Photo Challenge** – Take a photo based on that week's theme with the best published on the BBC website.

• **Disney Dance-Alongs** – This Girl Can and Disney dance along videos based on some favourite Disney songs and films.

• **STEM Home Learning** – Free activities, materials and resources for science, technology, engineering and maths with access to subject matter experts via webchat.

• **Fun with LEGO** – Warren Elsmore guides on how to recreate your own worlds using LEGO. Buckingham Palace or a New York taxi cab.

• **Draw-along videos** for kids of every age!

• **The great outdoors** – how to measure a tree, make a bug hotel, download lesson plans or take a virtual visit to the forest.

• **Train with The Ballet Coach** by English National Ballet School-trained dancer Sarah Du-Feu on YouTube, suitable for all ages.

AND MUCH MORE
links at
www.junipercommunity.wordpress.com/covid-19-activities/
www.coinstreet.org/the-hub/

•••

Lebanon Aid

Those wishing to help please investigate

Matbakh El Balad
www.daleelthawra.com/about/

An independent organisation seeking to rebuild their country.

Donate via:
www.justgiving.com/crowdfunding/impact-lebanon-cook

PLAYGROUND

London Borough of Southwark COVID-19 update

'Please stick to the following rules while using the playground, to help keep yourself and others safe:

• Do not use the playground if you or any of your household are self- isolating or symptomatic
• Only one adult per household at a time and remember to always supervise your children.
• This equipment is not sanitised or disinfected.
• Bring your own hand gel and wipes to clean hands and touch points before and after using the equipment.
• Remember to maintain social distancing and assist your children to do so.
• Allow others to leave the area before you enter to maintain social distancing.
• Follow the public health guidelines for hygiene e.g. washing hands regularly.
• Do not consume food or drink on play equipment or in the playground area
• Please dispose of all litter properly in litter bins - especially protective wear such as masks or gloves. If bins are full, please take home include in domestic landfill refuse. **Disposable face coverings and gloves cannot be recycled.**'

Further advice can be found at **www.gov.uk/coronavirus**

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www.gov.uk/government/publications/covid-19-guidance-for-managing-playgrounds-and-outdoor-gyms/covid-19-guidance-for-managing-playgrounds-and-outdoor-gyms

•••

Beware Balcony BBQ-ers

This danger was flagged in the last newsletter, but sadly needs repeating.

" If you are aware of any of your neighbours holding barbecues on balconies ... do not hesitate to report this to the council."

www.southwark.gov.uk/noise-and-antisocial-behaviour

Telephone: 0207 525 5777

•••

London Fire Service Advice

• Never use a barbecue indoors or on a balcony.
• Position your barbecue on level ground and keep it well away from anything that may catch fire (sheds, fences, trees, tents etc.)
• Keep children, pets and garden games away from the barbecue
• Have a bucket of water or sand nearby for emergency use.
• Never use a barbecues indoors or in a unventilated space as there is a real risk of creating deadly Carbon Monoxide gas.

established: 05/11/2014 • circulation: 75 flats

j u n i p e r

community news#102

14/08/2020
sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

TENANTS & RESIDENTS MEETING

7.30pm • Wednesday • 19th August 2020

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome.

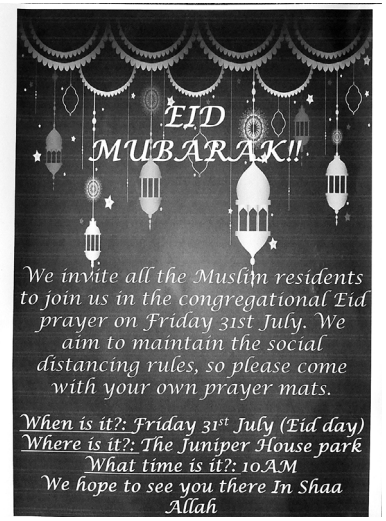
•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

•••

This meeting will complete the interrupted meeting of July 28th and set a date for the 2020 Annual General Meeting. Agenda to follow.

• • •



Belated Eid Mubarak!!

Thanks to everyone involved for such an expression of confidence in the community.

Anyone at Juniper witnessing the simple dignity of the service would have felt the honour of being chosen to host it in our garden.

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 suply 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 orginal 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

useful numbers

Emergency repairs (e.g. flooding) Tel: 0800 952 4444 or 0207 525 2600.

Email: repairs@southwark.gov.uk. www.southwark.gov.uk/housing/repairs.

Emergency Number: 07946 220 827.

Gas leaks: 0800 111 999.

Electricity: 0800 028 0247.

Thames Water: 0800 714 614.

Handypersons: call 0207 525 1863.

Resident Services Officer. Tel: 0207 525 5179. efe.urugu@southwark.gov.uk.

Complaints. email: complaints@southwark.gov.uk.

Home Ownership Unit. Tel: 0207 525 1400.

Crime. Serious crime or emergency call **999**. For non-serious crime: call **101**.

Or Crimestoppers on **0800 555 111**. Nunhead Police. **0208 721 2445**.

Anti-Social Behaviour. **0207 525 5777.**

Covid 19 Support. Nunhead Knocks: 0207 459 4428. www.nunheadknocks.com/help

www.covidmutualaid.org /local-groups/

Domestic Abuse. Contact *SOLACE*. You can call on someone's behalf:

Tel: **0207 593 1290. www.solacewomensaid.org/get-help**

Bike Storage. please register with Cyclehoop. www.cyclehoop.rentals/

Tel: 0208 699 1338.

Cleaning Team Leader: 0207 525 3826.

update on playgrounds

In line with government guidance, LBS started opening playgrounds and sports courts from 4 July.

We were waiting for clear guidance about when and how to open ours, when suddenly, sometime on Thursday or Friday July 9/10th, the court was opened without the knowledge of the TRA, and the padlocks were missing.
Southwark denies any responsibility, and all the spare keys are accounted for. If anyone can help solve this mystery, please contact: sec.junipertra@gmail.com.

Please use the court responsibly – keep your distance from others and wash your hands before and after use. If it is crowded please come back later. Read the LBS rules posted on the gates.

The court will be secured again soon, and a proper system of booking is to be discussed at the ***next meeting on 28th July.***

money worries

After consulting LBS and 'We Support Housing', there seems to be three general choices for our Reserve Fund of £30,000.

1. Place it in an ordinary instant access current account with a High Street bank or local Credit Union.
2. Invest in a medium-return secure bond or trust.
3. Place with LBS for safe-keeping under a legal agreement to return on demand.

To find out more and decide what we do, please attend the meeting on July 28th. (details front page.)

garden

• **Plant Donations.** There is still room in the new sunny border for certain flowering plants and for vegetables. Any spares please contact flat 32.
• **Event Rubbish.** It is great to see the garden being used so much, but the single garden bin is now filled almost every day with empty Champagne bottles and beer cans.
To distribute the load, please sort and bag-up all personal refuse as much as possible, and recycle in the large bins near the entrance and exit.

bike-shacks

Location and allocation of new bike storage to be discussed at TRA meeting.

28/07/2020 • https://meet.jit.si/JUNIPERMEETINGS • 7.30pm

bike theft

Kids' bike (grey). Stolen on Thursday night 16th July.
Any information please contact: sec.junipertra@gmail.com.

established: 05/11/2014 • circulation: 75

j u n i p e r

community news#101

22/07/2020
sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

summer safety

Last May, it took twelve fire engines and eighty fire-fighters nearly three hours to douse a fire in Deptford caused by a **'home barbecue'** on the balcony of a block of flats. Most of the roof was severely damaged, and it was a miracle nobody was seriously hurt or worse. Several households were made homeless.
Barbecues anywhere near the building are not only dangerous, but unpleasant for uninvited neighbours within reach of the inevitable smoke.
They are banned in Southwark parks, and are also condemned by the London Borough of Southwark's Tenancy Agreement and London Fire Service:

"BBQs present a serious fire risk and should not be used on balconies. The council prohibits barbecues on balconies or common parts in our tenancy agreement because of the potential risk of fire. If you are aware of any of your neighbours holding barbecues on balconies or in any part of the building which is unsuitable then please do not hesitate to report this to the council."

https://www.southwark.gov.uk/housing/safety-in-the-home/fire-safety-information-for-residents-following-the-grenfell-tower-tragedy?chapter=2

•••

The only truly 'suitable' space for a barbecue at Juniper is on the concrete paving in front of the lampost, away from overhanging branches.
Juniper House TRA cannot accept any reponsibility for breaches in Safety by residents.

juniper house meeting

7.30pm • Tuesday • 28th July 2020

https://meet.jit.si/JUNIPERMEETINGS

All Residents Welcome.

•••

If you do not have internet access, please provide any questions, or other statements, in writing to flat 32.

TRA FOUNDED
CONSERVATION GROUP
GARDEN GROUP
BANK ACCOUNT
HAZEL TREES PLANTED
MEETING ROOM OPEN
MAJOR WORKS BEGIN
SOLAR PROJECT GROUP
ACTION TO DISSOLVE COOP
MAJOR WORKS END
SOLAR PROJECT REFUSED
GARDEN FURNITURE
FREE FIBRE BROADBAND & WIFI
GRANTS FOR GARDEN
COOP DISSOLVED
FUNDS TRANSFERRED
LOCKDOWN



poster of the week

thanks

As a person who has had to remain in Lockdown for 3 months, I would like to thank Pie and Mash Mutual Aid @ The Field in Queen's Road for my Thursday night food deliveries. This service has been invaluable to many in the area.
It seems that the original grant is now running low, and further crowd-funding is needed to carry on the good work.
contact:
telephone: 0785 702 4435
email: piemashfield@riseup.net.

A Grateful Resident

more photos and more

There are 100's of images of Juniper House
:at our website
/https://junipercommunity.wordpress.com/photos

winds of change

Thanks to Covid19 for a timely discovery. One of the donations to the new library was the Eagle Annual volume 9, a new kind of magazine from way back in 1959. Boys of that vintage will remember The Eagle as the embodiment of post-war modernity and style; with its striking A4 scarlet and black graphic cover and high-quality colour printing.
The detailed instructions of how to build a rocket launch-pad, tales of lost worlds and extinct monsters, and constant fantasies about the future were intended as an antidote to the power-worshipping post-war 'Yank-Mags' in which every problem was solved by brute force or magic. The Eagle was educational entertainment packed with history, technology and science.
And yet even this emblem of change still clung to the habit of glorifying the criminals of Empire, for on pages 93-7 is a glowing bio-cartoon of none other than the infamous warmonger Cecil Rhodes, complete with heart-rending death-bed scene and the last words "So much to do - so little done." Plus (literally) incredible tributes from the people he oppressed.
1959 may seem a long time ago, but the point is that it is within the lifetime of many people still alive who may therefore have passed on their misconceptions to a younger generation. And as we have seen, the same mistakes are still being made now.
The Rhodes memorial is to be removed from its plinth in Oxford this month. The question for us is, do we keep this volume of a vintage boys' magazine in our library?
It will certainly guarantee straight-A's if used as project source-material.

Rob Kenyon (secretary)



juniper library

There has been an immediate flood of anonymous responses to the appeal for books in the last newsletter. Thanks to everyone. The Juniper Library now has enough stock to launch - as soon as we get permission from Southwark.

- All items will be sterilised and quarantined for 3 days between lendings.
- All items can be delivered.
- A full catalogue will be distributed to all households.

As a result of this appeal, there have been offers to set up workshops by experienced storytellers. Watch this space for further information.
The catalogue includes at present classics such as 'Wind in the Willows', 'Peter Pan', 'Moomin, Mymble and Little My', and 'David Copperfield'. Plus Poetry, Picture Books and encyclopaedias. More contributions always welcome.

ball-court opening

As soon as the Council gives us permission, the ball-court will be re-opened for use to individual Juniper Households by the following system.

1. Application forms will be distributed to all households with a list of available time-slots.
2. Returned applications will be logged both electronically and as hard copy by management.
3. Named keyholders will manage the handover of the space, and cleansing of surfaces likely to be touched. (goal-posts/door-handles etc). All bookings will be notified of need to wash hands after use.
4. Bookings will be initially a single 1 hour slot, for maximum group of 6.
5. The system will be reviewed after 1 month.

established: 05/11/2014 • circulation: 75

juniper house community news

#100

25/06/2020

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

Juniper TRA 5th Anniversary Edition

..and the next item is

When Juniper became a Tenants & Residents Association five years ago on June 25th 2015, I allowed myself to be elected Chair. Initially, I wasn't very confident, but was lucky in having a lot of help from a supportive community. And soon, the job became not just a duty but a pleasure.

Making things work is fun - like the succesful bids for bike-sheds and drinking fountains. On the other hand, watching projects blocked by short-sighted bureacracy is disappointing - as with the solar PV project. But either way, both experiences feel more alive than doing nothing and complaining about it.

An organisation like Juniper is always trying to discover what a community means, mostly by a process of trial and error. It is designed to try and bring people together. Covid19 was designed to keep us apart. And yet, on the first NHS Balcony night (March 26th), joining in with my neighbour Mrs Yusuff setting the rhythm on her drum, I heard a whole community acting together for the first time in over 5 years. Nobody could have felt 'apart' on those nights.

The next five years will hopefully see more fun and fewer disappointments, but only if we can keep some of the commitment we displayed when we applauded our Front Line workers. Covid19 has destroyed too many lives and hopes to be allowed to get off scot-free. The best way to get our own back is to replace some of the dead hopes with new ones, and make them real. Otherwise the virus will have won.

Jaki Wilford. (Chair. Juniper TRA)

open letter to southwark council

Southwark has declared a 'Climate Emergency', but what is it going to do in practice? Especially at Juniper House.

For instance, how are they going to ensure effective recycling? The current system does not work, with unsuitable material such as food-waste contaminating clean waste, making it unusable.

We need a clearer labelling system, with more information on what to do with the bulk refuse cluttering the estate.

Also, how is the LBS practice of mowing the grass (with a petrol-driven mower) before wild flowers set seed compatible with their declared ecological aims?

Leading naturalists are agreed that allowing grass to grow for the benefit of insects would be one of the most effective methods of saving Britain's ecology. And it is one which we could implement ourselves - with a little cooperation with LBS.

Pollenating insects benefit us all. Bees are in particular danger of extinction in the wild. This would be a catastrophe, and every contribution we can make would help avert it.

Allowing the grass to grow until most seeds had set in July would provide more food for insects and generate a second display which would then be cut in September.

I agree that there needs to be an agreed area of short grass for general purposes. But I would suggest that LBS invest in alternatives to fossil-fuel driven mowers. Alternatively, there are enough residents prepared to undertake routine mowing by mechanical means. The Juniper Garden Group could in theory oversee the lawn maintenance. The objective being to reduce the carbon emissions in line with LBS targets set in 2018, and encourage ecological diversity.

When I was a little girl, I played regularly in the flower meadows on the banks of the Kennet and Avon Canal. I learned a lot about wildlife, survived to be 68, and had 2 healthy children now in their 30's.

Never did me any harm.

A Concerned Resident

THANK YOU COVID FRONT LINERS

BLACK LIVES MATTER

(stay safe)



big book appeal

Some children have finished reading all the books they have, and are naturally finding it difficult to get replacements. To help address that problem, Southwark has given us permission to start an estate library - with all due precautions.
Books will be sterilised, and quarantined for 3 days before being lent out from flat 30A (Juniper HQ).

But first we need the stock. So:

if you have any spare books, especially for children, please bring to flat 32 or flat 16

juniper reception area

We now have a very inviting blank space at the entrance to the block. And since anything is better than how it looked before, we could give it a new look whenever we want.

If you have any design suggestions, please email:

sec.junipertra@gmail.com, or deliver to **Flat 32.**

Or present to the next meeting:

7.30pm • Tuesday • 30/06/2020
https://meet.jit.si/JUNIPERMEETINGS

useful numbers

Emergency repairs (e.g. flooding)
Tel: 0800 952 4444 or 0207 525 2600.
Email: repairs@southwark.gov.uk
www.southwark.gov.uk/housing/repairs.
Emergency Number: 07946 220 827
Gas leaks: 0800 111 999
Electricity: 0800 028 0247
Thames Water: 0800 714 614.
Handypersons: call 0207 525 1863
Resident Services Officer
Tel: 0207 525 5179
efe.urugu@southwark.gov.uk.
Complaints
email: complaints@southwark.gov.uk.
Crime
Serious crime or emergency call **999**.
For non-serious crime: call **101**.
Or Crimestoppers on **0800 555 111**.
Nunhead Police. **0208 721 2445**.
Anti-Social Behaviour. **0207 525 5777**
Home Ownership Unit
Tel: 0207 525 1400.
Covid 19 Support
Nunhead Knocks: 0207 459 4428.
www.nunheadknocks.com/help
www.covidmutualaid.org /local-groups/
Domestic Abuse. Contact *SOLACE*.
You can call on someone's behalf:
Tel: **0207 593 1290**
www.solacewomensaid.org/get-help
Bike Storage
please register with Cyclehoop.
www.cyclehoop.rentals/
Tel: 0208 699 1338
Cleaning Team Leader: 0207 525 3826

schmaltz

Magic Chicken-Soup Cure-all.
Recipe by BEeKIND
(vegetarian version - replace chicken with stewing veg such as squash, plus mushrooms.)
Add a tablepoon of oil to your biggest pot.
Dice and add 3 celery stalks, 2 onions, 3 crushed garlic cloves. Plus a teaspoon of Thyme (fresh or dried)
Fry gently until soft.. (8 mins approx)
Add
4 chopped carrots, 1 chopped and seeded red pepper, 4 x large cubed potatoes, and 1 sliced leek. Add a little more thyme.
Stock
Add to a large jug of boiling water..
2 Veg stock pot, 1 Chicken stock pot.
Add a tea spoon of paprika (even better smoked paprika). Salt & pepper, to taste. Whisk together and pour over veg.
Top up with water until veg is covered
Add
2 diced/shredded chicken breasts - or left-over chicken carcase.
Simmer slowly for 45 mins. (The longer the simmer the tastier the soup.)
Stir every 15 minutes. Top up with a little water (or wine) as the soup reduces.
Serve with crusty bread and butter.
Serves 4-6 large helpings. Suitable for home freezing. Half ingredients for 2/3 large servings.
Add your favourite flavours and make it your own.

established: 05/11/2014 • circulation: 75

juniper community news 99

12/06/2020 • [lockdown-day 82]
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5 years

When the Juniper Tenants & Residents Association was formed in June 2015, there were still genuine fears that the block was in danger of demolition. The same was true in 1978 when Juniper was a wreck, with much of the plumbing and cabling stripped, people living in the roof, and Juniper Coop was founded to reclaim the block for public housing.

Now, the future of the building is secure, the Coop is dissolved, and we have £30,000 in the bank to spend on community projects - but infuriatingly, have no way of doing so at the moment. *Plus* our lives are disrupted by a global problem we've never faced before.

It stands to reason a journey like that means there are many untold personal stories which are worth sharing, from new and long-term residents alike.

tell your story

If anyone would like to contribute any words or photos to the luxury **100th edition** of the Newsletter, please deliver by 20/06/2020.

(sec.junipertra@gmail.com • 0207 732 8493 • or 32 Juniper House)

• • •

Juniper TRA Meeting #31

7.30pm • Tuesday • 30/06/2020

https://meet.jit.si/JUNIPERMEETINGS

Apologies to all without internet access.

If you have any issues you wish to raise,
please submit in writing to: The Secretary • 32 Juniper House

useful numbers

Repairs (including lifts).
Emergency repairs (e.g. a burst water pipe)
Tel: 0800 952 4444 or 0207 525 2600.
Email: repairs@southwark.gov.uk
www.southwark.gov.uk/housing/repairs.
Emergency Number: 07946 220 827
Gas leaks: 0800 111 999
Electricity: 0800 028 0247
Thames Water: 0800 714 614.
Repairs Coordinator:
Justin Hall: 0207 525 3705.
Repairs Manager, Gary Glover: 020 7525 3093.
Cleaning Team Leader
Raymond 0207 525 3826
Resident Services Officer
efe.urugu@southwark.gov.uk. tel: 020 7525 5179
LBS Contract manager:
chris.ayton@southwark.gov.uk
Crime
Urgent help or to report a serious crime call **999**.
If you witness a non-serious crime: call **101**.
Crimestoppers on **0800 555 111**.
Nunhead Police. **0208 721 2445**.
Anti-Social Behaviour. **020 7525 5777** (24 hrs)
Complaints
email: complaints@southwark.gov.uk.
Home Ownership Unit
email: hsg.homeownership@southwark.gov.uk.
Tel: 0207 525 1400.
Covid 19 Support
Nunhead Knocks helpline: **0207 459 4428.**
online: www.nunheadknocks.com/help
www.covidmutualaid.org /local-groups/
Facebook Group
www.facebook.com/groups/833177740485170/
Bike Storage
please register with Cyclehoop.
www.cyclehoop.rentals/ • Tel: 0208 699 1338

unlocking?

Brimmington Park is now open. So the question for us is do we want to follow Southwark's example and open our ball-court again? The scenes from the park were not reassuring, with too many people taking too many chances by breaching social distancing and not wearing masks.
LBS were asked 2 weeks ago if it would be acceptable for us to open the Juniper court to households only, with advance booking of time-slots.
So far they have not responded, but their action in re-opening Brimmington suggests that we can do what we want.
Please attend the online meeting to discuss.

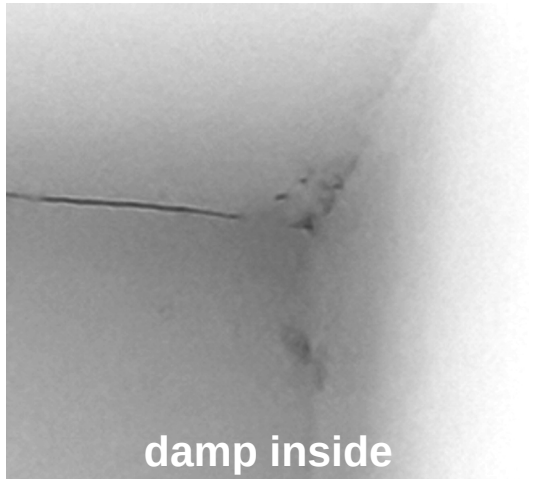
7.30pm • 09/06/2020
https://meet.jit.si/
JUNIPERMEETINGS

LBS: plant pots

'1. Plant pots cannot be put in the clear space of an escape route on walkways.
2. The container should be non-flammable.
3. The planter and the plant must be stable.
4. Artificial plants or flowers are not allowed.'

balcony seepage





The plants growing at the base of this balcony - in a drought - are clear evidence of water penetrating into the brickwork from the balcony above causing damp inside.

Cracks and discolouration at the relevant sites have been reported in the flat below. And there are identical reports from at least 5 flats, in rooms under **exposed balconies** (2nd floor) or walkways (3rd floor). There are therefore serious questions about the Major Works of two years ago, and urgent work is clearly needed before the Autumn rains.

Southwark have offered reassurance that:

" ... when we are all out of lockdown, the contractors will arrange inspections to check all affected areas/dwellings.
***There are currently no implications for Major works service charges**."*

If you have similar problems of damp penetration **from outside** report to: **Resident Services Officer efe.urugu@southwark.gov.uk. tel: 020 7525 5179.**

‘beware the condensation ‘get-out clause

Please ensure the ventilation grid in your bedroom is open.
If it is obstructed, the first inspectors are likely to blame you for the damp.

• • •

loitering

Call the Police on **101 t**o report suspicious loitering.
The more reports the Police recieve, the more they will patrol the area.

The homeless should be directed to: 25 Bournemouth Road, London, SE15 4UJ
or **Streetlink**: **0300 500 0914 • www.streetlink.org.uk**

Juniper TRA Meeting #30

7.30pm • Tuesday • 09/06/2020

Agenda

1) Registration & technical check.

2) Apologies for Absence

3) Matters Arising from Minutes.

4) Financial Report. Banking options for Community Fund.

5) Building & Maintenance.

6) Social Report. Lockdown feedback and ideas.

7) Garden and Ball-court Use.

8) Other Business.

9) Date of Next Meeting.

• • •

climate crisis - have your say

In 2019, the London Borough of Southwark declared a Climate Emergency, and resolved to make Southwark carbon-neutral by 2030. Their declared aim is to involve as many people as possible in formulating borough strategy.

This website is designed to gather ideas and proposals prior to face-to-face meetings, once they become possible.

https://southwarkclimateideas.commonplace.is/overview

established: 05/11/2014 • circulation: 75

juniper community news 98

05/06/2020

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Juniper TRA Meeting #30

7.30pm • Tuesday • 09/06/2020

https://meet.jit.si/JUNIPERMEETINGS

(please note new address)

...

Apologies to all without internet access.

If you have any issues you wish to raise,

please submit in writing to:

The Secretary • 32 Juniper House

• • •

please do not put

FOOD WASTE

in the

RECYCLING BINS

accountability
of online meetings

The Constitution of the TRA is like an insurance policy with no 'Act of God' clause. There is nothing in it to cater for this kind of civil emergency. Or to make our online meetings fully accountable to, or able to represent, those without access to the internet. Anyone unable to participate could justifiably object to any decisions taken. LBS were asked for advice. (response below)

summary of LBS legal advice

'This is a difficult one. Although we are in unprecedented times, the TRA must still follow its constitution. The constitution is inclusive therefore, you can only do what is scribed in the rules and not vice versa. So you can't do anything outside the constitution, even where the rules are silent. . So in calling a meeting you have to be aware of all the notice periods and other requirements before the meeting can be called. Using virtual means to carry out the meeting doesn't abrogate the requirements of the terms of reference or constitution.

Provided the perquisites are followed prior to the meeting being held then, it would be difficult to for any resident to challenge the validity of the meeting on the grounds of procedure. ..I am sure that you'll be fine once the pre meeting requirements are met and if you have a quorum.

Please record the people attending/ logging on to the app. Also agree on a minute taker so that you can have evidence of the meeting to provide to members unable to attend. The minutes and list of attendees may become useful as evidence if challenged.'

•••

It seems that for the time being, all we can do for those without internet access is to provide the opportunity to submit items for attention in advance of the meeting. And to state voting preferences for any proposal on the agenda. The ***Jitsi*** platform we are using is accessible on all smartphones.

how safe are we?

Office of National Statistics figures reveal that between March 1 to April 17 this year, the Queen's Road area recorded the highest number of Covid19 deaths in Southwark with 15.

Our closest neighbours are no safer.

Peckham North - 8 deaths. Peckham North West - 9 deaths. New Cross Gate - 13 deaths. New Cross & Deptford South - 9 deaths. Deptford North - 6 deaths.

These figuers may be a month old, but they are still evidence of a strong presence of the virus in the area, and emphasise the continued need to be careful, and avoid close physical contact as much as possible. The danger is not over yet.

arrest made

Those awake at **2am on Friday 22nd of May** will have been alarmed by sirens, helicopters, shouting and barking. These were the sounds of the police chasing and detaining a suspect in the Juniper garden. They grabbed him by the play-equipment.

If he'd made it as far as the defective boundary with Astury Road he might have got away. This reinforces our long-running argument with LBS that a fence with a hole in it is not a fence.

More information in next issue.

bike-stores

To apply for one of our 12 new cycle-hutches
please register with Cyclehoop.

www.cyclehoop.rentals/ • Phone: 0208 699 1338

emergency repairs

(e.g. a burst water pipe causing a flooding)

please call 0800 952 4444 or 0207 525 2600

Gas leaks: 0800 111 999 • Electricity: 0800 028 0247 • Thames Water: 0800 714 614

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

1) Present. Coralie Allison. Paul Hood. Owen & Nicola Hussain-Wilbury. Rob Kenyon. Lloyd Trott. Jaki Wilford.

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: 'This has been noted a block letter will be sent as soon as possible.'
b) Roof Repairs: '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. '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 unsuccesful, to be followed by approach offer of TRA funds to enable work.
Passed unanimously. Action. Secretary.

d) 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.'
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 seperate 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 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 wiht 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 seperate 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 invidividually and report back. Secretary to contact police, LBS, and our insurance ecompany 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

established: 05/11/2014 • circulation: 75

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27/05/2020 • Lockdown Day 65

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next juniper meeting

www.meet.jit.si/JUNIPERTRAMAY2020

09/06/2020

BEWARE of PREDATORS

Despicable people are exploiting the Lockdown.
Please check all callers for **valid** ID.
To get urgent help or report a serious crime call **999**.
If you witness a non-serious crime call **101**.
or Crimestoppers on **0800 555 111**.
Nunhead. **0208 721 2445**.

book exchange & ballcourt reservations

Kids are running out of books to read. If you have any you want to lend or swap, **contact 0207 723 8493. email: sec.junipertra@gmail.com**
Also, we are trying to get permission from LBS to **re-open the ball-court** to family bookings. If you like this idea, get in touch. (above)

lockdown brain-teaser from last newsletter

'What's the total of all the numbers from 1 - 100?'

Clue

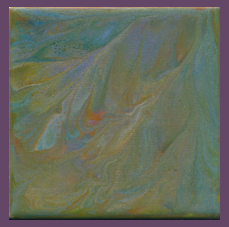
100+1=101 > 99+2=101 > 98+3=101 > 97+4=101 >etc > 51+50=101

Answer

100/2=50

50 x 101 = 5,050

graphics by BEe KIND





انا لانك انت

我是因为你是

ਮੈਂਹਾਂਕਿਉਂਕਿਤੁਸੀਂਹੋ

እኔ ስለሆንኩኝ ነኝ

Ni saboda ku ne

زه يم ځکه چې ته يې

Tôi là bởi vì bạn là

आईएमक्योंकितुमहो।

অমিআছিকারণতুমি

Sunt pentru că ești

Jestem bo ty jesteś

Ben, çünkü Sen'sin

A bụ m n'ihi na ị bụ

Yo soy porque tú eres

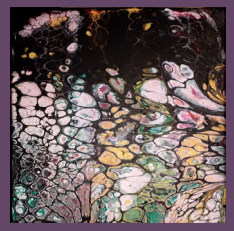
Аз съм, защото си ти

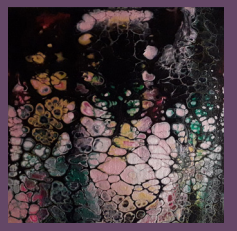
Je suis parce que tu es

I Am because you Are

Я Есть, потому что Ты Есть

(apologies for Google Translate - and any omissions)













It’s OK not to feel ‘normal’ - and say so

From ‘Mental wellbeing while staying at home’ NHS website.
www.nhs.uk/oneyou/every-mind-matters/coronavirus-covid-19-staying-at-home-tips/#

• Claim your benefits
www.gov.uk/government/news/coronavirus-support-for-employees-benefit-claimants-and-businesses.

• Stay connected with people
Is important for mental wellbeing, so stay in touch via phone calls, video calls or social media.

• Talk about your worries
Share your concerns with others you trust – doing so may help them too.

• Support and help others
Helping someone else can benefit you as well as them.

• Look after your body
Our physical health has a big impact on how we feel. It can be easy to fall into unhealthy patterns of behaviour.

• Do things you enjoy
If the lockdown stops you, think about how you could adapt, or try something new. There are lots of free tutorials and courses online,

• Focus on the present
Focusing on the present, rather than worrying about the future, can help with difficult emotions and improve our wellbeing. Relaxation techniques can also help.

• Look after your sleep
Good-quality sleep makes a big difference to how we feel, Try to maintain your regular sleeping pattern.

• Keep your mind active
Read, write, play games, do crosswords, complete sudoku puzzles, finish jigsaws, or try drawing and painting.

graphics by

BEe KIND

Hot Lockdown Tips From Juniper News Readers



“Exercise regularly”

”Skipping in the garden is fun.”

**“Make things. Anything.
Do something new.”**

”A faceful of cold water is great for calming you down.”

“Always have a proper breakfast.”

**“I had my 6th birthday.
And my Grandad took the trainers off my bike!”**

**“I shout at the TV.
It does help.”**

“I practice my recorder in the mornings”.

“I stopped watching the news and everything was fine.”

“Keeping a diary feels like being in control.”

“Headphones are Heaven.”

THURSDAY NIGHT DELIVERIES

Thanks again to The Field in Queen’s Road and everyone else providing supplies to Juniper House. Anyone needing groceries contact: sec.junipertra@gmail.com • 0207 732 8493.

established: 05/11/2014 • circulation: 75

juniper house community news 96

06/05/2020

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

this time this year we *are* MILLIONAIRES!

(minus £965,000 approx)

• Juniper House Co-operative is now deceased and Juniper TRA has inherited £31,000 for community purposes.

• Our grant applications for a garden drinking fountain and more bike hutches have been successful. All we have to do now is make them happen.

Try out **www.meet.jit.si/JUNIPERTRAMAY2020**.

reporting a repair

Leaks from Above: 0207 525 2600 (option 1 then option 3) to book visit.
Non-emergency repairs via My Southwark:
www.southwark.gov.uk/mysouthwark or www.southwark.gov.uk/housing/repairs.
Emergency repairs Call: 0800 952 4444 or 020 7525 2600.

lift repair

Lift 3193 is now back in operation. We are now seeking reassurances about Covid19 safeguarding measures for the proposed work on 3912, and clarification of Service Charge implications both for the lift and any repairs to the balcony surfaces laid 2 years ago.
Many residents will have severe problems with more major work bills.

noise

There are **Front-Line Workers** living at Juniper House, and some work night shifts. Music is undoubtedly a comfort during this time, but please use it considerately and in moderation. Regular full-blooded house-parties are not in the spirit of the support we display on Thursday nights.

Noise related Anti Social Behaviour: 0207 525 5777 (24 hours).

contributions

More please!

Any responses to Lockdown, in words or pictures, please send to sec.junipertra@gmail.com • or post to flat 32.

Lockdown Brain-Teaser Clue

100+1=101 • 99+2=101 • 98+3=101

Answer in next edition.



experimental online juniper meeting

www.meet.jit.si/JUNIPERTRAMAY2020

Date and time to be confirmed

Lockdown Brain-Teaser

What's the total of all the numbers from 1 - 100?

(Clue on back page)

garden care

Thanks to everyone for being so understanding about the closure of the play equipment. It was at the request of the Council, the point being that it was becoming a focus for activity, and that it is very difficult to avoid close contact when playing games like basketball. This is hard to argue with.

It might be possible to re-open the court to family bookings in some way. But the terms would have to be agreed, and then approved by LBS.
In the meantime, it appears that residents have naturally regulated their use of the garden to avoid overdue contact with others. A shift system seems to have evolved where people wait until the garden is vacant before going out.

bats at breakfast

For some weeks now, little *Pipistrelle* bats have been feeding in broad daylight (10 am) in the garden. They only used to be seen doing this at dusk.

Keep an eye open. At first glance, they look like a small bird moving very fast, but they turn and twist far more nimbly and frantically. They are chasing the tiny midges and other flying insects warming up in the morning sun. And their flight is more like that of the Martens and Swallows due to hunt the same prey in a few weeks, a few hundred feet higher up.

our garden

When I first visited Juniper House it was early spring and raining hard. After I saw the flat that was to become my family's home, I went out to see the garden. Standing on the grass in the rain, looking back up to the flat through just-budding branches, I knew I'd found the right place for us.

Over these past weeks I've never been more thankful for our shared space. Many days I don't get further than my balcony, but even there it's enough to feel included: listening to the birds, the sounds of voices talking and laughing (and sometimes shouting too!) cooking sounds, cleaning sounds, kids playing, music playing.. I am not alone.

Out in the garden the grass is getting greener and thicker as spring turns to the begining of summer, flowers poke the long blades, leaves unfurl in the trees as blossoms fall and plums, figs and cherries start to form.

In the sunshine we excercise and let the kids burn some energy - calling out reminders about distance and respect for others as they go. At the same time, we greet each other from our 2 metre distances: sometimes a chat, sometimes just a wave.

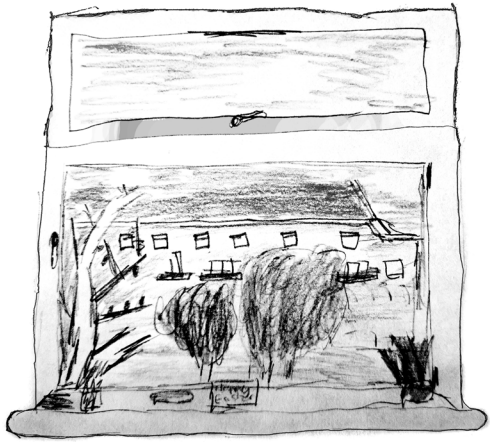
And that is enough. Enough to remind me that we are here, and we are community.

Coralie Allison

'helper's-high'

(the remedy for lockdown-blues)

It's safe to say many of us are feeling the strain by now. And the news of an extended Lockdown doesn't leave many reasons to be cheerful. We appear to be waiting for Science to provide a vaccine which will restore some kind of everyday life.



From My Bedroom Window: Alfie

The good news is that Science has already confirmed what many already knew - that helping others not only makes you feel good, it is good for you. Information which seems very timely now.

The great feeling of working together is not just emotional, it is as chemical as a bottle of wine. A scientific fact. When we do something nice for others, without conditions, measurable doses of so-called 'feel-good' hormones like Endorphins and Seratonin are released in the brain. These create a 'Helper's High' as stmulating and potentially addictive as any artificial substance, and are designed to keep us helping and caring. Everyone's a winner - as long as the actions are sincere.

Another thing it's probably safe to say is that everyone hearing our amazing Thursday night balcony tributes to key-workers knows exactly what the scientists are talking about. Or they wouldn't happen.

We are all now discovering the true value of those who perform the most essential tasks in society. And hopefully, we are also getting too hooked on the Endorphin-hit of helping and caring to do without it.

If we change that much, it won't all have been for nothing. Essential workers will not need to risk their lives at work, or have mass public demonstrations to get respect, decent wages and conditions.

The Scouts motto of *Do A Good Deed Every Day* has always been something of a joke, but its time may have come as a pick-me-up for everyone facing yet another photocopy-day in Lockdown.

When it ends, our first handshake will mean something very different to every one we had before. And hopefully, by then, the world will be a slightly more *appreciative* place, at least.

rattle the balcony rails this thursday
support our essential workers

repair news

balcony leaks

LBS and Elikins & Co are reviewing the balcony and landing works on recieving reports of damp in properties from external surfaces above.
Elkins are to be urged to conduct a full survey of that aspect of the contract when possible.

drains

The blocked drains near flat 31 have been raised for action. Will residents please ensure that unsuitable material is not flushed down toilets. The result of doing so is filthy human excrement flooding the forecourt.
No wet wipes, sanitary products, cotton pads, oil, grease or food waste please.

reporting a repair

Non-emergency. by logging into your **MySouthwark** account and selecting the Housing repairs tab via My Southwark:
www.southwark.gov.uk/mysouthwark or www.southwark.gov.uk/housing/repairs. Emergency repairs Call: 0800 952 4444 or 020 7525 2600.

thanks

.. to **The Field** collective in Queen's Road and **Glengall Wharf** allotments for sourcing supplies which have been gratefully recieved on the block.

Also to the residents who have cooked delicious meals and collected shopping for neighbours. You all know who you are.

Please Notify the Newsletter of anyone else who deserves a mention.

council coronavirus support

If you know of a vulnerable Southwark resident who may not have contacts who can help with the delivery of essential supplies, please let the council know so they can organise support:
Email: covidsupport@southwark.gov.uk.
Phone: 0207 525 5000 and choose option 3.
Or complete an online referral form :

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/tell-us-if-you-know-someone-who-needs-help

covid 19

is no excuse for annoying your neighbours.
There have been complaints

anti-social noise is still anti-social

established: 05/11/2014 • circulation: 75

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20/04/2020

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www.facebook.com/junipertra

Your Newsletter Needs

YOU!

Sorry this edition is overdue, the truth is it's getting difficult to know what to include. And it is becoming increasingly difficult to juggle all the different aspects of the **Covid 19** situation, and the appropriate responses.

It would be great to share some material from residents about how you are coping with Lockdown.

Photos, stories, links to support groups or youtube posts, jokes, recipes, puzzles, cartoons, complaints, favourite poems, internet/computer advice, reports about working-conditions or street-life, childhood memories, questions about use of the garden, or LBS policy - or anything.

Any sign of life to help us through. Just a few words would help. Words are powerful. All contributions can be anonymous, or under a Pen-name. Don't worry about length, spelling, grammar or even language.

new newsletter?

For some time, the newsletter has suffered from not having a team of regular specialist contributors reporting on key areas; and from a lack of personal input from residents. And if the Covid Nuisance goes on much longer, those failings will become more obvious, and the newsletter will be failing at a time when it is needed most.

Contributions are therefore welcome from all residents - about anything at all..

One newsletter page takes a maximum of about 500 words.
Please supply all images at high quality.

Secretary.
email to sec.junipertra@gmail.com. post to flat 32.

•••

dispose of used gloves & masks properly

please do not throw them in the garden and forecourt

coronavirus - bin collections

Household waste & recycling collections
Collection services are operating with some delays, and you may see your waste collected on a later day than normal. LBS are prioritising the collection of household waste, and will reach us as quickly as possible.

The Household Waste Recycling and Reuse Centre is closed until further notice.

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/impact-of-coronavirus-on-bin-collections

Please try to keep household waste to a minimum.

To help further:
Please do not approach bin crews while they are working to reduce the risk of passing on infection.

If your household is self isolating.
Households that are self isolating should:
1. store personal waste such as tissues and disposable cleaning cloths within disposable rubbish bags.
2. place these bags into another bag, tied securely and keep it separate from other waste.
3. these bags should be put aside for a minimum of 72 hours (3 days) before you put them in your general waste bin. Please note: you cannot take this type of waste to the **Household Waste Recycling and Reuse Centre**

shopping

- Shop as seldom as possible, but when you do, please:
- Be considerate of others when you shop and only buy what you need.
- Please refrain from bulk buying as this means that others will be left without.

other issues

- **Financial hardship and help with benefit applications**, call 020 7525 2434
- **Concerns about Rent payments**: www.southwark.gov.uk/housing/rent/problems-paying-your-rent
- **Serious health issues** - contact NHS 111 or their local GP.
- **Service Charges**: www.southwark.gov.uk/home-owners-services/service-charges/problems-paying-your-service-charges

Our priority will be to work with voluntary and community groups to help those who are unable to rely on friends and family.
We will make sure they receive the food, essential supplies, medicines and social contact they need.

Find out more at www.southwark.gov.uk/covidsupport

LBS

volunteering for 'nunhead knocks'

These Roles Need To Be Filled Urgently. There are others.

'Cook Champions'
We need people able to coordinate all aspects of food production.

'Business and Campaigns Coordinator & Champions'
A team of people to work together with local businesses and organisations.

'Matching Champions'
Volunteers to direct requests via Zone Coordinators.

'Volunteer Coordinator'
If you have recruiting or volunteer management experience and have a lot of time on your hands, get in touch!

'Health & Safety Officer'
'Nebosh' qualified safety officers needed. Help us get it right.

'General Organisers'
Anyone who is hyper-organised, with spare time.
all posts above email: louiser@nunheadknocks.com.

'Webflow Website Designer'. contact: charlie@nunheadknocks.com.

'Airtable Database Manager'. contact clive@nunheadknocks.com.

other groups

Covid-19 Mutual Aid:
www.covidmutualaid.org. Email: covidmutualaiduk@gmail.com

Southwark Mutual Aid. COVID 19 Facebook page:
www.facebook.com/groups/833177740485170/

volunteering top tips

(To keep everyone safe)

1. If you feel at all unwell, do not volunteer.

2. Wash your hands regularly, especially before and after you deliver any items.

3. Try to support people who live close to you so you don't travel longer distances. Volunteers are strongly advised not to use public transport.

4. Do not bring people together face to face. Stay at least 3 paces apart.

5. If you make a delivery, stay two metres away from the person who is in isolation at all times. Place the items outside their door and then step away.

6. Be careful about how you share information about yourself and others.

7. Be careful about taking money from people. Consider writing down any payment, so that there is clear agreement. Please be aware that many people will be afraidof being preyed on by despicable fraudsters exploiting this emergency.

from London Borough of Southwark Website

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus

financial support for residents

We are taking action locally to provide financial protection to those in our communities who are most in need. We have supplemented our Southwark emergency support scheme (SESS) budget of £650k per year with an additional emergency fund of £1.5m.

We have suspended all debt recovery actions related to council tax and business rates and are looking at how we can help residents who are struggling financially.

We also have information and support if you're struggling with rent payments.

Find out more at www.southwark.gov.uk/covidsupport

children and coronavirus

Great Ormond Street Hospital for Children has advice for children, their families and carers. Tel: 0207 405 9200

www.gosh.nhs.uk/news/coronavirus-covid-19-information-hub

Save the Children UK has useful advice, particularly for children with long-term health conditions: Tel: (0)20 7012 6400. www.savethechildren.org.uk. email supportercare@savethechildren.org.uk.

Home Learning Tips. *The School Run*.

www.theschoolrun.com/home-education-step-by-step

other advice contacts:

a wide range of people may need special support at this time

• **Asthma:** *Asthma UK.* tel. 0300 222 5800. email: info@asthma.org.uk. www.asthma.org.uk.

• **Cancer**: *Macmillan Cancer Support*. Tel: 0800 808 0000. www.macmillan.org.uk/coronavirus.

• **Carers:** Call 111 if symptoms become severe, and let them know you are a carer. *Carers UK* have more advice: Tel: 0207 378 4999. www.carersuk.org.

• **Disabilities**. *SCOPE* has a wide range of advice about rights. Tel: 0808 800 3333. Email: helpline@scope.org.uk www.scope.org.uk.

• **Covid19 & domestic abuse.** Victims of sexual or domestic abuse feeling trapped by CV19 can contact *SOLACE*, the support service available to Southwark residents over 16. You can call on someone's behalf: Tel: **0207 593 1290** or get help online: **www.solacewomensaid.org/get-help**

LBS

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HANDLED ONLY BY STERILE GLOVES. BUT STILL WASH AFTER READING

Grounded

by Covid 19?

If you need support and want to speak to someone in your local community call the **Nunhead Knocks** helpline.

0207 459 4428

request online:

www.nunheadknocks.com/help

'NUNHEAD KNOCKS'

local **covid 19** support

(info for volunteers inside)

OR

email sec.juniper@gmail.com or call 0207 732 8493
to get even closer local support - or just to share your story.

...

make a noise again at 8pm

It may not seem like much, but it felt so good.

Support health workers and the community.

HANDLED ONLY BY STERILE GLOVES. BUT STILL WASH AFTER READING

some covid19 facts

"*This is a list of principles and assumptions to know and act upon for carrying out support work in and during the COVID-19 global pandemic.*

1. Anyone could be infected with the virus, and could be spreading it without feeling sick.

2. The aim of community organisations should be to **prevent as many infections happening as possible.**
The primary way to do this is to reduce the exposure of people at high risk.

3. The virus is transmitted via cough droplets during **in-person contact** and on **contaminated surfaces**.

4. Public transport is a common location of virus spread.

5. A solution of **bleach at 10%** can be used for disinfecting surfaces if left on a surface for more than ten minutes (WHO Guidelines).

6. Washing hands thoroughly with soap or with alcohol based hand sanitiser is effective at preventing CV19 being transmitted to surfaces then touched by others.

7. It is essential that people feel able to reach out to **community support organisations**, to ensure they have options other than leaving the house and spreading or being infected by the virus.**"**

www.queercare.network/our-work/resources/covid-19

• • •

repairs

London Borough of Southwark have told us today that measures have been taken by contractors to enable repairs for self-isolating tenants.

www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus

• • •

found

Bunch of 6 keys. Found in forecourt near flat 52. March 2nd

Single key. Found in forecourt near flat 52. March 3rd.

Possibly dropped from walkway above.

Collect from Flat 52

next juniper tra meeting ??

The meeting last Thursday was inquorate, and rescheduled for **March 25th.**

But that does not look certain at this point.

We may have to completely rethink how we function and what we are for over the next months.
The more ideas the merrier. More information when we get it.

email: sec.junipertra@gmail.com. telephone 0207 732 8493

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covid support groups

'Over 200 community support groups spring up as neighbours offer support during Coronavirus outbreak.
249 groups set up as of 1.15pm on Sunday 15th March

Over 200 **'mutual aid'** groups have sprung up across the country to support those suffering from the effects and threat of the Coronavirus outbreak. 208 groups have been set up online, with volunteers coordinating via ***WhatsApp*** and ***Facebook*** groups and offering people in self-isolation essential help with **shopping, dog walking** and picking up **prescriptions**.

The groups, which are being coordinated nationally by **'Covid-19 Mutual Aid UK'**, have organised online meetings, as well as distributing flyers describing the kind of support on offer.

As well as practical support the groups are offering telephone calls with people who are self-isolating due to infection or increased vulnerability.'

Find local groups here

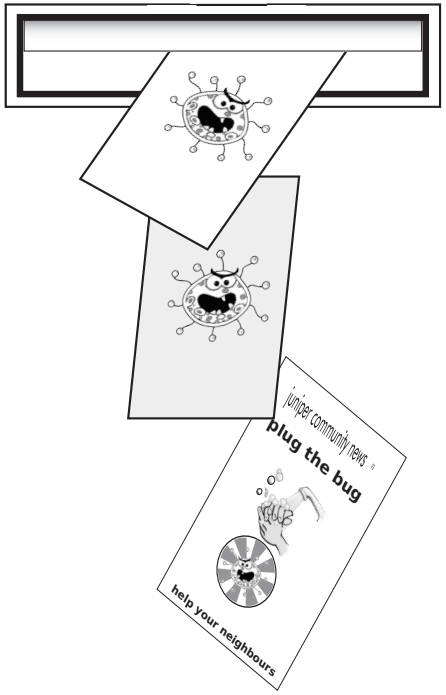
www.covidmutualaid.org /local-groups/

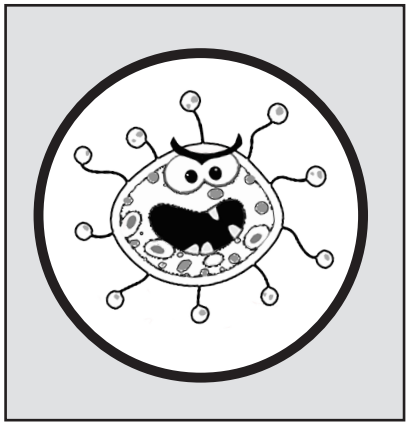
www.covidmutualaid.org/resources/

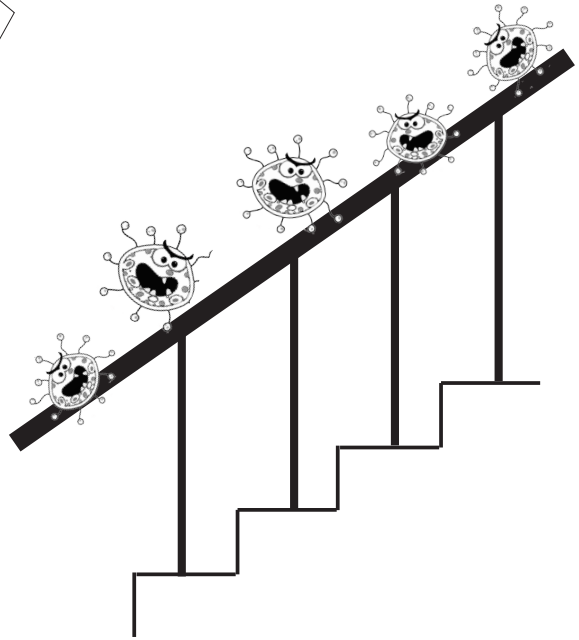
Southwark Mutual Aid Covid 19 Faceboof Group
www.facebook.com/groups/833177740485170/

Common Infection Sites

Steel, plastic and paper surfaces like lift buttons, staircase handrails - and mail - can harbour infection for up to 20 hours. If you touch them with bare hands, wash them afterwards. Or apply disinfectant-gel or 98% proof vodka.







Disposable sanitised gloves were used, and as many germs as possible killed while producing and deliver-ing this newsletter.

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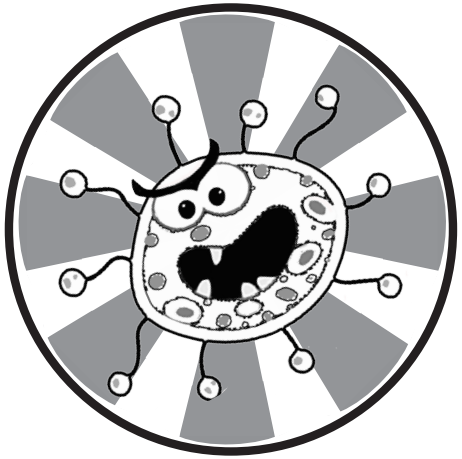
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plug the bug





help your neighbours

CLEANER GREENER FUNDING DECISION PROCESS

3. If our idea is funded, we will be notified and the project then implemented as follows:

• Council officers will consult with everyone affected by our idea.

• If there is no support for our idea or permissions are not secured, our project will be cancelled and the funding returned to the ward.

• Southwark procurement guidelines will be used to commission the best company to deliver our idea.

• Average delivery time is 10 months. However, complex proposals may require extra deliberation.

• If we are unable to deliver our idea within two years, and councillors may reallocate the funding to other ideas.

• We will be kept updated of the progress of our project throughout.

• We will be notified by letter of the conditions of grant. We should aim to deliver within one year of award.

4. If our idea is not funded, we will be notified.

For other possible sources of funding go to:
www.communitysouthwark.org or www.ustsc.org.uk

or www.fundingcentral.org.uk.

5. The council is always looking for ideas for future projects.
All submitted ideas will be considered for inclusion in the Community Infrastructure Project List (CIPL).

For more information go to: www.southwark.gov.uk/planning-and-building-control/section-106-and-community-infrastructure-levy/community-infrastructure-levy-cil

•••

COMMUNITY WiFi - Flat 30A

Now installed and working fine.
If anyone can think of something to do with it, come to the meeting on **March 12th** in the new, lavishly-disinfected **Community Room.**
(groundfloor black door near entry gates.)

DECISION DAY

Decisions on our application for a garden drinking fountain, bike-sheds and forecourt safety signage will be announced at the East-Central meeting

Wednesday

11 March 2020

7:00pm

Harris Academy

112 Peckham Rd, Peckham
London SE15 5DZ

All Welcome

•••

Drinking Fountain and Bike Hutches

A garden drinking fountain will help increase health by encouraging the everyday use of water. It will help the environment by reducing the amount of plastic container and can-waste. And by encouraging the increased use of social areas by residents, the project will enhance self-policing, and help improve security of the block.

As well as providing secure bike storage and thereby encouraging cycling, this feature, like the fountain, will provide a meeting point which would help to reinforce community spirit.

The experience of the last 3 years' hot school summer holidays has convinced the community that a drinking fountain is a necessity. The children themselves led this initiative.

Resident and Volunteer Training Programme

2 hour MICRO courses, and half and full-day courses.
Some with Valuable Nationally recognised Level 2 qualifications.
CONTACT: Paulette Watson. Community Training Officer. LBS Housing and Modernisation. Paulette.watson@southwark.gov.uk

Fire Safety and Extinguisher Training

Wed. 04/03/2020 at 1.30-4.30pm • Taplow Resource room, Taplow House. Thurlow Street. London SE17 2TZ
Sat. 28/03/2020 at 10-1pm • Lettsom TRA Hall, 114 Vestry Road, SE5 8PQ
Sat. 28/03/2020 at 10-1pm • Lettsom TRA Hall, 114 Vestry Road, SE5 8PQ
Wed. 06/05/2020 at 12.30pm-3.30pm. Albrighton Community Centre, 37 Albrighton Road, Dulwich SE22 8AH
Thurs. 25/06/2020 at 10-1pm. • Lettsom TRA Hall, 114 Vestry Road, SE5 8PQ. Volunteers with responsibility for community rooms

Level 3 Paediatric First Aid

Wed. 11/03/2020 at 9.15am-4.30pm. Albrighton Community Centre, 37 Albrighton Road, SE22 8AH. Volunteers who run children's activities, or community events.

Level 2 Health and Safety at Work

Sat. 21/03/2020 at 9.15am-4.30pm. • Lettsom TRA Hall, 114 Vestry Road, SE5 8PQ

Level 2 Mental Health Advocacy

Wed. 01/04/2020 at 9.15am-4.30pm. Lettsom TRA Hall, 114 Vestry Road, SE5 8PQ Residents and volunteers who want to offer support to the vulnerable.

Level 2 Food Safety in Catering

Thurs. 23/04/2020 at 9.15am-4.30pm. Venue to be confirmed

Level 2 Pets First Aid

Tues. 19 May 2020 at 6pm – 9pm. Venue to be confirmed.

Level 2 Control of Substances Hazardous to Health (COSHH).

Sat. 06/06/2020 at 9.15am-12.30pm. Venue to be confirmed.

Level 2 Manual Handling - Moving heavy objects safely.

Sat. 06/06/2020 at 12.45am-4.30pm. Venue to be confirmed.

Level 2 Safeguarding Vulnerable Adults and Children

Thurs. 18 June 2020 at 9.15am – 4.30pm. Venue to be confirmed

Level 3 Emergency First Aid

Frid. 17 July 2020 at 9.15am – 4.30pm. Albrighton Community Centre, 37 Albrighton Road, SE22 8AH.

To book you must be registered using this link
http://southwarkcouncilcommunityengagementscheme.virtual-college.co.uk/
You can then book your required course/s using the same link or email:
Involvementworks@southwark.gov.uk
Please state your full name, postcode and details of the course/s you want.

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Southwark Climate Emergency Conference

Southwark Council has declared a climate emergency and is committed to making the borough carbon neutral by 2030. This conference is the first opportunity to bring together Southwark residents to discuss the implications of Global Warming, and the possible actions to counter it..

Saturday 21 March 2020
William Booth Memorial College, Champion Park. SE5 8BQ
9.30am- 2.30pm (includes lunch)

We will be focusing on issues such as Energy/Waste/Recycling, Food, Construction & Building, Travel & Transport, and Biodiversity.

We have also secured a very exciting guest speaker, Judy Ling Wong, Honorary President Black Environment Network and Founding Trustee National Park City Foundation.

More information at:
www.southwark.gov.uk/climateconference

•••

Juniper TRA Meeting

Thursday • March 12th

7.30pm • The New Flat 30A
All Residents Welcome.

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), 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.

•••

Proposal • Dissolution Meeting • Juniper House Co-operative • 16/01/2020

'Following the termination of the Management Agreement with Southwark Council in 2015, we resolve to dissolve the Coop following the disposal of all its assets.

We agree to transfer all the remaining assets of the Coop to the Juniper House TRA, with the proviso that the TRA only uses these funds to meet the Coop and TRA's agreed objectives in interest of the Juniper community. Following the transfer of its assets, the Coop's Management Committee will initiate the formal dissolution of the Coop with the Financial Conduct Authority.'

Passed Unanimously

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.

•••

Now It's Up To Us

The resolutions passed on January 16th (opposite) finally authorised the end of the Coop and the transfer of its cash to Juniper TRA.

The process of Dissolution is now under way, and if everything goes smoothly, the TRA should have about £30,000 to play with next financial year.

We can spend it soon on a project we can afford, and not have to worry about administering such a large sum. Or we could hold it in reserve against a much larger project.
Both have their advantages and disadvantages.

All ideas are welcome at the next meeting.

to report antisocial behaviour
such as blatant
DRUG ABUSE

Call 101, or Crimestoppers: 0800 555 111
Nunhead office. 0208 721 2445
AND keep a record of all sightings and incidents.
Twitter @mpsNunhead
Email: nunhead.snt@met.police.uk
(help make our case for a Door-Entry System)

•••

Garden Day 1

Sunday 23rd February

Sowing Seeds • Planting • Clearing up

Meet about 12 in the garden

Follow the Crowds

•••

Free Hi-Speed Internet

The connection to 30A is active and seems to be working fine.

Anyone with ideas for a community use, please contact:

(Rob: 0207 732 8493/sec.junipertra@gmail.com/flat 32).

Or come to the meeting on March 12.

LBS is being questioned about any necessary safeguarding we should have in place.

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Report from a Concerned Resident

'At 6am this morning my partner went out for a run and witnessed a drug deal happen at the bottom of the staircase.

Then when we left at 7:45am on the same side, one of the men was on the 2nd floor landing (I think) of the staircase, taking drugs.

It's all very sad, and of course feeling terrible that these men are in this situation. However I am really worried about the kids that live in the block seeing this.'

(04/02/2020)

please display enclosed flyer in front windows to remind intruders that Juniper is not safe for them.

•••

Juniper TRA Meeting

Thursday • March 12th

7.30pm • Flat 30A
All Residents Welcome.

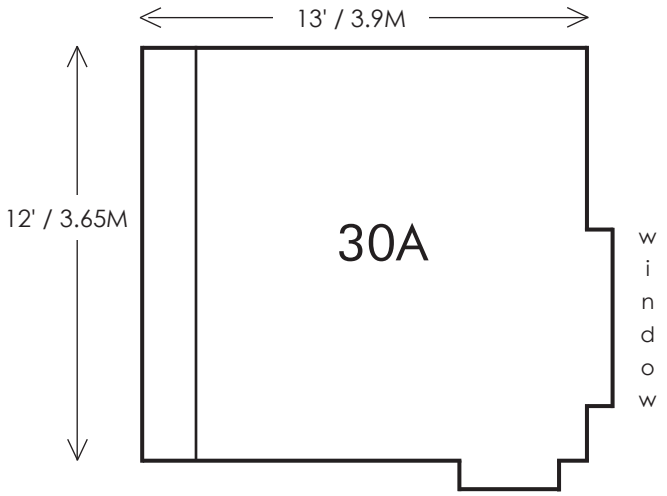
Juniper HQ - (flat 30A)

The meeting room is now clean and fit for use. The walls and ceiling have been painted, and the grotty old carpet is gone. The council have agreed to fit a new door, which we expect soon.
The TRA now has the resources to acquire items which would enable a wide range of uses; such as portable flooring, compact seating and a collapsable, height-adjustable table.

It would make an ideal space for exhibitions, classes, workshops and as a temporary studio for projects likely to take less than a week. There is natural north light, good ventilation, two banks of flourescent tubes, 2 fire extinguishers, 3 electricity points, a fan-heater, a table and stacking chairs, and that's *it*.
There is no water, but that may be a possibility as the room did have a tap once, and the drain is still in place, and can be put back into service if we want.

Sadly, there is a delay to our broadband connection, but it should be installed by the end of February. TRA admin, and WiFi connection for residents will then be possible.

Please come to the next meeting on **March 12th** to discuss the future of the room, and judge its usefulness for yourself.



Soon, Juniper will have

£30,000

to spend on the community.

What would

YOU

do with it?

How could it help

your family?

Please come to the meeting on March 12th to discuss.

Juniper TRA Meeting

Tuesday • March 12th

7.30pm • Flat 30A
All Residents Welcome.

•••

Babysitting Allowance Avalable

car crime

Local police have reported finding evidence that the forecourt is being used to change registration plates on stolen vehicles.
On the same day, a police transporter was used to remove a motorbike from the forecourt.
Unauthorised people have been seen loitering near the motorbike area (flats 54/55).

If you see anyone hanging about for extended periods of time, who obviously does not live here, the advice is to phone 101.
If you witness any illegal acts, phone 999 as usual.

•••

to report antisocial behaviour

(and help make our case for a Door-Entry System)
Keep a record of all sightings and incidents AND
Call 101, or Crimestoppers: 0800 555 111
Nunhead office. 0208 721 2445
Twitter @mpsNunhead
Email: nunhead.snt@met.police.uk

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coop dissolution progress

members signed / total membership: $\frac{37}{48} = 77\%$ (75% required for dissolution)

last chance to sign

Thanks to everyone who signed the **Instrument of Dissolution**, and who attended the meeting on January 16th. The proposal to dissolve was passed unanimously.

We have enough signatures now to submit the Instrument to the Financial Conduct Authority for approval.

However, we would prefer to be on the safe side, and therefore invite any members who have not yet signed to do so if they wish.

To arrange appointment, please ring 0207 732 8493 or email sec. junipertra@gmail.com, or knock flat 32.
By February 12th, 2020, please.

Your signature will not be used for any purpose other than to indicate your permission for the Dissolution of the Coop. It implies no further obligation. In fact, by ending yor membership, it removes a personal legal responsibility.

There will be a period of three months after formal submission when appeals may be lodged against the Dissolution.

Late amendments to the wording of the previously published proposals, with the help of LBS Legal department.

Dissolution Meeting
Juniper House Co-operative
7.30pm • 30A Juniper House • 16/01/2020
Agenda

1. **Inspection of Instrument of Dissolution.**
2. **Discussion.**
3. **Proposal.**

   'Following the termination of the Management Agreement with Southwark Council in 2015, we resolve to dissolve the Coop following the disposal of all its assets.

   We agree to transfer all the remaining assets of the Coop to the Juniper House TRA, with the proviso that the TRA only uses these funds to meet the Coop and TRA's agreed objectives in interest of the Juniper community.

   Following the transfer of its assets, the Coop's Management Committee will initiate the formal dissolution of the Coop with the Financial Conduct Authority.'
4. **Other Business.**

Juniper TRA Meeting #28
7.30pm • 30A Juniper House • 16/01/2020
Agenda

1) Apologies.

2) Approval of Minutes.

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.'*

4) Matters Arising from Minutes.

5) Financial Report.

6) Building & Maintenance.

8) Other Business.

9) Date of Next Meeting.

To all

members of

Juniper House Co-op:

1hour

- *please.*

Tomorrow night.

The last meeting.

7.30 • flat 30A

juniper community news 89

15/01/2020

sec.junipertra@gmail.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Please Help Dissolve

Juniper House Co-operative

at least 14 members needed

All Members Please Attend • All Residents Welcome

Thursday 16th January. 2020

7.30pm • 30A Juniper House

(Plus TRA Meeting to follow)

MINUTES • JUNIPER TRA MEETING #27
28/11/2019. Flat 30A. 7.30pm

PRESENT.
Coralie Allison (16). Rob Kenyon - secretary (32). Jackie Wilford – chair (14). Cherrie Stephens vice chair (39).
1. APOLOGIES. Lloyd Trott
2. APPROVAL OF MINUTES of the last Meeting.
The minutes were approved.
3.MATTERS ARISING
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 Eergency 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 LBS
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-op 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 Brimmington 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

Dissolution Meeting • Juniper House Co-operative Agenda

1. Distribution and inspection of Instrument of Dissolution.
2. Discussion.
3. Proposal.

   'In accordance with the resolution passed at the AGM of 09/10/2018, this meeting authorises the officers of the Society to complete all due processes required to implement the 'Instrument of Dissolution' of Juniper House Co-operative Ltd, and to Transfer remaining Engagements to Juniper House Tenants and Residents Association.
   This authorisation to cover legal costs incurred.'

4. Other Business.

•••

How Dissolution Works

The Instrument of Dissolution requires the approval of 75% of the membership. That amounts to some 32 signatures from a membership in the low 40's. To this effect representatives of Juniper House Cooperative will be calling soon to seek your final act of cooperation by signing the Instrument. Two signatures are required. Representatives will carry identification on obsolete Juniper headed notepaper. The document will also be available for inspection and to be signed at the meeting on Thursday 16th.

The terms of the 'Transfer of Engagements' by which Juniper TRA acquires the reserves of the coop are as follows:
a) That all projects funded by the Reserve be in the community interest and
b) Any projects involving the fabric of the estate be in cooperation with London Borough of Southwark.

The reason the coop has not been dissolved sooner is that we were informed by the Financial Conduct Authority that a TRA could not be the direct recipient of a Transfer of Engagements. This problem has now been resolved. But we can only access this fund effectively if enough of us sign the historic Instrument of Dissolution.

Please come to the meeting to make it possible.

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09/01/2020

sec.junipertra@gmail.com
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Dissolution Meeting
Juniper House Co-operative
&
Juniper TRA Meeting

All Members Please Attend • All Residents Welcome

Thursday 16th January. 2020

7.30pm • 30A Juniper House

Good News

Feedback from LBS Meeting (opposite)

It's not finally confirmed yet, but we heard this week that LBS *has* succesfully negotiated on our behalf with the **Financial Conduct Authority** to enable the transfer of assets directly from Juniper Coop to the TRA. This issue has been a barrier to progress for some time

LBS is asking for a Co-op Special meeting in January to finally approve the transaction, and vote to dissolve the Co-op. We can incorporate this into the scheduled TRA meeting for the 16th January. The Meeting should also agree how we should manage the reserve.

We have already agreed at a previous meeting to authorise the transfer as soon as possible. But we can now be hopeful that Juniper Coop could be dissolved by April, halving our workload and expenses, providing us with a substantial sum to spend on Juniper community projects.

Our accountants (CWA Tax, Bromley) have assured us that if the Co-op were to transfer directly to the TRA we would **not** be liable for Corporation Tax.

Happy New Year!

•••

To Report Antisocial Behaviour

(and help make our case for a Door-Entry System)

Keep a record of all sightings and incidents AND

Call 101, or Crimestoppers: 0800 555 111

Nunhead office. 0208 721 2445

Twitter @mpsNunhead

Email: nunhead.snt@met.police.uk

Meeting with London Borough of Southwark to Discuss Juniper Coop Dissolution & Transference of Engagements to Juniper TRA.
Tooley Street 27/11/2019.

Attending: Martin Kovats Community Projects Manager (MK) and Jackie Richards (JR) from LBS legal . Martin Hughes, Lloyd Trott, Rob Kenyon (Juniper).

1. Martin Kovats summarised the LBS 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.

2. Juniper Co-op cannot spend money on an LBS asset i.e. door entry system or community room.

3. The TRA has not decided what it wants to use the money for. Residents' priority, as resolved at various meetings, is to dissolve the coop assoon as possible. Residents will hold a meeting of the coop to agree on options.

Actions

• MK will talk with relevant LBS departments about possible door-entry and community room projects.

• MK to cnfirm LBS approval for TRA holding £30K and if so how.

• MK to check ways of transferring through LBS account to TRA.

• Jackie Richards to liaise with FCA to clarify what will satisfy them.

• Juniper to investigate and agree spending options.

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 Antisocial Behaviour in the block due to open access. It would help if we could start making a record of incidents.

Community room – we will need to go through our Housing Officer who will help us make a proposal for a building. MK to inform the officer know about our discussion.

Feedback within 2-3 weeks.

Juniper HQ Good News

Work on 30A has *started*.

The room was asbestos-proofed this week, and the windowsill patched. Further work from Monday includes new windowsill, room vent, door work, and sealing obsolete LX fittings.

It would be great if we then painted and re-floored the space to our taste. Perhaps over the Xmas holidays.

Help is also needed to reduce the large archive of old files down to what we need, or to what we think interesting. The entire history of Juniper since 1977 is in those minutes and newsletters.

WiFi Shack

The 1Gb fibre broadband connection will be activated on Monday morning (Dec 9th. Flat 30A).. Ideas for organising access welcome.

When finished, the space will be a useful resource for residents who need a reliable WiFi connection, or merely a secure space to hold informal (quiet) classes.

However. To run a functional meeting room some of us will have to sign up to some Council-approved Safety courses:
Fire Extinguisher Training Dates (Mandatory)
27 November 2019, Silverlock TRA hall SE16 2SB
30 January 2020, Albrighton Community Centre, SE22 8AH
28 March 2020, Lettsom TRA hall SE5 8PQ

Book training at the link below.
www.southwark.gov.uk/housing/housing-community-involvement/tenant-and-homeowner-training.

contact: Paulette Watson. Community Training Officer

Tel 07932 379595 • Paulette.watson@southwark.gov.uk

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Local Park Bad News

There are fears that Brimmington Park is to become a **'Pay to Play'** space as a result of the 'Regeneration' programme..
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 continues.

Contact Friends of Brimmington at: info@fope.org.uk

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08/12/2019

sec.junipertra@gmail.com

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official notice of Primary Dissolution Meeting Juniper House Co-operative

(Registered with the Registry of Friendly Societies Registration No. 25859R)

& Juniper TRA Meeting

All Members Please Attend • All Residents Welcome

Thursday 16th January. 2020

7.30pm • 30A Juniper House

leaf noise

To: Nicholson, Shaun

Cc: Rob Kenyon; Ayton, Chris

Subject: Leaf Blowers

Dear Shaun,

For as many years as I can remember residents have had their peace and quiet disturbed by the noise of frequent leaf blowing.

We have to pay for this noisy service which sounds just the same as a motor scooter being endlessly revved.

Please can you look into buying the new re-chargable electric models, available for around £100. DeWalt model perhaps.

They are more economical, don't used petrol and are very quiet.
The petrol machines Southwark employs are polluting and ridiculously noisy and could potentially damage the operators' ears.
I notice that Better Bankside in Southwark use the modern models which are really powerful and very quiet. Please do liaise with them as to which models they have etc.

If you are not the person to consider this issue, please forward it to the relevant persons. This unnecessary noise (which we pay for) has to stop!

Many thanks for your consideration and assistance,

Regards,

(Juniper Resident)

•••

Thank you for your email received.

I have Cc'd in the Councils Cleaning, Grounds Maintenance and Tree Services Manager Mr Nick Mellish who I believe would be able to provide assistance with your email below.

My team deals primarily with S20 consultation and service charge construction and unfortunately would not be able to provide comment on the below.

I do hope Mr Mellish can assist however should you have any queries regarding the contents of my email please do not hesitate to contact me.

Regards

Shaun Nicholson

All Feedback Welcome

•••

possible spending log-jam break

In a turn-up for the book, Southwark has agreed to a sit-down with the committee on Wednesday 27th November to discuss possible methods by which Juniper Tenants & Residents Association may be allowed to spend the reserves of Juniper House Co-operative. (How we can spend our own money). And on what.

After 4 years, we may be at the beginning of the end.

Come to the meeting on the 28th to hear the news.

pomeroy street parking scandal

Vicky Foxcroft MP
House of Commons
London
SW1A 0AA

16.11.19

Dear Vicky Foxcroft MP,

Re: Planning Permission LPA ref: 15/093731 at 43-49 Pomeroy Street, SE14 5BW and road safety on Pomeroy Street.

Please see the enclosed letter sent to Peabody Housing Group. I have been raising this issue via London Borough of Lewisham since February 2019. They acknowledged the error in May 2019 and then contacted Peabody in June 2019. Peabody have responded in November 2019 and I believe they are trying to wriggle out of their obligations through deliberate delay and misrepresenting their own application in order to be able to sell properties for a higher value.

I have been trying to work this out through the involvement of council and appealing to Peabody as a responsible housing provider but now I need your help. Please can you help explain to Peabody that their profit margin is not more important than road safety?

Kind regards,



Tim Burrow

Treasurer, Juniper House TRA – treasurer.junipertra@gmail.com

cover letter 1.

See full case-letter enclosed.

Action to be dscussed at meeting on 28/11/2019

copies to: LBL Planning, LBL Highways, LBS Highways, Cllr Paul Bell, Cllr Joan Millbank, Cllr Luke Sorba, Mayor Damien Egan, Vicky Foxcroft MP, Mayor Sandra Rhule, Cllr Sunil Chopra, Cllr Gavin Edwards and Harriet Harman MP.

1gigbyte **FREE** broadband at juniper h.q.

"The connection and service is completely free.

We will provide 1GB Fibre connect at no cost to the TRA or community hall."
(Hyperoptic)

Juniper is finally getting something for nothing -a free 1GB internet service with good Wireless connection within the room. Now we need ideas for using it. And volunteers to make 30A fit for purpose with a coat of paint.

Juniper doesn't have its own *working* computer yet - but we could have if there are any texperts willing to lend a hand with our existing gear. So initially any internet cafe or club would mean bringing your own laptop. And your own coffee.

It is definitely in 'the wider good' that those least able to pay for a broadband connection are able to access the vast range of services now moving online, including banking, tax, healthcare, local authority departments and social services.

Constant online jobsearches are now required of anyone claiming Jobseekers Allowance. and Talktalk fees are not included in the benefit.

Installation and setup Friday 29th (PM) for anyone interested.

Definitely an item for the meeting on the 28th.

• • •

DEADLINE

for registering to vote in the General Election on 12 December.

11:59pm on 26 November.

• If you want to apply to vote by post in England, Scotland or Wales, register **before 5pm on 26 November.**

• If you're going to be abroad on election day, you can apply to vote by proxy after you've registered. It takes time to vote by post from overseas.

Who can register

• You can register if you're both: aged 16 or over and a UK citizen (or an Irish, EU or Commonwealth citizen with a permanent UK address)
• You can then vote when you're 18 or over.

Student registrations

• If you're a student, you can register at both your university and home address. You can only vote once.

Registering online

• Use this service to get on the electoral register. You need to be on the electoral register to vote in elections and referendums.

www.southwark.gov.uk/council-and-democracy/voting-and-elections/uk-parliamentary-general-election-2019.

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22/11/2019
sec.junipertra@gmail.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

Thursday • November 28th

7.30pm • Flat 30A • All Residents Welcome

Free Kids Xmas

Presents & Stockingfillers

(quality - no rubbish)

• • •

contents

Parking Action

Leafblower Racket

Free Juniper Broadband

Don't Lose Your Vote

plus

Spending News Pending

END OF CONTRACT DEFECTS LIST

The deadline is now up for reporting new faults with the contract work.
But this list is worth keeping an eye on since LBS have said that "all remedial work is compete".

Should you have any queries/concerns, please do not hesitate to contact chris.ayton@southwark.gov.uk

Top Floor

• Hairline crack on coping stone outside Flats 47-46 (above expansion joint).
• Hairline crack on coping stone outside Flats 46 (above expansion joint).
• Hairline crack on coping stone outside Flats 25 (corner) / brick pointing below.
• Missing Access Ladder to Staircase No.2 (previously reported).
• Hairline crack on coping stone outside Flats 23-24 (near expansion joint).
• Hairline crack to coping stone outside Flats 74-75.
• Hairline crack to coping stone outside Flats 73-72.
• Hairline crack to coping stone outside Flats 72-71.
• Hairline crack to coping stone outside Flats 49-48.
• Floor, Hairline crack along upstand/Skirting outside No.21.

Staircase No.1 Crack by top stair.

Third floor

• Hairline crack on coping stone outside Flats 20.
• Staircase No.1, Trunking missing to Soffit.
• Staircase Lobby, Hairline crack along threshold.
• Hairline crack on coping stone outside Flats 42 (corner / pointing below).
• Hairline crack on coping stone outside Flats 43/44 (above Expansion joint).
• Hairline crack on coping stone outside Flats 69.

Second Floor

• Hairline crack on coping stone outside Flats 39/38.
• Staircase damaged to 2nd Step.
• Brick, hole to top of wall before staircase/ near soffit.
• Painted surface inside wall is showing efflorescence outside flats 64-65.
• Hairline crack on coping stone outside Flat 37 (corner/ pointing below).
• Coping stone outside Flat 15, brick pointing below (near Expansion joint).
• FED decoration to door frame, paint flaking.
• Brick pointing underneath Coping Stone outside Flat 15.

First Floor

• Hairline crack on coping stone outside Flats 8/9 (brick work / pointing below).
• Brickwork outside Flat 6 pointing.
• Screw to be removed, which has been left inside wall between Flats 6-7.
• Hairline crack on coping stone outside Flats 33 /34.

Staircase 2 Crack on first step.

• Screw to be removed, which has been left inside wall Flat 56.
• Staircase Lobby 3 hairline crack to inner bay.
• Staircase Threshold crack on step.
• Crack on floor to upstand/Skirting near Flat 6.

Rear

• Balcony (2 nd Floor) Hairline crack and repointing outside No.3.
• Trickle vent to No1 be to replaced (previously mentioned).

General

• Service hatches were previously secured, are now left open.

Southwark Advice on Rough Sleepers at Juniper

Call the Police on 101

when you see rough sleepers around the building.

The Police will attend and interview, and direct the genuinely homeles to **25 Bournemouth Road, London, SE15 4UJ** for support and information about rehousing.

meeting room setback

After giving the green light to *HyperOptic* to install high-speed broadband in the office, Southark have now put us back on red for any renovation work which would make the space usable. Nearly 4 years of LBS stalling continues.
Apparently," *the next phase of refurbishment works hasn't been selected as yet and will not be selected in the immediate future as LBS are focussing on fire safety works.* "
Apparently, we aren't supposed to have nice things.
Of course, this is not good enough, and eventually we will get the space we deserve. In the meantime, we could do a lot ourselves to improve the space, with a little communal help. We have all the tools and materials we need.
One day's work should totally transform the space.
Agenda Item for meeting on November 28th.

pomeroy parking setback

Peabody, the developer of the new giant block opposite, have refused to implement the **Restricted Parking Zone** clause of their leaseholds, while not providing any on-site parking for residents. Which means even more parking on Pomeroy Street. Which means more congestion and chaos for us.
If we don't want to be victims of an obvious planning bungle, it seems we have no alternative but to begin a campaign involving all residents of Pomeroy Street, which is already one of the most polluted and over-parked streets in South London.
Agenda Item for meeting on November 28th.

good news

We have been paid our grant by Southwark.
The TRA is now richer by £1300.
Every Meeting is a Spending Meeting!

xmas bonus gift giveaway!

Top quality fluffy, sparkly, technicolour, funny, mad, flashy, insane, bonkers, cuddly, slippers, toys, shoes, games and stuff.
All free at the next meeting on November 28th.
Just come, rummage and pillage.

juniper community news 85

15/11/2019
sec.junipertra@gmail.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

[reconvened]

Thursday • November 28th

7.30pm • Flat 30A • All Residents Welcome

Free Kids Xmas

Presents & Stockingfillers

(brand new excess stock)

...

all residents welcome

MINUTES. JUNIPER TRA. ANNUAL GENERAL MEETING

17/10/2019. Flat 30A. 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. Passed unanimoously.

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 Maintenance grant applied for.
C) Copies of 2018/19 accounts to be sent to Louis Rotsos (LBS).
D) Proposal to accept the accounts.
"This meetng accepts the accounts presented as a true record of the financial transactions of the Associatioon.' 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.

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. For traffic warning project.
D) 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 and Aftab Hussain agreed to be re-elected as committee members.
Jackie resumed the Chair.

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. 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.
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 in trust that it would be used for the community benefit on future as yet unspecified projects approved by LBS, rather than specific projects such as the Solar Project. Which would be better than not being able to spend it at all, as now,~
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.

meeting room

Southwark has finally agreed to start work on the renovation of the meeting room (flat 30A). We don't have a date yet, but eventually we will have a space without dust or holes in the wall.

Some of the free courses which will be useful when we get our new space.

• **Practical Fire Extinguisher use**	CPD accredited	
• **Safeguarding**	Level 2	
• **Emergency First Aid**	Level 3	
• **Paediatric First Aid**	Level 3	
• **Food Safety in Catering**	Level 2	(Level 3 online course)
• **Conflict Resolution and Personal Safety**	Level 2	
• **Health and Safety at Work**	Level 2	

•••

Fire Extinguisher Training Dates (Mandatory)
Wednesday 27 November 2019, Silverlock TRA hall SE16 2SB
Thursday 30 January 2020, Albrighton Community Centre, SE22 8AH
Saturday 28 March 2020, Lettsom TRA hall SE5 8PQ

Use the link below to book training by scrolling to the bottom of the page.
www.southwark.gov.uk/housing/housing-community-involvement/tenant-and-homeowner-training.

•••

Online Training is available for people who find it difficult to attend classroom sessions, but they may not be free. Contact Training Office (below) for information on concessions:

contact: Paulette Watson. Community Training Officer

Tel 07932 379595 • Paulette.watson@southwark.gov.uk

security

There is a seasonal increase in lurkers and drug use on walkways and staircases, and reports of door handles being tried in the middle of the night. Always keep doors and windows locked.
[See Minutes inside. Item 7) Any Other Business. A) Security.]

To report antisocial or suspicious behaviour visit:
www.met.police.uk
or call 101, or Crimestoppers: 0800 555 111
Twitter @mpsNunhead • Email: nunhead.snt@met.police.uk
Nunhead office. 0208 721 2445

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03/11/2019
sec.junipertra@gmail.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

Tuesday • November 12th

7.30pm • Flat 30A • All Residents Welcome

Free Xmas Toys, Children's Slippers & Clothes (excess stock)

•••

NEWS

Meeting Room Green Light

(see back page)

•••

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, Cherrie Stephens.

[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	2018	£29,167

CWA Tax (Bromley) were appointed for a further year.

6) Election of Officers. The previous officers stood down and nominations were tabled. (Toby 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 Proposals
Proposal: *'In accordance with the resolution passed at the AGM of 19/10/2017, this meeting authorises the signatories to issue a cheque to the account of Juniper House Tenants & Residents Association for the remaining balance of the Juniper House Co-operative Ltd account, minus a contingency fund of £300 to cover remaining obligations (eg Financial Conduct Authority annual fee) for the sole purpose of financing the Solar PV Project now in development.*
Or should that not be possible, to finance a similar community project of equal benefit to all residents of Juniper House, approved by General Meeting of Juniper TRA in cooperation with London Borough of Southwark.'
Proposed Rob Kenyon, seconded Jackie Wilford. Passed Unanimously

The meeting was informed that Juniper TRA was not eligible to recieve 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. This proposal is to authorise and define the future disposal of the Coop's assetts without undue inconvenience.

8. Report 2. Termination of Society.
Proposal: *'In accordance with the resolution passed at the AGM of 19/10/2017, this meeting authorises the officers of the Society to complete the relevant documents required to terminate Juniper House Co-operative Ltd, and to dispose of any remaining assets to Juniper House Tenants and Residents Association.'*
Proposed Rob Kenyon. Seconded Jackie Wilford. Passed unanimously.

9) 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.

10) Next meeting. TBA

AGENDA Juniper House Co-operative Annual General Meeting
17/10/2019 • 7.30pm • Flat 30A. Juniper House SE14 5BY

1) Apologies
2) Approval of Minutes of the Last AGM
3) Presentation of the Accounts 2018/19
4) Annual Reports
5) Resignation/Election of Officers
6) Appointment of Auditors.
7) Changes to Membership
8) Any Other Business
9) Next meeting.

AGENDA Juniper House Tenants & Residents Annual General Meeting
17/10/2019 • 7.30pm • Flat 30A. Juniper House SE14 5BY

1) Apologies
2) Approval of Minutes of the Last AGM
3) Presentation of the Accounts 2018/19
4) Annual Reports
5) Resignation/Election of Officers
6) Appointment of Auditors.
7) Any Other Business
8) 2019/20 meeting schedule.

Minutes • 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) Alemat 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. Presentation of Accounts

Balance brought forward 30/09/2017: £1174.31.
Expenditure: £ 79.50.
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.

5. 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.

6. Election of Officers
Chair. J. Wilford. prop R. Kenyon . sec T.Hussain passed Unanimously
Vice-Chair. C. Stevens. prop J. Wilford. sec M. Mileva passed Unanimously
Secretary. R. Kenyon. prop J. Wilford sed A. Hussain passed Unanimously
Treasurer. T. Burrow. prop R. Kenyon. sec J. Wilford.passed Unanimously
Area Delegate. Lloyd Trott. prop R. Kenyon. sec J. Wilford. passed Unanimously

7. Raffle: 3rd Prize R. Busayat. 2nd Prize A. Hussain. 1st Prize J. Wilford

8. 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.

9. 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.

10. Date of Next Meeting
29 Jan 2019

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14/10/2019
sec.junipertra@gmail.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

NOTICES

Juniper TRA Annual General Meeting

Martin Kovats from LBS attending

to update on Solar project

&

Juniper House Coop Annual General Meeting

•••

both this Thursday • October 17th

7.30pm • Flat 30A • All Residents Welcome

Free Lottery and Free Toys

•••

cleaner greener latest

drinking fountain

The experience of the last 3 years hot summer holidays convinced many residents that we need a drinking fountain in the garden.
The children themselves led this initiative, proposing it at a specially convened meeting in June. Delivering it would send a powerful message that their voices are heard and sometimes count.
And would hopefully encourage them to become active in the community as adults – if not at Juniper, then wherever they might go.

The application for a Cleaner Greener Safer (CGS) grant is being made on health, environmental and social grounds.
1. The project will help increase health by encouraging the everyday use of drinking water and reducing the dependency on unhealthy processed beverages, especially among young residents.

2. It will help the environment by reducing the amount of plastic container and aluminium waste.

3. By encouraging the increased use of social areas by residents the project will increase pride in the garden, and enhance community care and scrutiny of the estate, improving security.

Thames Water have confirmed that there are still two accounts for garden outlets on their records: 'Flats 1-36' and 'Garages'. Both accounts are now completely unviable for commercial purposes. These are now managed for TW by 'Castle Water'. Both they and TW have Community programmes that could be useful to us. Negotiations are in progress with both TW and CW to provide mains outlet for the drinking fountain. Preferably free or grant-aided.

bike hutch



Up to 6 more secure spaces in bike-hutches are being applied for. If you are interested in being put on the waiting list, contact: sec.junipertra@gmail.com as soon as possible (Flat 32).

football day

Ahmed Kabba from SGTO has offered to come and organise a football day when convenient for us.

Does half-term sound good? Or maybe a Sunday afternoon.

contact: sec.junipertra@gmail.com with suggestions (Flat 32).



if

you

drive

be aware of

kids

in the forecourt

juniper house

community news[82]

4/10/2019

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NOTICES

Juniper TRA Annual General Meeting

&

Juniper House Coop Annual General Meeting

both on October 17th

7.30pm • Flat 30A

Free Lottery and Free Toys

...

Painting Day

Postponed

from October 6th

Sadly, it seems like the weather won't be on our side on Sunday, with rain predicted until early afternoon.

But we can still meet to set a new date and gather any donations of paint and materials for project.

Please bring any spare tins of water-based paint (especially colours), or old brushes to flat 30A about 1pm. Or Flat 32 other times..

COMMON CAUSES OF BLOCKED DRAINS

www.thameswater.co.uk/be-water-smart/Bin-it/Blockages

“Fat, cooking oil, wet wipes and sanitary products are among the biggest cause of the 75,000 blockages in London each year.”

BIN - DON’T FLUSH

Most household pipes are only 10cm wide. The width of this circle.

OIL AND GREASE

When fat and oil cool down, they form a sticky glue that hardens iinside the pipes and chokes them, causing disgusting backups into your home - and into every home connected with the same stack.

Don’t pour fats and oils down the sink, collect them in a container such as a jam jar, and leave to cool down.

Once set, they can go straight in the bin. Or take to the Council RRC.

(SEE BELOW)

WET WIPES, SANITARY PRODUCTS AND COTTON PADS

These are not designed to be flushed. Instead, they build up waste until inevitably, pressure behind the build-up forces the foul mixture back upwards.

There are alternatives to wetwipes.. If in doubt, don’t flush, throw them in the bin instead.

www.thameswater.co.uk/be-water-smart/Bin-it/5-alternatives-to-wet-wipes .

Also, look for the official water industry **‘Fine to Flush’** symbol on the back of the packet.

FOOD WASTE

Little pieces of food can stick to congealing fat in the drain and make fatty build ups worse. That’s why you should scrape and leftover food from your plate straight into the bin, before washing.

The same applies to all reusable or disposable packaging or containers.

(Southwark Reuse and Recycling Centre (RRC

:accepts cooking oil and many other items

Devon Street (off Old Kent Road) • London SE15 1AL 43

/www.southwark.gov.uk/bins-and-recycling/recycling/recycling-centres

CLEANER GREENER GRANTS

.Proposals approved at TRA Meeting September 5th

Extra Bike Sheds

There will only be a limited supply. Therefore anyone who needs a secure space for their bike please apply to sec.junipertra@gmail.com or in writing to The Secretary Flat 32 by (or at) the TRA meeting on September 24th.

Drinking Fountain

As well as the obvious convenience, and encouraging children to drink water instead of unhealthy processed drinks, the design proposed also refills existing bottles and therefore reuses them. With obvious environmental benefits.

Other Proposed Garden Projects

Given the workload on a small team, and the lottery of fundraising, projects from the meeting of **18/07/2019,** such as raised beds and play structures, would probably be implemented faster and easier if paid for by the TRA.

Please Help

The committee is workingt to fill in the paperwork for this funding in time, but a dedicated group of parents is needed to make sure these kinds of social projects go smoothly, and to provide further information and ideas.

These things do not take up much time if enough people join in. If only a few people take part in them, they generally do not last long. Unsurprisingly.

Requirements for C&G funding include DBS checks for projects involving children and vulnerable adults. DBS can be provided free via SGTO. This qualification is normally quite expensive.

contact: Southwark Group of Tenants Organisations.

Tel: 0207 639 6718 • 0793 235 9376

Email: info@sgto.co.uk • website: www.sgto.org.uk

TRAFFIC DANGER

At the last TRA meeting residents voiced concern about the level of traffic and the speed of vehicles on Pomeroy Street at night and in the early morning. We also discussed how high-sided vehicles parking close to the exit gate blocked drivers' view of oncoming traffic, risking collisions. This dangerous practice does not break parking rules, as vehicles were parked clear of the double yellow lines. The meeting therefore decided to contact our councillors again to request that the lines be extended to protect visibility. We are awaiting reply.

Another concern was the speed at which some vehicles, such as scooters and delivery vehicles travel in our carpark and the danger this particularly poses to children going to the garden or riding bikes.

A proposal was made to make floor murals on the entrance and exit ways and **'children at play'** signage. We are currently looking at funding to to do this through the Cleaner, Greener, Safer awards from LBS. Please come to the planning meeting and/or to the paint day in October to find out more and have your say.



oil strike

.As if the forecourt wasn't horrible enough

And this time we probably can't blame the council as this drain was cleared quite recently .after a similar blockage

•••

Common Causes Of Blocked Drains

(see inside)

juniper house community news[81]

20/09/2019

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Painting



october 6th

floor games (hop-scotch etc.)
repainting bin-chambers
meeting room door
safety signage
murals

•••

please wear suitable clothing
and bring any spare paint
all adults & children welcome

juniper garden

1pm - sunset

Juniper TRA Spending Meeting September 24th (Approval of Projects) Flat 30A • 7.30pm

highlights of minutes • tra meeting • 05/09/2019

september estate walkabout items

(a) Chronic blockage of drain fed from flats 54>75.
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) Fotball 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:** S.U. 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.

playday report

The 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-scotch 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.

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 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.

dangerous parking

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.
RPZAction: Secretary and Coralie. All residents urged to participate.

RPZ

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.

painting day october 6th

> floor games (hop-scotch etc.) <

> refurbishment of bin-chambers <

> meeting room door <

> murals <

•••

wear suitable clothing

all adults & children welcome

juniper garden • 1pm - sunset (approx)

•••

cleaner greener bids

It is now very late to organise and approve a detailed multi-project proposal for Cleaner Greener funding.
The best option this year would therefore seem to be to use C&G for two core projects, and use TRA funds for anything else.
At the meeting last month, **new bike sheds and drinking fountains** were judged to be the most appropriate projects for C&G 2020 funding.
Proposed garden projects such as Raised Beds and those from the meeting of 18/07/2019, would probably be implemented faster and easier if paid for by the TRA.
Action: Tim to source Bikeshed information. Rob & Coralie to investigate options for Drinking Fountains. Secretary to collate necessary paperwork.

help needed

A dedicated group of parents is needed for this area of Juniper activity.
Requirements for C&G funding include DBS checks for projects involving children and vulnerable adults. DBS can be provided free via SGTO.
These are normally quite expensive.

Southwark Group of Tenants Organisations
Tel: 0207 639 6718 • 0793 235 9376
Email: info@sgto.co.uk • website: www.sgto.org.uk

juniper house
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NOTICES

Juniper TRA Spending Meeting
September 24th
(Approval of budgets for projects)

Painting Day
October 6th

Juniper TRA Annual General Meeting
Juniper House Coop Annual General Meeting
both on October 10th

•••

useful lbs contacts

Email: repairs@southwark.gov.uk. www.southwark.gov.uk/housing/repairs
Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Emergency Number: 07946 220 827
Resident Services Officer:- serina.usher@southwark.gov.uk
telephone: 020 7525 5179
Repairs Manager, Gary Glover: 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400
email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826
Vermin: 0207 575 2000
www.southwark.gov.uk/pest-control/reporting-a-pest-problem

MINUTES. TRA MEETING #24 • 18/07/2019. Garden. 7.30pm

The meeting adjourned to the new garden table, where Juniper 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)

Coralie Allison (flat 16) Rukayat Basaru (12) Tim Burrow (13) Rob Kenyon (32) Zeba Mohebeadali (69) Lloyd Trott (46) Clebson Vaszancellos (16) Jackie Wilford (14) Hannani Eldona.

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 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 Stephens.

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

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 trhere 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.

solar latest

"The response to the scrutiny Commission's report is going to Cabinet in September. The council is now developing an overarching strategy towards decarbonisation, including the role of residential solar.

There will be more news in Oct/Nov following which we should have a clearer position on Juniper's project."

Martin Kovats. Community Projects Manager

blessed be the table-makers

Thanks to John, Coralie, Clebson, Nat, Zeba, Tim and everyone who helped in the bewildering task of assembling the new garden furniture, and hauling it into place.

Enjoy.

•••



'Hyperoptic'?

reviews:
www.broadband.co.uk/broadband/providers/hyperoptic/reviews/

•••

uk.trustpilot.com/review/hyperoptic.com

•••

www.cable.co.uk/broadband/reviews/hyperoptic-broadband/

•••

www.choose.co.uk/guide/hyperoptic-or-virgin-media-broadband.html

•••

www.ispreview.co.uk/review/isp/hyperoptic/?category=17

•••

Juniper TRA Meeting #25

05/09/2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Southwark Youth Forum Report

4) Financial Report

5) Fundraising

6) 'Cleaner Greener Awards'

9) Other Business

10) Next Meeting

juniper house community news[79]

21/08/2019

sec.junipertra@gmail.com

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DEN-BUILDING & BARBECUE DAY

Saturday 24 August

in the garden from 1pm

EVERYONE WELCOME

(Helpers please contact flat 32)

Juniper TRA Meeting

05/09/2019 • Flat 30A • 7.30pm

(Money-Spending Ideas Night)

•••

ideas

from the last meeting

.(by Donatello (aged 7) Abdullah (aged 9) Abdulbasit (aged 7) Alex (aged 10) Alfonso (aged 10

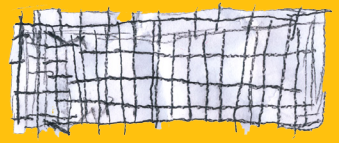
Drinking Fountains • Swings • Den • Treehouse • Nets for Football Area • Football Team • Indoor Play Area

Area for Artwork • Raised beds for plants



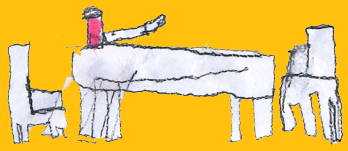












artwork Abdulbasit & Abdullah © 2019

making the ideas real

The TRA has some money for these projects, but will need to apply for 'Greener Cleaner' Funding to do them justice. Applications for this open in September.
Please bring ideas to the Barbecue on the 24th August, and TRA meeting on September 5th.
To recieve Greener Cleaner Funding, we will have to work as a team to provide the information below.

- A signed copy of the Conditions of Grant Funding document, with:
- A completed financial breakdown of capital grant (including details on any other funding awarded to your project)
- A completed programme of works (this can be a rough estimate).
- A simple map of the exact location of your project.
- Our Constitution
- Our bank account details on letterhead paper.
- Audited accounts or financial statement
- Latest annual report (if available)
- Equal opportunities policy/statement
- A list (names and addresses) of management committee members
- Our safeguarding policy (since will be working with children)
- Up to date insurances, including theft, fire, employer's liability and third party damages, which cover the extent of the proposed project.
- Any other information, including confirmation that Disclosure and Barring Service (formerly known as CRB) checks have been carried out.

throwing garbage from balconies is disgusting, dangerous - AND can mean eviction



And it's not as if it isn't obvious where it comes from...

Report Anti-Social Behaviour at:

www.southwark.gov.uk/noise-and-antisocial-behaviour.

telephone: 0207 525 577

Or to:

Resident Services Officer:

Serina.Usher@southwark.gov.uk

telephone: 0207 525 5179

free swimming lessons

Southwark Council is offering residents over 16 of all abilities a free, 12 week course of lessons, at LBS leisure centres, operated by *Everyone Active*.

To find out more and to register visit: www.southwark.gov.uk/freelessons

At certain times, Southwark residents can use swimming pools and gym facilities for free, at all council leisure centres. More information online.

Useful LBS Contacts

Repairs Team

Email: repairs@southwark.gov.uk

Online: www.southwark.gov.uk/housing/repairs.

Telephone: 0800 952 4444 or 0207 525 2600

Repairs Coordinator, Justin Hall: 0207 525 3705.

Repairs Manager, Gary Glover: 020 7525 3093

Emergency Number: 07946 220 827

Complaints: complaints@southwark.gov.uk

Resident Services Officer,

serina.usher@southwark.gov.uk

telephone: 020 7525 5179

Home Ownership Unit: 020 7525 1400

email: hsg.homeownership@southwark.gov.uk

Noise-related Anti-Social Behaviour

020 7525 5777 (24 hours)

Cleaning Team Leader, Raymond 0207 525 3826

juniper house community news[78]

13/08/2019

sec.junipertra@gmail.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra



DEN-BUILDING & BARBECUE DAY

Saturday 24 August

in the garden from 1pm

EVERYONE WELCOME

(Helpers please contact flat 32)

Juniper TRA Meeting

Thursday 5th September

Flat 30A

7.30 pm

(Babysitting Allowance Available)

Garden



Get your **plums** now before it's too late. Most of the early red variety have already fallen or been harvested, but there are still the dark red and golden varieties to look forward to over the next two weeks.



A **Viola** seen in the lawn in late June. The council mowed the lawn mown before it could set seed, so we might not see it again. Do we really need to have the grass cut so often?



© Jerome Godfrey 2019

'**The ring-necked parakeet**'s native range stretches from west Africa across lowland India .

They feed on a wide variety of fruit, berries, nuts, seeds, grain and household scraps.

Media coverage occasionally suggests that a cull of ring-necked parakeets may be necessary, due to their rapidly expanding numbers and concerns about their potential impact on native bird species such as woodpeckers, starlings and nuthatches, through competition for nest holes.

The RSPB is not in favour of a cull of parakeets at this time, but believes it is important that the spread of the ring-necked parakeet is monitored and its potential for negative impacts on our native bird species assessed. '

Read more at:
www.rspb.org.uk/

Repairs

The **'End of Defect Inspections'** walkabout on June 24th was our last chance to regiser any complaints related to the Major Works Representatives from A&E Elkins agreed to record several items



including blocked drains and cracks to brickwork, but refused to accept that the block was never cleaned on completion of the works.
A full list of reported faults will be published when available.

:For any issues related to the major Works contact
Contract Manager, Chris Ayton • chris.ayton@southwark.gov.uk • 0793 993 8817

Cleaner Greener Safer Capital Grants

Cleaner Greener Safer funding has been available in the form of grants since 2012. Community Councils wanted to give organisations and community groups the chance to manage their own projects and take an active role in transforming their local areas. Since 2012, 352 grants have been awarded to tenants and residents groups and community organisations. 235 have been completed to date. Ranging from £100 for small gardening projects to £30,000 contributions to large construction projects, the programme is as varied as the ideas you propose.

Who Can Apply

- any constituted local group.
- new and emerging local groups.
- any group or individual that has a sponsor, which is a constituted local organisation, and is willing to administer the funds on their behalf.
- groups that are based in the community council area.
- organisations that have a track record of delivering activities in the local area.
- groups that are working together on a shared project.

Past CGS Awards

- Estate greening, community gardens, landscaping, food growing and wildlife areas
- Community facilities improvements, youth facilities, recycling and artwork.
- Transforming unused areas, security measures and tackling 'grot spots'
- School improvements, including planting and signage for clean air zones, sports and play equipment and outdoor classrooms
- **Surrey Docks Farm used CGS funding to install solar panelling**.

CGS funding can only be spent on capital improvements, which means permanent, physical changes. It also means that it must be spent on the original proposal, or on the elements selected for funding by your local councillors.
If you're interested in knowing more about revenue funding, visit the Neighbourhoods Fund website. **www.southwark.gov.uk/engagement-and-consultations/grants-and-funding/neighbourhoods-fund**
Applicationas are open from September. Please bring all ideas to the next TRA meeting.

Juniper TRA Meeting #24

18/07/2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Southwark Youth Forum

4) Outstanding Major Works Faults

5) Financial Report

6) Cooperative Business.
Provisional approval of 2018-19 accounts

7) Garden Report

8) Discussion of Southwark Cleaner Greener Award ideas

9) Other Business

10) Next Meeting

Spare Room

As you can see, the News sometimes has room for all your PHOTOS, STORIES, COMPLAINTS, NEWS, ITEMS FOR SALE OR RECYCLING, RECIPES, and SUGGESTIONS.

Anything you care to share would be useful and fun.

email: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

JUNIPER HOUSE

community news77

10/07/2019

sec.junipertra@gmail.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra



Juniper

Southwark Youth Forum Visit

Thursday

18/07/2019

7.30pm

Flat 30A, Juniper House

Young People of all Ages Especially Welcome

...

Are you a young person living in Southwark who wants to make a difference?

Southwark Youth Forum needs YOUR ideas. It can:

- Provide the tools and support to make the changes you want to see.
- Help Fund and promote Youth-Led Events and Projects.
- Provide a way of sharing your ideas with a new network of people.

Meetings: 6pm. Wednesdays.
19 Buller Close, London SE15 6UJ
Enquiries: TEL: 020 7639 6718

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 recieved in the month prior to tonight's meeting, or at the meeting itself.

All doorstep comments avaliable 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.K. Seconded JMW. 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.

Don't Ask - Don't Get

The TRA has plenty of money to spend on equipment and events for young people. The council has even more.

But unless you *tell* them what you want, *loudly*, the money doesn't get spent, and nobody benefits.

So bring your ideas to the Juniper Youth Meeting. A representative from Southwark Youth Forum will be there to answer any questions.

18/07/2019 • Flat 30A • 7.30pm

ACADEMIC SUPPORT
GROUP DISCUSSIONS

GAMES NIGHTS
DRAMA & ARTS
WORKSHOPS

FOOTBALL TOURNAMENTS

MUSIC & DANCE WORKSHOPS

much more &

•••

SOUTHWARK YOUTH FORUM

Are you a young person living in Southwark?
Do you want to make a difference?
Southwark Youth Forum wants to hear YOUR ideas.

It Can:

- Provide the tools and support to make the changes you want to see.
- Help Fund and promote Youth-Led Events and Projects.
- Provide a way of sharing your ideas with a new network of people.

Meetings: 6pm. Wednesdays.
19 Buller Close, London SE15 6UJ
Enquiries: TEL: 020 7639 6718

juniper tenants & residents association

community news[76]

18/06/2019

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Juniper TRA Meeting
Southwark Youth Forum Visit

Tuesday • 18/07/2019 • 7.30pm

Flat 30A, Juniper House

Young People of all Ages Especially Welcome.

(see back page)

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'Juniper House End of Defect Inspections'

This is our last chance to finally ensure that any defects from the **Major Works** are remedied, *whether to Leaseholds or Tenancies..*

The walkabout will take place on

Monday 24th June 2019 between 9am - 11am
If there is anything related to the Major Works you are not happy with, contact:
Contract Manager, Chris Ayton
chris.ayton@southwark.gov.uk • 0793 993 8817

(MINUTES. TRA MEETING (#22

Flat 30A .30/04/2019

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 .

Garden Spending

Many trees in the garden are carrying dead and diseased branches, are displaying signs of distress, and will need urgent work this Autumn to ensure their health and survival. Including the Plum Trees, Ash, Juniper, and others which need attention to prevent intrusion and light-deprivation to flats. Some need to be reduced to create .further diversity in specific areas

Southwark is proving very tardy in undertaking this essential and overdue work. So in the interest of preserving the garden, it makes sense that the TRA invest some of its own reserves in employing a treee surgeon to do work LBS won't. We have enough money, and have hardly spent any of it yet. Doing it this way also incurs no extra bur-.den on service charges

The garden has always been the prize asset of Juniper House, enhancing the quality of life for all residents - not to mention spicing property values. It is essential we maintain .it if LBS does not have the capacity to do so

A proposal is to ne brought to the meeting on **Tuesday 4th June** to enable the work to .be commissioned

Juniper TRA Meeting

April 30th 2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

a) Outstanding Major Works Faults.

including: Blocked rainwater Drains. Faulty front doors and kitchen windows. Leaks into bedrooms from roof.

Report session on known faults, and discussion on alternative time and date for walkabout.

b) Outstanding issues reported to last meeting.

Including: Progress on flat 30A. Surgery required to Juniper tree in front border. Block letter from Serina targeting antisocial behaviour.

4) Financial Report

5) Gardening Report & Proposals

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.

b) The Garden Group seeks permission to cost and commission the coppicing (ground reduction) of feral Cherries within the Hazel Wood in order to create a more diverse cyclical ecosystem and layered design.

6) Other Business

7) Next Meeting

juniper tenants & residents association

community news[75]

02/06/2019

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

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Juniper TRA Meeting

7.30pm

Tuesday, 04/06/2019

Flat 30A • Juniper House

£10/hour Babysitting allowance available.

All New Residents Especially Welcome.

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'Juniper House End of Defect Inspections'

It is our last chance to finally ensure that any defects from the **Major Works** are remedied, *whether to Leaseholds or Tenancies..*

Please bring any concerns about work done during the 2017/18 Major Works Contract to the Juniper Meeting on Tuesday.

A walkabout has been proposed for **Monday 17th June 2019 at 9am,** which is a totally unsuitable time for most residents, however convenient it may be for LBS. We obviously need to agree a time more convenient for ***us*** at our meeting on Tuesday, and get back to them.

The end of defect letters will be sent out to all residents shortly.

JUNIPER HOUSE:

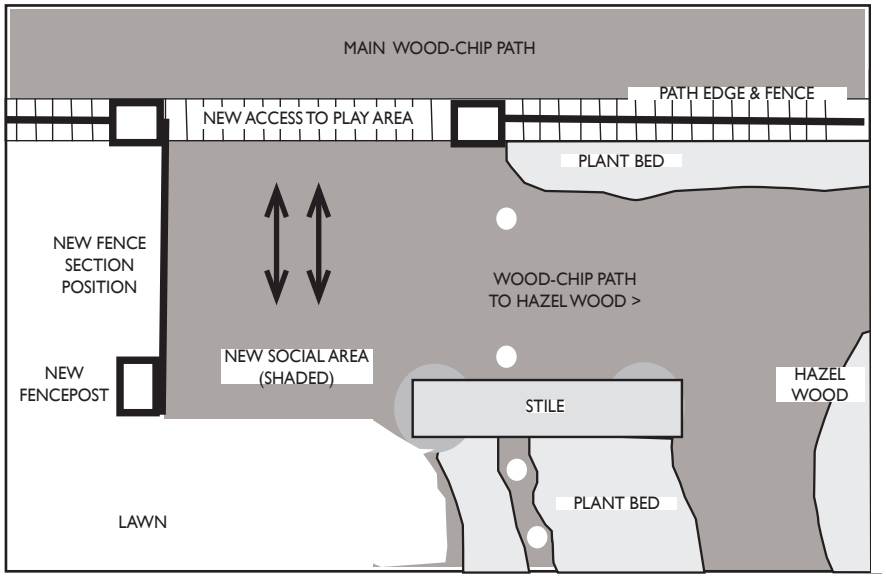
PROPOSAL TO REMOVE ONE SECTION OF FENCING.

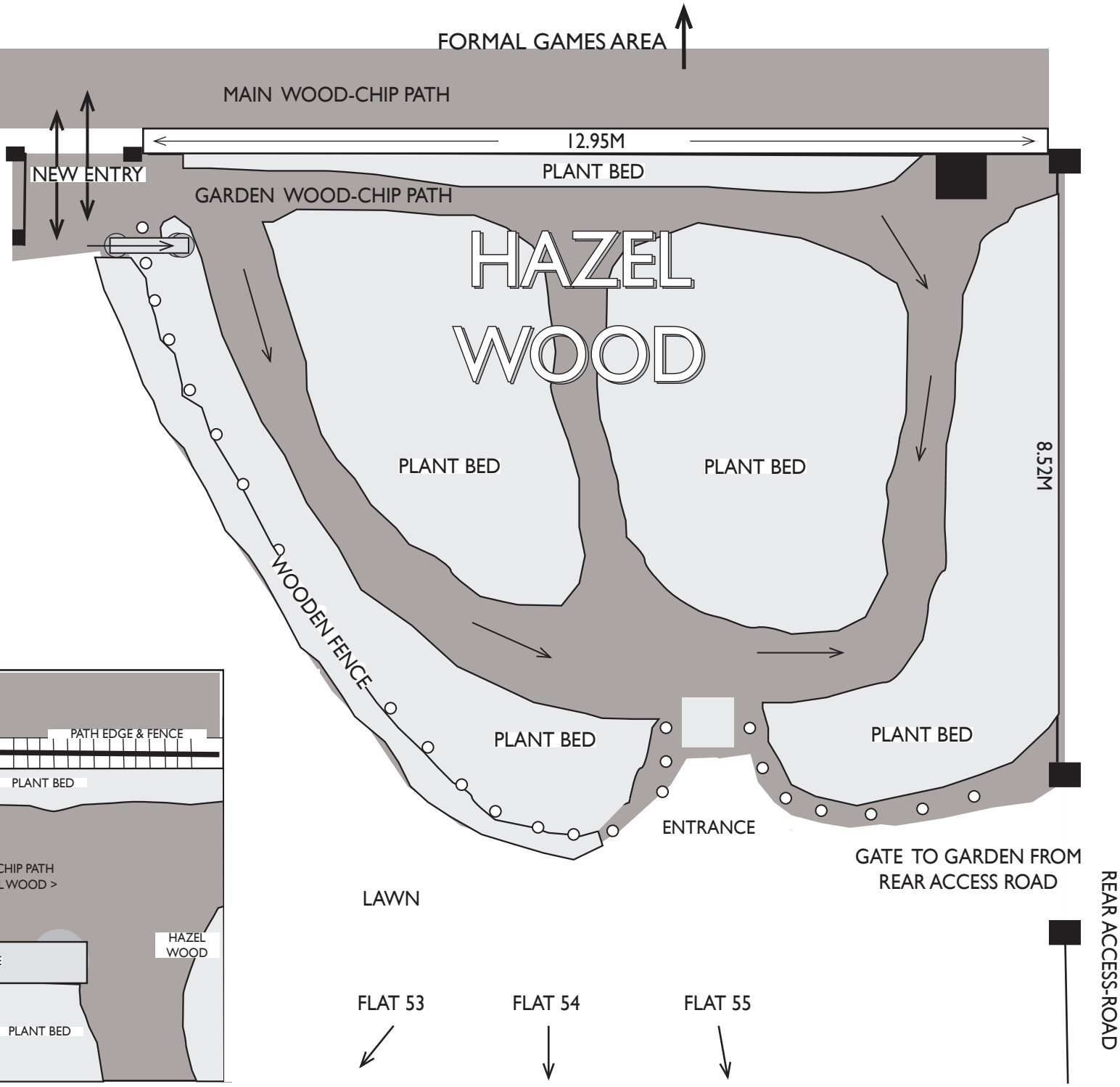
In order to:

- 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.
- Help restore accessibility of original garden design.

Please provide comments by next TRA meeting: 04/06/2019. Flat 30A.

To: the secretary. Flat 32 Juniper House.
email sec.junipertra@gmail.
tel. 0207 732 8493





(MINUTES. TRA MEETING (#22
Flat 30A .30/04/2019

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 thus far have raised no objections.
Proposal to be circulated, and forwarded to LBS for 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 garden 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 .

juniper tenants & residents association

community news[74]

08/05/2019

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

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Juniper TRA Meeting
7.30pm
Tuesday, 04/06/2019

Flat 30A • Juniper House

£10/hour Babysitting allowance available.

All New Residents Especially Welcome.

•••

MICE

Southwark say they will treat the block for mice if

10% of flats are effected.

In our case that means 8 reports.

Please phone or report online at:

0207 575 2000

www.southwark.gov.uk/pest-control/reporting-a-pest-problem

•••



Meantime, for the desperate,
Juniper has its own
'Rat-Zapper™' for loan.
Apply flat 32.



Thanks to Daryl

estate walkabout inspection with LBS

(Generally the last Tuesday of the Month)

Tuesday 30th April 2019, approx. 11am.

Report problems in person
and make suggestions for improvements.

Please meet at the entrance of the block if you wish to take part.

•••

new



Greater Spotted Woodpecker

Now fully resident in the garden. An unmistakeable bird who likes DIY.
Often to be heard drilling about tea-time.
Especially in the big Poplar near the ball-cage.

planning a barbecue this summer?

feel free to use the de-luxe, party-sized

Juniper smoker-barbecue

(no deposit)

apply flat 32.

•••

neighbours



Ring-Necked Parakeet

Usually prefers to live uphill among the rich folks, but has finally braved the floodplains to take advantage of the holes left in trees by the Woodpeckers.
Very green, very noisy.

Juniper TRA Meeting

April 30th 2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

4) Solar PV Report.

6) Meeting Room Progress.

7) Other Business

9) Next Meeting

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mains water shutdown • may 2nd

Services effected: toilets, baths, showers, and wash hand basins.

Duration: from 9am for approximately 4 hours.

for more information contact:
Repairs Team 0800 952 4444 • 0297 525 2600
www.southwark.gov.uk/blocks

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your views and stories

Please share your experiences of living at Juniper House via this newsletter.

All contributions welcome.

Send to sec.junipertra@gmal.com, or deliver to 32 Juniper House.

juniper tenants & residents association

community news[73]

26/04/2019

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

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Juniper TRA Meeting
7.30pm
Tuesday, 30/04/2019

Flat 30A • Juniper House

£10/hour Babysitting allowance available.

All New Residents Especially Welcome.

•••

Pomeroy Street Parking Bungle

courtesy of lewisham borough council

The new residential developments across the road were both allowed on the basis that car use/ownership will be zero. This is usually secured by removing the right for any future occupant to apply for a parking permit should a **Controlled Parking Zone (CPZ)** exist. This restriction is set out in the section 106 agreement (a legal agreement which forms part of the planning permission) and this may also require some wording to go into the leases or tenancies.

Unfortunately **Lewisham Borough Council** have forgotten to add this restriction to the section 106 agreement for the larger development currently under construction.

This means that there is no mechanism to stop residents of this block parking cars on Pomeroy Street despite the impact of the development being assessed as a low or zero car development.

I have asked the council's planners to ask Peabody to add this restriction retrospectively.

Tim Burrow

MINUTES. JUNIPER HOUSE TRA GENERAL MEETING • 19/03/2019. Flat 30A

Present. Coralie Allison (16). Tim Burrow (13) 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. **(SEE REPORT ON BACK PAGE)**

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. An informal session was held to deliver feedback from those present.

a) There was little support/information when it came to selecting a payment option for the major works.

b) There was no confirmation of acceptance or rejection of selected payment option, resulting in delays and missed first payments.

c) More communication is needed. For example a drop-in event or consultation like the ones at the outset of the major works.

d) More support is needed for those who missed the payment options or selected the wrong one.

e) What is LBS's aim? If it is to help existing communities stay together 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)
'The minimum quorum for general meetings will be **at least six (6)** of the properties being represented.' 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. Voted: 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.
Voted: 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. Pomeroy Street 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 was reported to the meeting.
Residents also reported seeing vans with hoods open 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.
Action: Residents 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) Tim has identified Planning failure in new Lewisham development on Pomeroy St.
The intended **Controlled Parking Zone** was accidentally omitted from the final submission - which was accidentally approved.
If left unrectified this could lead to additional congestion.
Actions: 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 seem beyond repair, of 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.

To report antisocial or suspicious behaviour visit www.met.police.uk. • or call 101, or Crimestoppers: 0800 555 111
Twitter @mpsNunhead • Email: nunhead.snt@met.police.uk
Nunhead office. 0208 721 2445

solar project discussion

general meeting • 19/03/2019

Martin Kovats (MK) of LBS 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.
e) The conclusion of the Building Research Establishment report was that there would be 'no return on total Capital Investment within 25 years'. Especially considering that 'Feed In Tariffs' have been effectively eliminated, and cannot be regarded as a source of income for recovery of capital outlay.
f) Complete BRE report to be forwarded for inspection.

Meeting Comments on Building Research Establishment 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.

Rob Kenyon (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. 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. **(Helen Dennis, Chair of Housing & Environment Scrutiny Commission).** Secretary to circulate relevant address.

MK sought formal assurance from meeting of intention to proceed with the project.
Passed Unanimously

Copies of full BRE Report available from the secretary: sec.junipertra@gmail.com. • flat 32

juniper tenants & residents association

community news[72]

05/04/2019

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

•••

7.30pm

Tuesday, 30/04/2019

Flat 30A • Juniper House

£10/hour Babysitting allowance available

All New Residents Especially Welcome

Useful LBS Contacts

Email: repairs@southwark.gov.uk
Online: www.southwark.gov.uk/housing/repairs
Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Emergency Number: 07946 220 827
Resident Services Officer, serina.usher@southwark.gov.uk
telephone: 020 7525 5179
Repairs Manager, Gary Glover: 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400
email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

Juniper Tenants & Residents Association

General Meeting

March 19th 2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

a) Contract service charges. b) Security issues

4) New Constitution Approval and Amendments (see inside)

5) Solar PV progress. Martin Kovats LBS.

Report of LBS forum and of site consultation by Building Research Establishment.

6) Meeting Room progress. Volunteers needed.

7) Pomeroy Street parking problems.

Entrances to Junioper blocked, congestion etc.

8) Other Business

Decorating bin store. Spare paint and old brushes needed.

9) Next Meeting

Proposed Changes to Juniper Constitution

Standard Model Constitution	Proposed Juniper Amendments
'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 15 members of the Association** giving reasons for their request. '	**'SPECIAL GENERAL MEETING' (18)** '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.'
'QUORUM' (19) 'The minimum quorum for general meetings **will be at least ten (10)** of the properties being represented.'	**'QUORUM' (19)** 'The minimum quorum for general meetings **will be at least six (6)** of the properties being represented.' **addition:** 'In the event of an inquorate reconvened General or Annual General Meeting, **a minimum of 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.'**
'NOTICE OF MEETINGS' (21) **Notice of all general meetings** shall be delivered to each property covered by the Association and shall include the date, time and place of the meeting and an Agenda of matters to be discussed. **Notice of committee meetings** shall be sent to each committee member's dwelling and should 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.	**'NOTICE OF MEETINGS' (21)** to read: '**Notice of all meetings shall be delivered to each propert**y 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. **Dates of next meetings to be agreed at the end of each meeting.'.'**

Free Courses

Whether you take part in TRA activities or not these free One-Day courses are a bargain.

Level 3 Emergency First Aid Saturday 16 March (Last few places)
9.15am-4.30pm, Rachel Leigh Hall SE17
This session covers the use a defibrillator and you get to practice how to use one

Level 2 Safeguarding Thursday 21 March
9.15am-4.30pm. Canada Hall SE16
This is a "MUST-DO" course for anyone who cares about being part of a healthy community – For volunteers who care about their community's well being

Essential Fire Safety Saturday 30 March
10am-2.30pm. Rachel Leigh Hall SE17
If you have fire extinguishers in your hall, this course is ESSENTIAL

Halls - Share and Learn Wednesday 17 April
6.30pm-8.30pm. Rennie
Take advantage of this unique opportunity to meet with other hall volunteers and share your working practices and learn new ones.

Level 2 Food Hygiene Tuesday 14 May
9.15am-4.30pm. Canada Hall SE16
This course is for any volunteer who wants to prepare food and drink for community events and meetings.

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You can book your place on any of this training using the link below, first time user will need to **'Register'** for training using the same link first.

www.southwarkcouncilcommunityengagementscheme.virtual-college.co.uk/

If you have problems using the online booking system or would like more information about training availability, please feel free to contact me directly using the contact details below

Regards

Paulette Watson
Community Training Officer LBS
PO BOX 64529
London SE1P 5LX
Tel 07932 379595
Paulette.watson@southwark.gov.uk

juniper tenants & residents association

community news[71]

15/03/2019

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA General Meeting

To Approve New Constitution

plus LBS representative

Martin Kovats on the Solar Project

•••

plus discussion on

Pomeroy Street parking problems.

•••

7.30pm
Tuesday, 19/03/2019

Flat 30A • Juniper House

All Residents Welcome

£10/hour Babysitting allowance available

southwark high-speed broadband

From email by Andrew Jones • LBS Business Development Executive
more details to follow by mail

1. What is the Southwark full-fibre broadband rollout programme?
The Council recently signed a non-exclusive agreement with two full-fibre broadband providers: ***Community Fibre*** and ***Hyperoptic***. Both providers will be rolling-out ultrafast broadband connections to all of our residential properties over the next 18-24 months. In addition, both organisations will be providing free connections to TRA and Community Halls and delivering digital inclusion training.

What is full-fibre broadband, and why is this work important?
Full-fibre broadband provides 'gigabit-capable' broadband connections. These fast connections are becoming important as we significantly increase our use of online services.

What does the full-fibre broadband rollout mean for me?
The rollout will provide access to a full-fibre, gigabit-capable, broadband connection from both providers. However, there is no requirement for you to switch to this new connection, and this work will not affect your current service.

Will these works cause any disruption?
The council is working with both broadband providers to ensure minimal disruption for residents during the installations. This includes, wherever possible, working with TRAs to keep residents informed of planned works.
Please contact our Better Broadband team at **Better.Broadband@southwark.gov.uk** if you have any comments.

How will I know when I can sign up?
You will receive letters from each of the broadband providers, notifying you of when they will be in your area and explaining the sign up process.
Both **Community Fibre** and **Hyperoptic** will also be attending TRA meetings during the rollout proces.

What else are the broadband providers offering?
We have agreed that both providers will deliver a free always-on connection to TRA and Community Halls located on or near Southwark housing estates. **As a resident you will be able to connect to this with your own device without charge.**

What other actions is the council taking to improve connectivity across the borough?
• With regard to short-term solutions, the council is installing wireless broadband (Wi-Fi) aerials on the rooftops of a selection of the council's social housing blocks. Operated by broadband provider ***Relish***, and capable of delivering superfast (in excess of 24Mbps) speeds.
• Beyond this programme, and briefly mentioned above, the council submitted an application to the **Local Full Fibre Networks Challenge Fund**, which is being run by the **Department for Digital, Culture, Media and Sport**, to secure funding to build two new fibre networks across Bermondsey and Rotherhithe.

Where can I find more information about the services provided by these new service providers?
Each of the providers has a website where you can find out more information about their services:

www.communityfibre.co.uk • www.hyperoptic.com

solar project glitch

Sadly, assurances at the inspection were misleading, but not fatal.

Draft conclusion on the Juniper Solar Project by the Building Research Establishment.
We are assured by LBS that this is "just another step in this process, not the end."

Conclusion

(with obvious responses)

1. 'There is significant variation in loads between the 3 intakes at Juniper House, with intake 1 consuming approximately twice as much as the other intakes. Half hourly metering or further monitoring of loads will help understand the electricity consumption in more detail. An LED retrofit scheme will deliver instant energy savings for the landlords supply, reducing costs to tenants and leaseholders. Transferring onto a renewable electricity tariff will also deliver carbon savings without any capital expenditure.'

(LBS should be retro-fitting LED's throughout the borough. Why should we pay for it? Transferring to a renewable supplier is also an LBS duty.)

2. 'The cost of access equipment (i.e. scaffolding) to install and maintain a solar PV system is the biggest influencing factor on a solar PV installation at Juniper House. It is estimated that the project costs far outweigh any financial benefit seen from off-set electricity costs and (if available) income derived from exporting surplus electricity to the grid. Access equipment costs for the solar PV scenarios have been based on an estimate provided to LBS and should be investigated in more detail. Installing a PV system at a time when access equipment is required for other maintenance will make a significant difference to the business case. '

(We are donating most of the 'project costs'. It is not a loan to be repaid.)

3. 'An assessment should be made to check whether the roof structure is capable of withstanding the loads of a PV array. Requirements for structural reinforcements could add additional cost on to a solar PV project.'

(It's a new roof. If it can't bear the load, what can?)

4. 'High level modelling has been completed for eight different system options, namely, south and east facing scenarios for both PV only and PV + battery for a maximized system and an optimised system for increasing self-consumption. There is no business case for a battery with a PV system that is optimised for daytime electricity consumption. Solar on both the south (9.7kW) and west (27.5kW) roof and inclusion of energy storage has the potential to cover all electricity requirements for Juniper House. The cost of battery systems are continually reducing and this option may become more cost effective for LBS in the future.

5. Although an east facing array will deliver approximately 7% less generated electricity than a south facing array, the potential for reduced cost of access equipment, continued easier access for maintenance and less shading issues, make a solar PV array on the east facing roof a better option for Juniper House. Without a guaranteed export tariff after March 2019 there is no benefit to LBS of the tenants to install a PV system that generates more electricity than the daytime consumption of Juniper House.'

(We want to generate energy for night-time consumption, not for during the day.)

•••

Please bring your questions and concerns to the meeting with Martin Kovats of LBS.
19/03/2019. 7.30. Flat 30A

Proposed Changes to Constitution

Standard Model Constitution

'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 15 members of the Association** giving reasons for their request. '

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Proposed Juniper Amendments

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Why?

If we can't get the Constitution approved, we have no rights or powers as a TRA. Decisions on this and other important matters have been delayed because several meetings were insufficiently attended.

We have been told by LBS that we only need to have 6 properties represented at a General Meeting for it to be valid. But we are unable even to achieve that.

Meetings last about 90 minutes maximum, and are very friendly and organised. And while the Meeting Room is no palace, it is all we have for the time being, and will be refurbished soon.

If there is something we are doing wrong, or which stops you from participating, please let us know. Please support your TRA.

secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House.

juniper tenants & residents association

community news[70]

06/03/2019

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

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32 Juniper House SE14 5BY

Juniper TRA
General Meeting
To Approve New Constitution
plus LBS representative
Martin Kovats
on the Solar Project
7.30pm
Tuesday, 19/03/2019
Flat 30A • Juniper House
All Residents Welcome
£10/hour Babysitting allowance available

estate lighting data

Please check these figures against your Service Charge and Rent Statements. If there are any discrepancies, please bring them to the meeting tomorrow or report to flat 32.

Electricity/lighting charges 2017/18 by flat size

Provided by LBS February 2019:

4 Bed - £87.26
3 Bed - £76.36
2 Bed - £65.45
1 Bed - £54.54
Bedsit - £43.63
Average Service Charge - £65.45

Comparable figures we have for 2017 consumption below.
(See Juniper News #55. 14/07/2018)

If accurate, the average figures would seem to show that LBS also has a lot to gain from eliminating this source of consumption.

Juniper House Estate Lighting Accounts 2017 (calendar year)

ACCOUNT	INTAKE	USAGE (kwh)	COST*
79475197490	1 (flats1-25)	15,218	£4,520.04
79787950120	2 (flats 26-50)	9,877	£2,829.05
79394521500	3 (flats 51-75)	5,300	£1,541.66
		30,395KWh	£8,890.75
Average Cost of Consumption (/75) =			**£118.54**

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juniper room slum

Letter to LBS Community Buildings Officer 25/02/2019

This morning I hosted another futile visit from an LBS operative. This time to inspect non-existent fire alarms and lighting. I was expecting the **installation** of those items.

We have been trying to operate out of this awful space since becoming a TRA in 2015, and naturally enough, residents are reluctant to attend meetings there, and quorums are becoming harder to achieve.

The community has done everything it can to clear and clean the room, and one minor repair has been undertaken by LBS (crack sealed to partition wall) but none of the real work has been touched. Until it is complete, any initiatives we were to take would be pointless. And anyway, we have repeatedly been given to expect imminent action by LBS, and therefore did nothing significant ourselves.

If you at least gave us a clear decision that LBS was **not** going to finance renovation, we could get on and make our own arrangements. But this indecision and delay is stifling the TRA by deterring the use of our only common space.

By rights, the unit should have been cleared immediately on the demise of the TMO in 2013, and maintained by LBS as part of the fabric of the building - regardless of the existence of the TRA.

Can you please give me some kind of clear assurance that the work will happen, and some sort of schedule for it?

yours
Secretary
Juniper TRA

• • •

early spring - early bulbs

Make the most of the masses of bulbs in the garden now. The Snowdrops were out in the first week of January, and have mostly gone, but the continued warm weather has brought a flush of Golden and Purple Crocuses, Daffodils, Hyacinths, Primulas and many other mysterious, unaccounted-for, unidentified plants.

We have a new delivery of logs, which are being used as seating at present in the Hazel Coppice near the play-cage. Enjoy!

Sad to report our first case of garden vandalism in 3 years. The window to the Bug City was deliberately broken two weeks ago by some idiot. Repair with perspex sheet in hand. Any information welcome.

Juniper Tenants & Residents Association

General Meeting

February 26th 2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

a) Contract service charges. b) Security issues

4) New Constitution Approval and Amendments (see inside)

5) Finance Report

6) Solar PV progress.

Report of LBS forum and of site consultation by Building Research Establishment.

7) Meeting Room progress. Volunteers needed.

8) Garden

9) Other Business

Decorating bin store. Spare paint and old brushes needed.

10) Next Meeting

juniper tenants & residents association

community news[69]

25/02/2019

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
32 Juniper House SE14 5BY

tomorrow

Juniper TRA General Meeting

To Approve New Constitution

7.30pm • Tuesday, 26/02/2019

Flat 30A • Juniper House

All Residents Welcome

£10/hour Babysitting allowance available

• • •

incredible

Will the person throwing ***dirty nappies*** *from the balcony please* ***stop doing so*** *immediately.*
It is ***disgusting***, ***unsanitary*** *and* ***anti-social****.*
You must know who you are. You should be ashamed. This behaviour is incredibly direspectful to your neighbours. And worse, could spread ***disease*** *to their children - and yours.*
Dispose of dirty nappies properly - and do ***not*** *flush them down the toilet either.*

Proposed Changes to Constitution

Standard Model Constitution

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Proposed Juniper Amendments

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• • •

Police are conducting RANDOM PATROLS in Juniper House grounds.

To report antisocial or suspicious behaviour visit www.met.police.uk
or call 101, or Crimestoppers: 0800 555 111
Twitter @mpsNunhead • Email: nunhead.snt@met.police.uk
Nunhead office. 0208 721 2445

Meeting Room To-Do List

From LBS Report

HOUSEKEEPING
1. Remove all rubbish and unused items from within the meeting room area

2. 'No smoking' signage required.

MANAGEMENT OF FIRE SAFETY
"1. The management committee must produce a fire (emergency) plan for the hall which should be made available to anyone hiring the premises.

2. Assembly point is required to be established for the fire action notice and the emergency plan.

3. The premises is a small single room with no AFD installed, fire drills are required to be carried out on a twice yearly basis.

4. Management committee members and helpers have no structured or documented fire awareness training carried out.

Action The management committee members and helpers are required to have a structured and documented fire awareness training carried out."

Target Date 18/02/2019

•••

Volunteers Needed

If anyone has done a Fire-Safety course, and is willing to be a 'Responsible Person', please let us know. Likewise anyone experienced in composing simple H&S documents.

please contact Rob, Flat 32. Phone 0207 732 8493 Email sec.junipertra@gmail.com

• • •

LBS Contacts

Email: repairs@southwark.gov.uk
Online: www.southwark.gov.uk/housing/repairs
Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Emergency Number 07946 220 827
Resident Services Officer, serina.usher@southwark.gov.uk : 020 7525 5179
Repairs Manager, Gary Glover on 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

Juniper Tenants & Residents Association
General Meeting
February 26th 2019 • Flat 30A • 7.30pm

Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting
a) Contract service charges. b) Security issues

4) New Constitution Approval and Amendments (see inside)

5) Finance Report

6) Solar PV progress.
Report of LBS forum and of site consultation by Building Research Establishment.

7) Meeting Room progress. Volunteers needed.

8) Garden

9) Other Business
Decorating bin store. Spare paint and old brushes needed.

10) Next Meeting

• • •

Juniper Energy Fact
(Target deductions to annual bills for Solar PV Project)

Electricity/lighting charges for year 2017/18 by flat size:

4 Bed - £87.26
3 Bed - £76.36
2 Bed - £65.45
1 Bed - £54.54
Bedsit - £43.63

juniper tenants & residents association

community news *68*

16/02/2019

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32 Juniper House SE14 5BY

• • •

Juniper TRA

General Meeting

Constitution Day

you decide how the TRA works

7.30pm • 26/02/2019

Flat 30A • Juniper House

All Residents Welcome

£10/hour Babysitting allowance available

Meeting Room Action

Your Community Needs

YOU

In spite of its small size, Room 30A could be of far more use than as mere meeting room or store. But LBS has said that it is not up to standard even for those basic uses.

Members of the community have already expressed an interest in holding small, suitable classes and craft workshops for residents.

If the community is to fully benefit from the space, it will require a certain amount of community effort.

Southwark are committed to a full regeneration of the space, but the TRA has to play its part.

Volunteers are therefore needed to donate a small amount of time.

1. Rubbish has to be removed from the room

2. A certain amount of **Health and Safety paperwork** has to be done.

3. Some people will have to do a basic **Formal Fire-Safety** course. (which always looks good on a CV.)

If anyone has already done a Fire-Safety course, and is willing to be a 'Responsible Person', please let us know.

Likewise anyone experienced in composing simple H&S documents.

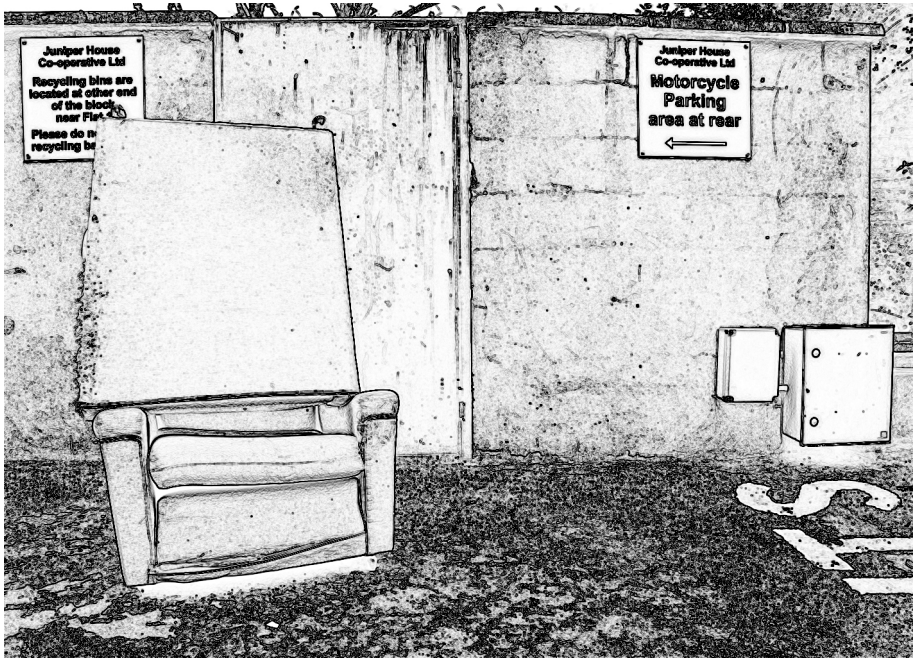
Every little helps. Please bring questions and suggestions to tomorrow's meeting.

or contact Rob, Flat 32. Email sec.junipertra@gmail.com
Phone 0207 732 8493

Juniper Bin-Chamber Disgrace

Help turn

THIS



Into something that looks ***less*** like the rubbish it's meant to hide.

The binchamber by the northern entrance is in desperate need of a complete paint-job. If we don't do it, the council will add the cost of doing so to our service charges.

With enough willing hands, and those spare buckets of paint you don't know what to do with, we could finish the job in a day. (2 coats)

Any designs would be incredibly welcome. But not essential.

To be dicussed tomorrow.

Juniper Tenants & Residents Association
January 29th 2019 • Meeting Agenda
Flat 30A • 7.30pm

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting
a) Contract service charges. Representation from Stephanie Flynn of LBS.
b) Security issues

4) New Constitution Approval
a) additions to document for discussion:
item 20 ('QUORUM')
'Minutes of all meetings to be circulated to all flats with notice of forthcoming meeting'.

b) *'In the event of an inquorate reconvened Annual General Meeting, those present shall constitute a quorum. The business conducted to be approved by the next Quorate meeting of the TRA, and a new AGM to be called if deemed necessary.'*

c) amendment item 21 ('NOTICE OF MEETINGS')
' Following the AGM a schedule of meeting dates for the year shall be provided to each committee member.' to be replaced by:
'Dates of next meetings to be agreed at the end of each meeting.'

5) Finance Report

6) Solar PV progress.
Report of LBS forum and of site consultation by BRE

7) Meeting Room progress. Volunteers needed.

8) Garden

9) Other Business
Decorating bin store. Spare paint and old brushes needed.

10) Next Meeting

juniper tenants & residents association
community news[67]

28/01/2019

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32 Juniper House SE14 5BY

Juniper TRA Meeting
7.30pm • 29/01/2019

TOMORROW NIGHT
Flat 30A • Juniper House
Service-Charge Questions & Answers

with guest
Stephanie Flynn
from Southwark Leaseholder Department

please be punctual
• • •

Solar Panel Feasability OK

Last week's study of the block for the solar panel project was overwhelmingly positive. Inspections by the **Building Research Establishment (**BSE) and LBS of the roof and loft-space found no initial obstacles to the proposed installation.
A full report will be presented by BSE to a progress meeting in a couple of weeks.
During the residents consulation, various issues were discussed and clarified, including options for exploiting any surplus electricity, including recharging points for electric vehicles.
Please bring any queries or suggestions to tomorrow's meeting.

101 Lurkers

Has anyone witnessed chemicals changing hands on the staircases?

The police had to be called Monday night to move on 2 persistent, regular Lurkers on bikes who first claimed to be 'resting', then to be 'waiting for Uncle Peter'. Then got aggressive.

The police naturally wanted to know if anyone had seen drugs changing hands. In spite of the lack of this piece of information, they have passed the report on to the Neighbourhood crime team. (101). If anyone is a more detailed witness, please contact the police. And naturally report any suspicious behaviour on sight. We don't want to become valuable drug territory, with all the conflict that implies.

The police called round on Tuesday to discuss the Lurkers. We are now on the radar of Nunhead and Queen's Road Neighbourhood Team, so the more genuine 101 calls the better.

They're going to send over a notice to say that there will be sporadic checks. And left their contact details.

To report a crime visit www.met.police.uk or call 101.

Twitter @mpsNunhead • Email: nunhead.snt@met.police.uk

Nunhead office. 0208 721 2445

Solar Panel Consultation Day

The Council has engaged the Building Research Establishment **(BRE)** to carry out a feasibility study of the block for the Juniper House solar panel project.

The BRE consultants will visit Juniper House on **Tuesday 22 January.**

In addition to examining the roof, electricity points and other parts of the block, they will be available to talk with residents about the project.

Apologies for the inconvenient time. BRE are not based in London and so are not available during the evenings.
The more questions the better, from our point of view.

2-4pm in 30A. All residents are welcome.

30A To-Do List

Southwark Council have inspected 30A, and before we can think of letting it be used by residents, some work has to be done, by us.

HOUSEKEEPING

1. Remove all rubbish and unused items from within the meeting room area

2. 'No smoking' signage required.

MANAGEMENT OF FIRE SAFETY

1. The management committee must produce a fire (emergency) plan for the hall which should be made available to anyone hiring the premises.

2. Assembly point is required to be established for the fire action notice and the emergency plan.

3. The premises is a small single room with no AFD installed, fire drills are required to be carried out on a twice yearly basis.

4. Management committee members and helpers have no structured or documented fire awareness training carried out.

Action The management committee members and helpers are required to have a structured and documented fire awareness training carried out.

Target Date 18/02/2019 Juniper responsibility.

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ADDITIONAL FITTINGS REQUIRED

1. Emergency lighting is required to be installed above the entrance door.

2. 'Fire door keep locked shut' sign required to the store room door.

3. Fire action notice is required.

LBS ACTION

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Volunteers Wanted

for basic tidying up and a bit of cleaning (2 hours?)

If anyone has done a Fire-Safety course, and is willing to be a 'Responsible Person', please let us know.
Likewise anyone experienced in composing simple H&S documents.

please contact Rob, Flat 32. Phone 0207 732 8493

Email sec.junipertra@gmail.com

Juniper Tenants & Residents Association
January 29th 2019. Meeting Agenda
Flat 30A • 7.30pm

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting
a) Contract service charges. Representation from LBS.
b) Security issues

4) Meeting Room progress. Volunteers needed.

5) Solar PV progress.
Report of LBS forum and of site consultation by BRE

6) Finance Report

7) Garden

8) Other Business
Decorating bin store

9) Juniper Cooperative Business

10) Next Meeting

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LBS Contacts

Email: repairs@southwark.gov.uk
Online: www.southwark.gov.uk/housing/repairs
Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Emergency Number 07946 220 827
Resident Services Officer, serina.usher@southwark.gov.uk : 020 7525 5179
Repairs Manager, Gary Glover on 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

juniper tenants & residents association
community news[66]

15/01/2019

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
32 Juniper House SE14 5BY

Juniper Solar Power Project

Resident consultation by the

'Building Research Establishment'
2pm • January 22 • Flat 30A.
Updates and Q&A.

Juniper TRA Meeting

7.30pm • 29/01/2019

Flat 30A • Juniper House

Service-Charge Questions & Answers

with guest from

Southwark Leaseholder Department

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Babysitting allowance available

Minutes • 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 of Previous Meeting 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 ands 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. Cooperative 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

Meeting Room Organisation

Beloved Room 30A has been inspected and found a bit wanting.
Rubbish has to be removed and a certain amount of Health and Safety paperwork has to be done.
But also, some people have to take formal fire-training (which always looks good on a CV.)
If anyone has already done a Fire-Safety course, and is willing to be a 'Responsible Person', please let us know.
Likewise anyone experienced in composing simple H&S documents.
volunteers wanted. please contact Rob, Flat 32. Email sec.junipertra@gmail.com. Phone 0207 732 8493

LBS community energy forum

December 17th. Tooley Street.

Juniper Delegates: Martin Hughes, Rob Kenyon.

LBS Officers present: Stuart Robinson-Marshall, Head of Sustainability and Business • Martin Kovats, Community Projects Manager • Finance: Ian Young, Departmental Manager - Housing and Modernisation • Louise Turff, Homeownership Services Manager, Finance and Governance. • Asset Management: Michael O'Driscoll, Contracts manager • Tom Vosper, Strategic Project Manager.

Also Present: Various LBS Councillors, plus representatives from '**South East London Community Energy**', **'Repowering London',** and **Haddonhall** and **Brenchley Gardens** housing estates.

Brief summary of meeting:

1. Stuart Robinson-Marshall presented the new LBS policy, which is to:

"Support the creation of community-led sustainable energy projects on estates to help residents reduce their energy bills."

2. Martin Kovats followed by expanding on the various projects on the drawing board, and also drew attention to the problem of the council's apparent inability at present to distribute the hard benefits of renewable energy schemes equitably between Leaseholders and Tenants.

3. Report from **SELCE** and **Haddonhall**.

SELC delivered an intersting overview of all the possibilities for sustainable energy projects. To be contacted.

4. The Juniper delegates presented our case, stressing its practical feasibility, as born out by Martin's long professional experience; and emphasising that both Tenants and Leaseholders must benefit equally from any direct Service Charge savings made due to their effort in this '**community-led sustainable energy project'.**

Ian Young of Finance defended the Council's service charge policy, and was informed that the funds for the project would be inaccessible unless some arrngement was made. Furthermore, that unless Tenants saw the same benefits as Leaseholders they would be unlikely to 'lead' any community projects in the borough.

The meeting was informed by Stuart Robinson-Marshall that Cabinet would have to give very serious consideration to an amendent to its policy in the case of environmental projects.

5. General Discussion.

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Summary: From our point of view, the meeting was very encouraging. We have been told we are a Southwark **pilot project**, and LBS seems to be taking our main concerns seriously.

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A team of consultants will be visiting this month to talk to residents about the project.
Possibly on 21/22nd or 24/25th January.
Please watch this space for final dates.

juniper tenants & residents association

community news[65]

08/01/2019

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32 Juniper House.

Juniper TRA

Meeting

7.30pm • 29/01/2019

Flat 30A • Juniper House

•••

Babysitting allowance available

Service-Charge Questions & Answers with guest from Southwark Leaseholder Department

Minutes • Juniper TRA Annual General Meeting • 27/11/2018. 7.30pm • 30A Juniper House

1. Present
Coralie Allison (16) Chair - Jaki Wilford (14) Rhiannon (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) Alemat 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.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
Chair. J. Wilford. Proposed R. Kenyon. Seconded T. Hussain. Passed unanimously.
Vice Chair. C. Stevens. Proposed J. Wilford. Seconded M. Mileva. Passed unanimously.
Secretary. R. Kenyon. Proposed J. Wilford. Seconded A. Hussain. Passed unanimously.
Treasurer. T. Burrow. Proposed R. Kenyon. Seconded J. Wilford. Passed unanimously.
Area Delegate. Lloyd Trott. Proposed R. Kenyon. Seconded J. Wilford. Passed unanimously.

8. Raffle
3rd Prize R. Busayat. **2nd Prize** A. Hussain. **1st Prize** J. Wilford.
(Cries of 'Fixed!')

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.

9. Action Reports (continued)
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, 39, 73, 14. Further reports welcomed.
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 TRA Meeting
29 Jan 2019

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mortar bombshell

The BBC has reported that inferior mortar has been widely used in recent construction work. Assurance has therefore been sought from London Borough of Southwark that the material used on the Major Works 2017/18 met accepted standards.

> ' **New homes 'crumbling due to weak mortar'**
> Hundreds of new properties have been built using weak mortar that does not meet recommended industry standards, the Victoria Derbyshire show has found.
> There are reports of homes with the fault on at least 13 estates in the UK. The full extent of the industry-wide problem is hard to measure as some homeowners have been asked to sign gagging orders to claim compensation.'

There is no evidence as yet that any of the relevant work undertaken last year is under suspicion, but better safe than sorry during the guarantee period.
LBS Clerk of Works George Briggs has responded to concerns, and is awaiting specifications from contractors A&E Elkins. News in next newsletter (65) - hopefully.
For more information see **Phil Waller**'s website *'New Home Blog'*.
http://www.new-home-blog.co.uk/weak-mortar-britains-crumbling-new-homes/

In the unlikely event that Juniper is effected by this problem, one consolation would be that any remedial work should give leaseholders a case for delaying payment of service charges.

solar project latest

the big xmas sit-down

It is fairly safe to say that the project is progressing. As requested, we have the opportunity to explain our case to the council face to face. Members of the Solar Panel Group have prepared material for presentation, but we would welcome any suggestions or additional information. Please contact the (Rob). Flat 32. 0207 732 8493. sec.junipertra@gmail.com.

The Facts

1. LBS has commissioned the **Building Research Establishment** to carry out a study of our project. This will be carried out in January for a February report and will involve the consultant coming to Juniper and talking with a range of residents about our ideas

2. The **Environment Scrutiny Committee** will hold a Roundtable discussion on the evening of **17 December** at LBS HQ inTooley Street. Juniper is invited give a short presentation about our proposal. The Roundtable will include councillors and senior officers, including representatives from Finance, and will produce recommendations to Cabinet. So our arguments on the night will need to be robust and convincing.

3. The discussion will include a presentation by **Repowering London**, sharing experiences from Community Energy projects in the London Borough of Lambeth and with other councils. There will then be a roundtable discussion with participation from a range of experts as well as local stakeholders including Haddonhall and Brenchley Gardens TMOs. The session, and the reports received in advance, will lead to a scrutiny report with recommendations to cabinet.

Here's hoping for a productive Xmas.

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meeting room latest

Our beloved room **30A** was throughly fire-checked last month with a view to final regeneration. We hope that the space will be updated and made habitable within a year. After which it will be available to residents for a range of approved activities.

Test results

1. All electrical equipment was PAT tested and approved.

2. After measurement, the room's maximum allowed capacity was found to be only 14. This raises questions about its usefulness for major meetings in the future.

3. Fire extinguishers were approved, but we are required to 'remove all rubbish and unused items from within the meeting room area.' We take this to mean the ladder behind the seats. This will be moved to the garden store ASAP.

4. The paintwork was found to contain asbestos, and will be remedied by LBS.

drains

After complaints at the AGM from residents of flats 16, 70, 13, 8, 39, 73, 14 and others. Local Resident Services Officer Serina Usher has forwarded reports of blocked drains to the communal repairs team to be actioned.
We'll wait and see what happens. Bring reports to January meeting

juniper tenants & residents association

community news 64

08/12/2018

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32 Juniper House.

Juniper House

Tenants & Residents Association

General Meeting

7.30pm • 29/01/2019

Flat 30A. Juniper House

star attraction

Service-Charge Questions & Answers with LBS guest from Leaseholder Department

Another Reason To Come to the AGM on Tuesday

LBS Solar Power Red-Tape

After solid assurances of support (see Juniper News 62) we have now been told that "a few issues have cropped up inside the council about the viability of solar." Both Administrative and Technical.

The only specific problem mentioned was the crucial issue of distributing the benefits to both Tenants and Leaseholders equally.
We are asking that the existing Community Lighting service charge be discounted for *all* Residents. Under the constitution of Juniper House Cooperative Ltd, we have no choice, in order to access the funding.

Apparently, making this minor accountancy adjustment to the Juniper service charge account would be a 'very senior decision'.
We say: What else are senior management for? We are offering LBS £30,000 on a plate to do something they will have to do at some point, and which LBS is committed to in their manifesto. Is LBS seriously going to reject this offer?

The other obstacle mentioned by LBS is that the service charge is calculated by area rather than block consumption. Which disregards the fact that our project would *reduce* gross area consumption, thereby tending to drive down charges for all council residents in our area. Presumably, they would be as baffled as we are to hear they might be denied this benefit because of a bureaucratic detail.

On the plus side, a consultant has been engaged to assess our proposal. And will report in the new year.
• Cabinet members are to be briefed this week on our project and we will hear the results in due course.
• A full breakdown of Estate Lighting charges per flat is to be provided. This will allow us to calculate exactly how much everyone will benefit, and also find out if we have been paying for more power than we consume.
• Martin Kovats (Coordinator LBS Communities Division Housing and Modernisation) is happy to come and meet to discuss the project and keep us updated.

To be fair, LBS is still working out the impact of the limited number of solar projects that it has already undertaken, and progress on ours is partly dependent on that review. But if they are as inflexible about sharing the benefits of solar power as they seem to be, why would any LBS estate consider installing it? What would they have to gain? It would seem clear that either the bureaucracy has to change, or the environmentally-friendly manifesto promises go in the bin.

While this is a disappointment, LBS is now paying attention, and cannot delay the inevitable.

More at the AGM next Tuesday.

Leaseholder Advice

citizens advice Southwark

Advice for Southwark Council Homeowners

A free, independent advice service for all Southwark

Who is the service for?
The service is for leaseholders and freeholders who bought their properties from Southwark Council, through Right to Buy or from a previous owner.
We provide independent advice on general and specialised leasehold / freehold matters including:

• Challenging annual service charges and major works payment demands; e.g., if you think the council is spending and charging too much on services or major works.
• Rights to be consulted and provided with information.
• Challenging the standard of services or building works that you think are not value for money.
• Neglect of the building or estate which is affecting your property.
• Understanding rights and responsibilities under the lease/freehold transfer.
• The Council's repair obligations.
• Applications to the First-Tier Tribunal (formerly known as LVT).

Other Issues
We can also assist on a range of other issues that may affect you paying service charges such as:
• Debt
• Benefits
• Employment

How to contact us
Tel: 020 7237 9532
Email: Lholders@citizensadvicesouthwark.org.uk
Write to:
Leasehold
Citizens Advice Southwark
8 Market Place
Southwark Park Road
London
SE16 3UQ

Please give your name and contact telephone number.
An adviser will reply to advise you or make an appointment to see you.

ANNUAL GENERAL MEETING AGENDA

27/11/2018

7.30pm • 30A Juniper House

1) Apologies

2) Approval of Minutes of the Last AGM

3) Presentation of the Accounts 2017/18

4) Appointment of Auditors

5) Election of Officers

6) Raffle!

7) Action Reports

8) Any Other Business

The meeting will also discuss a new constitution.

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Defend Your TRA

Under new LBS proposals, many support groups for Southwark Council residents are at risk, including the **Southwark Group of Tenants Organisation**. Tenant & Residents Associations are also under threat. Including Juniper.

if successful, these measures would remove most of what little Consultation exists with the council, replacing it with a website. Make your feelings known to your councillor at the Assembly Meeting next Wednesday.

Join the Borough-wide Lobby at:

160 Tooley Street. SE1 2TZ

November 28

Assemble from 5pm

juniper tenants & residents association

community news 63

23/11/2018

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

32 Juniper House.

Juniper House

Tenants & Residents Association

Annual General Meeting

7.30pm • 27/11/2018

Flat 30A. Juniper House

FREE RAFFLE!

£30, £20 and £10 vouchers for Sainsburys

LEAKED 2018 AGM REPORT

SOLAR POWER PROJECT UPDATE

The Project has significantly advanced since last year.
A working group has been set up. The block's electricity consumption figures have been unearthed. And meaningful contact made with Southwark's new *Community Led Sustainable Energy Project*, leading to the meeting below.

Juniper Solar PV Project Meeting 1 with LBS.
Meeting 1. Friday 26/10/2018
present Martin Kovats (Coordinator LBS Communities Division Housing and Modernisation). Rob Kenyon. Martin Hughes.

This was a highly productive and encouraging meeting which represented a major breakthrough for the project.
Martin Kovats was enthusiastic about the scheme, and saw no reason why the various cash-flow problems and administrative hurdles couldn't be overcome.
Our proposal is now the top of the list of LBS projects in this field, and can expect full support in proven feasible.
Nothing is certain yet, and many details still have to be ironed out. But we can now say that we are on course. Martin would not even rule out completion by the end of March.
Key points
1. Cabinet member Cllr Leo Pollock, and Cllr James Caldwell in support.
PV systems now Manifesto Commitment for LBS.
2. MK to contact Engineers Dept (Tony Hunter) re inspection and feasibility study. Model Tender to follow on approval.
3. March 31st deadline for Feed-In Tariffs could well be positive factor to pushing project forward.
4. Martin Hughes to arrange visit to his site at Coldharbour Lane for Cllr Pollock.
5. No objections in principle to financial implications for project. Removal of Estate Lighting service charge possible for Leasholders and Tenants. Any potential future income from installation to be subject to further negotiations.
6. Juniper is the LBS Pilot Project for this kind of scheme, and will benefit from full LBS support if it proves feasible.
7. MK to report back in 2 weeks and arrange further actions.

MAJOR WORKS 2018

The TRA attempted to keep control of the major works contract, with varying degrees of success.
All major works items are still under guarantee, and any faults should be reported to:

chris.ayton@southwark.gov.uk. telephone: 0207 525 1329

Reports to July TRA Meeting

A final snagging tour was conducted with LBS and Elkins. (See Over)
There was disagreement over responsibility for cleaning staircases and windows. With Elkins claiming the block has been left as they found it.

A. Shoddy Work reported to interior window-sills. Damage to ceiling left unrepaired. .
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:
Aggressive letters recieved from LBS.
The meeting was advised that the full itemised bill has yet to be provided, but is likely to be less than the initial estimate. 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.

LBS representative to be invited to next TRA meeting for questions.

Juniper Tenants & Residents Association

Grand Barbeque

this Sunday

November 4th

About 4pm

Bring food, drink, fireworks, music..

Great time guaranteed

All welcome

In the garden square, under the lamp-post

(any volunteers to help set up contact Rob. 0207 732 8493. Flat 32)

juniper tenants & residents association

community news[62]

02/11/2018

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32 Juniper House.

AGM & RAFFLE NIGHT

Last Tuesday's meeting did not have enough people to proceed, and has been postponed (see below).

Until we can elect a new committee, the TRA is paralysed. This is a great shame since it will delay action on the Solar PV project - which will save all residents money, and also on any other issues of common interest.

Everyone attending will qualify for one ticket to the **Bumper, 3-Prize Draw.** And since the number required for the meeing is only 15, that could mean odds of 3-1. Not a bad bet.

ALL residents welcome. All residents have a vote.

Juniper House Tenants & Residents Association
Reconvened
Annual General Meeting

27/11/2018 • 7.30pm • Flat 30A. Juniper House

FREE RAFFLE!

£30, £20 and £10 vouchers for Sainsburys

• • •

Grand Barbeque

this Sunday

see back page

Repairs 'Teething Problems'

Three months ago we were told of the changes to the Council Repair system on October 1st, and warned there might be 'teething problems'.
It is now a month after the changeover. Has anyone experienced any problems? If so bring them to the meeting on Tuesday.

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From Newsletter #59. September 26. 2018

Changes to Council Repairs

From 1 October 2018

"Tenants'repairs are currently carried out by Mears in the south of the borough, and by the council in the north.
From October 1st all tenants' home repairs will be carried out by the council (excluding repairs to the fabric of the building such as external walls and windows, front doors and the roof).
These changes will help us achieve our ambition for Southwark to have the best repairs service in the country, quick to respond and to fix problems to a high standard.
We cannot promise improvements overnight, and as with any change we expect that in the first few months after the council takes over the repairs on 1 October, we may have a few teething problems.
We would ask for your patience and understanding while we use those early weeks to iron out any challenges related to duch a complex shift of people and systems. Our aim initially is to keep the response times published in the Tenants Handbook, which we know will be an improvement on the service some residents have received.
Longer term, we are devloping a plan to work with you, our residents, to look at what needs to be improved, and how we can do so."
If you are interested in being part of that process please get in touch by emailing: **community.engagement@southwark.gov.uk.**
Or write to : FREEPOST RSCE-TGHU-CUZB. Southwark Council, Community Engagement 5/3, 160 Tooley Street, SE1 2QH

We need at least

15

people to start the meeting on

Tuesday.

Please come, and bring a neighbour.

•••

Believe it or not, the work done by Juniper TRA in 2018 has done some good.

•••

Help it continue for another year.

•••

Juniper House Tenants & Residents Association
Annual General Meeting

30/10/2018 • 7.30pm • Flat 30A. Juniper House SE14 5BY

FIREWORKS

If you are going to let off fireworks in the garden, please do so as far away from the flats as possible, and with care and consideration for animals, young children and the vulnerable.

There are public displays in Burgess Park and Southwark Park

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Juniper House Tenants & Residents Association Annual General Meeting

30/10/2018 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval of Minutes of the Last AGM

3) Presentation of the Accounts 2017/18

4) Election of Officers

5) Appointment of Auditors

6) Action Reports 2018

7) Any Other Business

juniper tenants & residents association

community news[61]

27/10/2018

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
32 Juniper House.

we are

SO

close

latest news on Solar PV project at AGM

Juniper House Tenants & Residents Association

Annual General Meeting

• • •

Tuesday • 7.30pm • October 30th
Flat 30A. Juniper House
Please submit nominations for posts in advance if possible

• • •

All Residents Welcome
£10 /hour babysitting allowance available

Minutes. 2017 (reconvened) Juniper House TRA Annual General Meeting 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 Stephens, 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, office items and events)
Total £1,174.31

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. 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 13/07/2017 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) To formally request access to Juniper House Cooperative 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.

• Proposal from the floor that unofficial action group be approved to research 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 recieved, 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 recieved 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. 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.

9. Date of Next TRA Meeting. 13 March 2018

Solar Panel News

Members of Juniper's Solar Panel Group are meeting on Wednesday October 24th with Martin Kovats, Community Projects Manager, from Southwark's Communities Division, to discuss how soon we can make a start with the project.

Come to the Annual General Meeting on October 30th for the full report.

•••

Juniper House Tenants & Residents Association
Annual General Meeting
30/10/2018 • 7.30pm • Flat 30A. Juniper House
SE14 5BY
AGENDA

1) Apologies
2) Approval of Minutes of the Last AGM
3) Presentation of the Accounts 2017/18
4) Appointment of Auditors
5) Election of Officers
6) Action Reports
7) Any Other Business

juniper tenants & residents association

community news 60

22/10/2018

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32 Juniper House.

Juniper House Tenants & Residents Association

Annual General Meeting

°°°

Elections
Financial Reports
Latest news on meeting with LBS on Solar Project

°°°

7.30pm • October 30th
Flat 30A. Juniper House
Please submit nominations for posts in advance if possible

°°°

All Residents Welcome
£10 /hour
babysitting allowance available

ODD-JOBS

London Borough of Southwark is not responsible for all repairs at Juniper House. The Residents' Agreement says that items like paintwork are the liability of the tenant or leaseholder. To prevent deterioration, they have established a **'Handyperson Service'** to do those irritating jobs like re-hanging doors or fittng shelves. It costs, but might be handy, if it works.

Please share any experiences.

To find out if the **Handypersons Scheme** can help you, contact:
020 7525 1863 or email Handypersons: **handyperson@southwark.gov.uk**

Types of jobs a handyperson can help with
Our Handypersons can help with small repairs or adaptations.

They can:
Move furniture • hang or take down curtainse • tape down carpets and electrical leads • hang light bulbs • put up shelves • re-glaze small windows • change smoke alarm batteries • plumb or un-plumb washing machines • fit internal doors • fit locks and security chains • install smoke alarms...
If you need a repair that's not listed above, please contact them.

What a Handyperson can't help with
Gas servicing• major building work • decorating • gardening

What we charge
Our Handyperson costs are the following:
Residents on benefits.
If you're receiving housing benefits, income support, council tax benefits, pension credit, disability living allowance or attendance allowance, we charge **£10 per hour plus material costs.**

if you're not receiving benefits, we charge **£20 per hour plus materials costs.**

Council Tenants requesting a repair under your tenancy agreement should contact **repairs on 020 7525 2600** or email: **repairs@southwark.gov.uk** or report online at: **www.southwark.gov.uk/housing/repairs**

Other help you can get
Housing adaptations works closely with occupational therapists who assess council tenant needs and recommend adaptations to your home.

The **Home Improvement Agency** (HIA) offers a service to elderly and disabled home owners and private tenants who want to repair or adapt their homes.

www.southwark.gov.uk/housing/support-services/handypersons

HOT SOLAR NEWS

Southwak Light-bulb Moment

As part of Southwark Council's Business Plan 2018/19, the Communities Division and Residents Involvement Team is intending to pilot a **Community Led Sustainable Energy Project.**

"The energy project will explore various options such as:

- Solar panels
- Loft and attic insulation
- Boiler replacement
- Smart meters and controls"

Expressions of interest from Tenants and Residents Associations are being sought. We have responded in full, with a full outline of our proposals - which should keep them busy. But it would be useful to hear any other similar ideas.

•••

formal notice of

Juniper Tenants & Residents' Association Annual General Meeting

•••

7.30pm • Tuesday • 30/10/2018

Flat 30A. Juniper House

All Residents Welcome

•••

£10 /hour

babysitting allowance available

RECONVENED

Juniper House Cooperative Annual General Meeting

09/10/2018 • 7.30pm• Flat 30A. Juniper House

AGENDA

1) Apologies

2) Approval of Minutes of the Last AGM

3) Presentation of the Accounts 2017/18

4) Appointment of Auditors

5) Election of Officers

6) Report 1. Transference of Engagements

7) Report 2. Final Formal Dissolution

8) Any Other Business

•••

Southwark have sent the following document for distribution.

Note 'patience and understanding' and ' teething problems'.

Changes to Council Repairs

From 1 October 2018

"Tenants'repairs are currently carried out by Mears in the south of the borough, and by the council in the north.
From October 1st all tenants' home repairs will be carried out by the council (excluding repairs to the fabric of the building such as external walls and windows, front doors and the roof).
These changes will help us achieve our ambition for Southwark to have the best repairs service in the country, quick to respond and to fix problems to a high standard.
We cannot promise improvements overnight, and as with any change we expect that in the first few months after the council takes over the repairs on 1 October, we may have a few teething problems.
We would ask for your patience and understanding while we use those early weeks to iron out any challenges related to duch a complex shift of people and systems. Our aim initially is to keep the response times published in the Tenants Handbook, which we know will be an improvement on the service some residents have received.
Longer term, we are devloping a plan to work with you, our residents, to look at what needs to be improved, and how we can do so. "
If you are interested in being part of that process please get in touch by emailing: **community.engagement@southwark.gov.uk.**
Or write to : FREEPOST RSCE-TGHU-CUZB. Southwark Council, Community Engagement 5/3, 160 Tooley Street, SE1 2QH

juniper tenants & residents association

community news[59]

26/09/2018

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
32 Juniper House.

RECONVENED

Juniper Cooperative Ltd

Annual General Meeting

•••

Report 1. Transference of Engagements

Report 2. Final Formal Dissolution of the Coop

•••

7.30pm • October 9th

Flat 30A. Juniper House

All Residents Welcome

•••

£10 /hour

babysitting allowance available

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

• • •

Juniper Coop Cash Handover Saga 2

Return of the Red Tape

After repeated contacts with the Financial Conduct Authority, some obstacles seem to be out of our way. We can spend our money on anything in the common interest of the membership. An FCA advisor wrote to say that:

> *'When we receive an application to register an instrument of dissolution, we will look to see that the instrument has been duly authorised by members... We will also look to see that the society's plans for its remaining funds and assets is in accordance with the society's rules.*
> *Beyond that, we do not make comment on societies' plans for their funds upon dissolution, and we cannot give advice to individual societies about what they should do.*'

The FCA does not specify what the co-op should do with its money before dissolution, other than that it must be spent in accordance with co-op rules, for the community benefit. It has said on the phone that we could write a cheque to the TRA on the night of the AGM. But it would seem prudent to get a little more conformation first. And also to be in strict accordance with the terms of the proposal approved at the last AGM (minutes above).
We will also need to briefly employ a lawyer to notarise the Dissolution.

This week will therefore not be the last meeting of the co-op, as we hoped it would be. We will need to elect officers to oversee the final few months, and therefore need as many members to turn up as possible on Tuesday night. Please try to attend.

Juniper House Cooperative Annual General Meeting

18/09/2018 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies
2) Approval of Minutes of the Last AGM
3) Presentation of the Accounts 2017/18
4) Appointment of Auditors
5) Election of Officers
6) Report 1. Transference of Engagements
7) Report 2. Final Formal Dissolution
8) Any Other Business

NOISE

There have been several reports of loud, unnecessary, domestic noise. Including obscenities and what sounds like domestic violence.
There is a clear obligation on all Residents to allow their neighbours the right to the peaceful enjoyment of their home. Breaking the Agreement with LBS can result in possible eviction.
Please remember that noise travels very easily in Junjiper House, and that not everyone wants to know your business.
To report domestic violence and antisocial noise, please contact: 020 7525 5777

VANDALISM

An expensive baby-buggy was vandalised beyong repair last week. It was only left outside the third floor flat for a few minutes, on Sunday 2nd September in the afternoon.
Any information would be useful.
If anyone has a temporary replacement they can spare, it would be even more useful. contact flat 32.

lbs contacts

Email: repairs@southwark.gov.uk
Online: www.southwark.gov.uk/housing/repairs
Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Emergency Number 07946 220 827
Resident Services Officer, serina.usher@southwark.gov.uk : 020 7525 5179
Repairs Manager, Gary Glover on 020 7525 3093 • Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

juniper tenants & residents association

community news[58]

15/09/2018

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32 Juniper House.

Juniper Cooperative Ltd

Annual General Meeting

ooo

Report 1. Transference of Engagements

Report 2. Final Formal Dissolution of the Coop

ooo

And Juniper TRA Meeting

ooo

7.30pm • September 18th

Flat 30A. Juniper House

All Residents Welcome

ooo

£10 /hour

babysitting allowance available

Juniper Coop Cash Handover Saga

progress of transfer to the TRA

As most residents will know, **Juniper Tenants and Residents Association** has been waiting to get access to the unusable **Juniper Cooperative** reserve account.

It is unusable because **London Borough of Southwark** refuses to recognise the Coop, and the Coop constitution states that the money can only be spent in the community interest on properly costed projects, which in practice for this amount of money (£30,000) means involving LBS, which doesn't recognise the Coop....

The Coop therefore decided at the Annual General Meeting 19th October 2017 to inform the **Financial Conduct Authority** that it has decided to make its funds available through the TRA for use on the Solar PV Project. And that we wish to formally dissolve the society as soon as possible. (See letter opposite)
This would seem a mere formality under the terms of the legislation (see below). But we don't know yet.

We expect a decision before the **Annual General Meeting on September 18th.** If it is in our favour, we might possibly be able to end the coop and transfer the money at the meeting. Watch this space for the news when it comes.

If we are temporarily blocked from a simple transfer, the worst would be that we have to keep the Coop limping along to pay the bill for the Solar Project, after which **JHC** can be put to rest peacefully with no complications. Even in the nightmare case where we are forced to hand the money to Southwark, they would still be bound by the terms of the legacy **(fiii)** and we would still benefit from the hard-earned community fund.

But given the regulations below, it would seem that we qualify. Surely providing Carbon-free community lighting and saving every flat an average of £120 each year is directly *and* indirectly '**for a purpose that is for benefit of the community.**' **(2a).**

Come to the meeting to see it happen. Possibly the very last chance to see Juniper Coop in action.

Under the Cooperatives and Community Benefit Societies Act 2003:

(2) The society must not use or deal with its assets except—

(a) where the use or dealing is, directly or indirectly, for a purpose that is for the benefit of the community;

(e) where the society is to be dissolved or wound up, to pay its creditors; or

(f) to transfer its assets to one or more of the following

(iii) a registered social landlord which has a restriction on the use of its assets which is equivalent to a restriction on use and which will apply that restriction to any assets so transferred;

www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf

Mutuals Team
Financial Conduct Authority
25 The North Colonnade
Canary Wharf
E14 5HS
20/08/2018

re Transfer of assets and closure of society.

Dear Sir/Madam
Briefly, Juniper House Cooperative is no longer fit for our needs and cannot be kept alive much longer, and we wish to transfer our existing reserve to our successor body in order to make it available for best use by the membership. We hope to complete this process at our next AGM on September 18th.

Since the dissolution of Juniper House TMO in 2013/14, the Cooperative has not been recognised by our local authority (Southwark), which has severely hampered our ability to spend our remaining reserves productively.

A Tenants and Residents Association has been established which the council does recognise ('Juniper House Tenant's and Residents Association'). This organisation represents all Juniper Residents, including all Coop Members.

It is the TRA's intention to install a solar PV system which would (initially) power the communal lighting, thereby reducing both service charges and rents for every Leaseholder and Tenant respectively. The Coop wholeheartedly agrees that this project would be highly beneficial to the community, and would like to devote its remaining resources to enable it. [see AGM minutes]

Our reserves at the end of the last financial year amounted to some £29,000 (see Accounts 2017/18 submitted).
It is our intention to transfer as much as possible of this to the account of the TRA, to be ring-fenced for project use only. After which, we will sadly terminate the Cooperative, since it is clearly no longer sustainable as an effective organisation for our purposes, and running one organisation is quite enough work for an estate of only 75 units.

We sincerely trust that these proposals are practicable under FCA regulations, since the funds in question were in effect earned by the community itself during the years when it was responsible for the under-subsidised management, maintenance and refurbishment of the estate, when many residents undertook work without payment. Without that community initiative to restore social housing which had been allowed to decay, there might not be a Juniper House.
The fund was recognised as a distinct asset of the Cooperative by LB Southwark in their final audit of the TMO - before it was closed by them.

Please contact for further details.

Yours,

Rob Kenyon
Treasurer: Juniper House Cooperative Ltd.
Secretary: Juniper House Tenants & Residents Association.
0207 732 8493

communal tv aerial

reconnections

Many flats were diconnected from the old roof aerials during previous regeneration works, but the line still exists to most flats, and merely needs reintalling inside.
All flats can be connected, and they work for all but the highest frequency channels.
Mid-price TV digital services such as TalkTalk have good reception, except on high frequency channels like PSB America and a few others, which are beyond range.
Southwark is hoping to update the aerials to modern standards at some time.
To request reconnection **Contact:**
0800 952 4444, or email: EngineeringServices@southwark.gov.uk

toadstool path

The recent rain has brought out hundreds of fungi on the wood-chip path, of several different species. It seems this is perfect habitat for fungi, and that this display is going to be a permanent attraction, with more varieties arriving each season. They appear fast and are never in full flower for long, so if you want to see them at their best, look within a few hours after the rain stops.
Naturally, however beautiful, they should not be eaten without precise identification.

£9,000/year to share

for the record

Consumption figures for last year show the Estate Lighting bill for 2017 was almost £9,000. Not having to pay that bill would benefit all residents. The Solar PV project would do just that.

£8,890.75 divided between 75 flats = £118.54/year.

Summary : Juniper House Accounts 2017 (calendar year)

ACCOUNT	INTAKE	USAGE (kwh)	COST*
79475197490	1 (flats1-25)	15,218	£4,520.04
79787950120	2 (flats 26-50)	9,877	£2,829.05
79394521500	3 (flats 51-75)	5,300	£1,541.66
		30,395KWh	**£8,890.75**

juniper tenants & residents association

community news 57

24/08/2018

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32 Juniper House.

Juniper Cooperative Ltd

Annual General Meeting

(possibly the last)

ooo

Item 1. Tranference of Assets to Tenants Association
Item 2. Final Formal Dissolution of the Coop

ooo

And Juniper TRA Meeting

ooo

7.30pm • September 18th

Flat 30A. Juniper House

All Residents Welcome

ooo

£10 /hour

babysitting allowance available

save 50% on water bills

you might qualify for WaterSure Plus

WaterSure Plus reduces bills by 50% for qualifying customers, whether you have a water meter or not and regardless of who sends you the bill.

To Qualify, you need to answer **YES** to parts 1 **and** 2 below.
(Useful to have details of your yearly gross and net household income, benefits and water bills to hand.)

1. Your water bill is 3% or more of your yearly net household income
If your water bill is lower than 3%, you won't qualify for WaterSure Plus.
(Yearly water bill divided by your net household income multipied by 100)
EG Annual water bill of **£500** and a yearly net household income of **£10,000** would be a qualifying result of **5%.**
500 ÷ 10,000 = 0.05.
0.05 X 100 = 5%.

2. <u>One or more</u> of the following applies to you:
Either:
a. Your yearly gross household income is **less than £16,105 and**
b. Someone in your household is **aged over 62** or
c. Someone in your household is **registered disabled or**
d. Someone living with you has parental **responsibility for a child aged up to 5**

Or someone in your household receives **one or more of these benefits:**
• Housing Benefit, Income Support, Working Tax Credit, Pension Credit, Universal Credit, Child Tax, Income Based Job Seekers Allowance (JSA), Income based Employment and Support Allowance (ESA).

How to apply
Email your name, address and contact number to:
customerservices@thameswater.co.uk and we'll send you an application form in the post.

Call 0800 980 8800 for an application form. 8am–8pm Mon-Frid, 8am-6pm Saturday.

If you are deaf or hard of hearing, please call **0800 316 6899.**
Lines are open 24 hours a day. Voice calls or mobile numbers are not accepted.

Extra Care Services Team on **0800 009 3652.** Lines open 9am-5pm Mon -Frid.

Print your own application form
Download, print and complete the form. Then send to
WaterSure Team. Thames Water. PO Box 508. Swindon. SN38 2TX

www.thameswater.co.uk/My-Account/Billing-and-payment/Help-paying-your-bill/Watersure-Plus-scheme

parking tickets issued in juniper

have you been nicked?

According to the grapevine, Juniper residents have been ticketed for parking their cars in the Juniper carpark. Especially cars parked in front of pramsheds.
It is clear that we need a new paring system urgently. This was raised at the last TRA meeting in June and will be raised again on Tuesday.
Have you been effected?

•••

'street link'

connecting rough sleepers to local services

0300 500 0914 • www.streetlink.org.uk

If you are concerned about someone you have seen sleeping rough, you can use this website to send an alert to **StreetLink**.

•••

who ate all the plums?

Just when they were about to come into full fruit, all the plums in the garden have suddenly vanished without a trace. Almost overnight.
It's a great mystery.
Chief suspects at the moment are animals looking for a drink in the horribl;e weather. But that would leave heaps of discarded stones, which aren't there.
Any witnesses?

•••

planning a barbecue?

feel free to use the de-luxe Juniper barbecue/smoker
(no deposit)
apply flat 32.

Juniper Tenants & Residents Association

July 24th 2018. Meeting Agenda

Flat 30A • 7.30pm

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

Parking issues.

4) Feedback from Major Works

5) Secretary's Report

6) Finance Report

7) Group Reports

8) Other Business

School holiday ideas.

9) Juniper Cooperative Business

10) Next Meeting

juniper tenants & residents association

community news[56]

22/07/2018

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

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32 Juniper House.

Juniper TRA

General Meeting

Tuesday, July 24th

7.30pm • Flat 30A. Juniper House

•••

All Residents Welcome

•••

£10 /hour

babysitting allowance available

•••

Want to save 50% on water bills?

•••

Been fined for parking in your own car park?

•••

see inside

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 abd 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.

Major Works

Further walkabouts with George Briggs (LBS Clerk of Works), Chris Ayton (LBS Contract Manager, Serina Usher and Rosemarie Cousins (LBS Resident Services) have resulted in assurances that works will be completed to the required standard. Which means it is our responsibility as a community to report any faults immediately. Outstanding items include smears and staining on the staircase surfaces in general, and on windows in particular. And tapemarks on front doors. LBS reps are clear this is the responsibility of the contractors.

•••

Solar Panel Project. £9,000/year to Share
(Where else but Juniper?)

We now have accurate consumption figures for last year (see below).
The Estate Lighting bill for 2017 was almost £9,000. Not having to pay that service charge would benefit all residents, not just leaseholders. Annual rent statements include a specific item for estate lighting which can easily be removed from the total.

Tenders for the contract will be issued as soon as possible.
Watch this space.

The Solar Project Group welcomes new volunteers to keep ideas fresh

Please emal: sec.junipertra@juniper.com • phone 0207 732 8493
Rob Flat 32

Summary : Juniper House Accounts 2017 (calendar year)

ACCOUNT	INTAKE	USAGE (kwh)	COST*
79475197490	1 (flats1-25)	15,218	£4,520.04
79787950120	2 (flats 26-50)	9,877	£2,829.05
79394521500	3 (flats 51-75)	5,300	£1,541.66
		30,395KWh	**£8,890.75**

* = net of VAT and penalty charges

street link

The details you provide are sent to the local authority or outreach service for the area in which you have seen the person, to help them find the individual and connect them to support. We ask you to provide the following information:

1) A specific location for the rough sleeping site. You can do this by using a map to pinpoint the exact location and then providing a written description of the location.

2) Details of the time that the rough sleeper has been seen at the location.

3) Any information about the rough sleeper that will help find them (gender, approximate age, what the person looks like, what they are wearing).

You will receive details of the action the local authority normally takes when they are told someone is sleeping rough in their area and an update on what has happened as a result of your alert within 10 working days if you have requested it.

...

school holiday ideas

Juniper has lots of money to spend on projects for the holidays.

Bring all proposals, with rough costings, to the meeting on the 24th, where they can be approved quickly, rather than having to wait for further authorisation.

Suggestions so far include a pottery workshop, afternoon teas, and den-building. But family trips to the seaside, or other days out can also be considered.

Anyone with any skills to offer please come to the meeting on the 24th or

emal: sec.junipertra@juniper.com • phone 0207 732 8493 • Flat 32

juniper tenants & residents association

community news55

14/07/2018

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32 Juniper House.

Juniper TRA

General Meeting

Tuesday, July 24th

7.30pm • Flat 30A. Juniper House

○○○

All Residents Welcome

○○○

£10 /hour

babysitting allowance available

...

'STREET LINK'

connecting rough sleepers to local services

0300 500 0914 • www.streetlink.org.uk

If you are concerned about someone you have seen sleeping rough, you can use this website to send an alert to **StreetLink**.

(see back page)

What is antisocial behaviour?

from Metropolitan Police Website: www.met.police.uk/advice/advice-and-information/asb/antisocial-behaviour/

'Antisocial behaviour is defined as 'behaviour by a person which causes, or is likely to cause, harassment, alarm or distress to one or more persons not of the same household as the person' (Antisocial Behaviour Act 2003 and Police Reform and Social Responsibility Act 2011).

There are three main categories for antisocial behaviour, depending on how many people are affected:

• **Personal antisocial behaviour** is when a person targets a specific individual or group.

• **Nuisance antisocial behaviour** is when a person causes trouble, annoyance or suffering to a community.

• **Environmental antisocial behaviour** is when a person's actions affect the wider environment, such as public spaces or buildings.

Under these main headings antisocial behaviour falls into one of 13 different types:

1. Vehicle abandoned: This covers vehicles that appear to have been left by their owner, rather than stolen and abandoned. It includes scrap or 'end of life' vehicles and those damaged at the scene of a road traffic collision that have been abandoned and aren't awaiting recovery.

2. Vehicle nuisance or inappropriate use: This relates to vehicles being used in acts such as street cruising (driving up and down the street causing annoyance and bothering other road users), vehicle convoys and riding or driving on land other than a road. It also covers the misuse of go-peds, motorised skateboards and electric-propelled cycles, and the unlicensed dealing of vehicles where a person has two or more vehicles on the same road within 500 metres of each other.

3. Rowdy or inconsiderate behaviour: This refers to general nuisance behaviour in a public place or a place to which the public have access, such as private clubs. It does not include domestic-related behaviour or public disorder which should be reported as crimes.

4. Rowdy or nuisance neighbours: This covers any rowdy behaviour or general nuisance caused by neighbours, including boundary and parking disputes. It also covers noise nuisance from parties or playing loud music.

5. Littering or drugs paraphernalia: This includes fly posting and discarding litter, rubbish or drugs paraphernalia in any public place.

6. Animal problems: This covers any situation where animals are creating a nuisance or people's behaviour associated with the use of animals is deemed as antisocial. It includes uncontrolled animals, stray dogs, barking, fouling and intimidation by an animal.

7. Trespassing: This is any situation in which people have entered land, water or premises without lawful authority or permission. It ranges from taking an unauthorised shortcut through a garden to setting up unauthorised campsites.

8. Nuisance calls: This covers any type of communication by phone that causes anxiety and annoyance, including silent calls and intrusive 'cold calling' from businesses. It does not cover indecent, threatening or offensive behaviour which should be reported as crimes.

9. Street drinking: This relates to unlicensed drinking in public spaces, where the behaviour of the persons involved is deemed as antisocial. It also covers unplanned and spontaneous parties which encroach on the street.

10. Prostitution-related activity: This relates to any activity involving prostitution such as loitering, displaying cards or promoting prostitution. It may also refer to activities in and around a brothel that impact on local residents. It does not include 'kerb-crawling' which should be reported as a crime.

11. Nuisance noise: This relates to all incidents of noise nuisance that do not involve neighbours (see 'Nuisance neighbours' above).

12. Begging or vagrancy: This covers anyone begging or asking for charitable donations in a public place, or encouraging a child to do so, without a license. It also includes sleeping rough in the open air, shop doorways or communal areas. Unlicensed ticket sellers at or near public transport hubs may also fall into this category.

13. Misuse of fireworks: This will include the inappropriate use of fireworks, the unlawful sale or possession of fireworks and noise created by fireworks.

Local Safer Neighbourhoods Team Drop-in surgeries

The Green, 5 Nunhead Green SE15

11:00AM - 12:00PM, Wed 11 July 2018

11:00AM - 12:00PM, Wed 18 July 2018

11:00AM - 12:00PM, Tue 24 July 2018

Juniper TRA Meeting
7.30, Tuesday, July 24
Flat 30A

'STREET LINK'

connecting rough sleepers to local services

0300 500 0914 • www.streetlink.org.uk

If you are concerned about someone you have seen sleeping rough, you can use this website to send an alert to **StreetLink**.

The details you provide are sent to the local authority or outreach service for the area in which you have seen the person, to help them find the individual and connect them to support. We ask you to provide the following information:

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You will receive details of the action the local authority normally takes when they are told someone is sleeping rough in their area and an update on what has happened as a result of your alert within 10 working days if you have requested it.

Hatcham Gardens
concerns

According to Engie,the contractors for the new development on the glassworks site, Hatcham Park will not to be built on.

The unexpectedly large area now occupied had to be allocated for main delivery access via Kender Street, and for site buildings.

The contract is expected to last until the Summer of 2020.

Early that year, there will be consultation with local residents to decide the future form of the park.

Contacts for Engie

Site Manager:

Warren Ross. tel: 0797 668 2413

Resident Liaison Officer:

Brooke Rutherford. tel: 0776 802 5129 (not '5128' as in Peabody/Engie June newsletter)

Community Investment Officer:

Karen Field. tel: 0781 429 9523

•••

Karen has said she would like to attend a TRA meeting to address any concerns, at a convenient date.

juniper tenants & residents association
community news[54]

07/07/2018

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32 Juniper House.

SUMMER

BARBEQUE

NIGHT

this SUNDAY

July 8th

late afternoon until after dark

◦ in the garden, under the lampost ◦

All Welcome

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 seperately 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 areial signal can be fed through a box to provide a service without a dish.
To be confirmed.

10) Juniper Cooperative 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

Juniper Tenants & Residents Association

June 12th 2018. Meeting Agenda

Flat 30A • 70.30pm

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

Trade credit accounts for TRA.

4) Feedback from Major Works

5) Secretary's Report

6) Finance Report

7) Group Reports

8) Other Business

Rough sleepers

Proposal. The TRA authorises a budget of £100 specifically to repair scaffolding damage to gardens of ground floor flats.

9) Juniper Cooperative Business

10) Next Meeting

juniper tenants & residents association

community news [53]

09/06/2018

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32 Juniper House.

general meeting

tuesday, June 12

7.30pm • Flat 30A. Juniper House (ground floor north corner)

•••

all residents welcome

£10/hour babysitting allowance available

•••

Orphan Plants

There are mature **Rosemary** and **Lavender** plants in really nice containers still unclaimed at the plant refuge.

If their owner no longer wants them, the Garden group will find a home for them.

please contact 0207 732 8493.

Final Snagging Items Raised with Elkins/LBS to Date

Responses by LBS. [R]

Cleaning Contract Clarification

If **GC/Works/1** or similar contract was used, the contractor's obligations are clear:
A) Work areas must be cleared and cleaned at the end of each day.
If the contract used is **TPC 2005 Partnering Contract**, there are similar clauses regarding cleaning at the end of each working day within this contract to GCWorks,
[R] *The contractor did carry out his duties on a daily basis, the issue is that the estate cleaners have not been carrying out their duties whilst Elkins have been on site. Chris Ayton will contact the cleaning section regarding the cleaning of the block.*

B) On completion the Contractor shall properly clean floors, woodwork, steps, yards, clear out all gutters, drains and gullies and leave the whole of the works in a clean, sound and fit condition for occupation.
[R] *As above*

C) The contractor is to ensure that the public highway, estate roads and pavements etc. are kept clear of mud and other debris resulting from the works at all times. This should extend to the cleaning of vehicle tyres etc. where necessary.
[R] *As above*

Items Reported

1) No cleaning at end of contract including: Balcony walkways and stairs, painted copings, wall tiling, wndows and staircase glazing, forecourt.
[R] *A Builders clean has been carried out, however I have e-mailed Sharon Shadbolt regarding the cleaning to the glazing opposite the stairs, this will require a chemical clean which is additional to the contract.*

2) Tiling. No attempt at colour matching. No grouting or cleaning of existing or repaired tiles.
[R] *The tiling was originally down to be painted, the tiled are got omitted at the request of the TNRA, and therefore no other works were added regarding the tiled areas.*

3) Broken glass on north staircase first floor.
[R] *Agreed will be done*

4) Balcony ponding. No attempt at improving falls with new coating.
[R] *The scheme was to carry out repairs and overcoat with a resin finish, no re-levelling of asphalt was included.*

5) Forecourt and garden damage caused during contractor's possession.
[R] *Have you photos of the damage I'm unaware of this damage?* (yes)

6) Balcony wall cracking already visible at brickwork returns on front balconies.
[R] *Structural engineer to re-attend and advise why this is occurring.*

7) No change to branch wastes in bathroom and kitchens. Slow discharge and pulled traps resulting in open drains .
[R] *No works were carried out to the branch wastes to the kitchens and bathrooms, the drainage works were only to the main down pipes, these were cleaned and lined where necessary. Issues with Branch waste needs to go back to repairs.*

8) Have contractor's O&Ms been submitted? Maintenance cycle for painted copings? Cleaning of stair windows now openable windows are painted shut?
[R] *There were no easy clean hinges to these windows and therefore cleaning cannot be carried out safely to these windows, the windows are to an open balcony therefore not required for ventilation. The O&M manuals have not yet been submitted.*

9) Incomplete final coat of paint on outside staircase sill mouldings.
[R] To be completed.

10) Old utility supboards unsealed leaving access for vermin.
[R] Awaiting response.

11) Gaffer tape marks and other residue on doors throughout estate.
[R] Awaiting response.

12) Staircase work cracking at North staircase and various sites.
[R] Awaiting response.

13) No pointing 1st floor North staircase.
[R] Awaiting response.

Additional Items 26/05/2018 >

14) Rainwater downpipe rear of flat 52 left disconnected after painting, directing flow onto wall. Exposed section of downpipe left untreated.
[R] Awaiting response.

Clearly some of these responses [R] are inadequate.

Please bring concerns, and any other faults to the meeting June 12.

Southwark Advice on Rough Sleepers at Juniper

'You need to call the Police on **101** every time you see the rough sleepers around the building. The Police will attend, interview and move them on or even arrest them.
If they are genuinely homeless, they need to go to
25 Bournemouth Road, London, SE15 4UJ
and seek to be re-housed.'

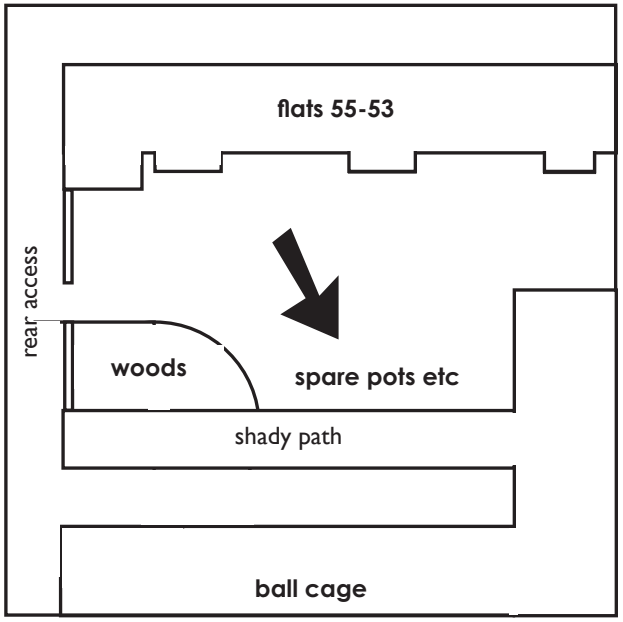
New Area Manager

'I would also like to inform you that from the **28/5/2018**, another officer will be temporarily taking over from me. She's called **Serina Usher** and her email is **serina.usher@southwark.gov.uk'**

Mustapha Semanda. Local Area Management.

Spare Pots for Recycling

There are still many usable pots, windowboxes and containers unclaimed after the major works. If you need any, they are to be found by the bushes near the fence.
All help with the Garden Group still welcome.
Any ideas contact Rob flat 32. or email sec.juniper.tra@gmail.com.



juniper tenants & residents association

community news 52

31/05/2018

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32 Juniper House.

how satisfied are you with the works you paid for?

(see inside)

• • •

general meeting tuesday, June 12

7.30pm • Flat 30A. Juniper House (ground floor north corner)

• • •

all residents welcome

£10/hour babysitting allowance available

• • •

Juniper House TRA • Committee Meeting 17 • 13/03/2018
PROVISIONAL MINUTES (to be approved at meeting 01/05/2018)

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) Letterbox repairs.

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 to follow.

Report approved.

11. 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.

12. Juniper Cooperative Business

a) To approve the request by Juniper TRA at the Annual General Meeting (30/01/2018) for access to Juniper House Cooperative 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)

13. Next Meeting. April 17th.

Tree Works 2018

LBS Tree Officer Ernst Erasmus visited on 17 April 2018 and confirmed the following work.

1) The deadwood in the Canadian Oak near Flat 1 is a priority and will be removed in **May 2018.**

2) The minor deadwood in the Field maple will be removed in **June 2018.**

3) The crown of the Robinia with the deadwood will be removed in **June 2018.**

4) The group of feral Cherries will be thinned out and two other intrusive feral saplings removed **June 2018**.

5) Reducing the crown of the three cherries and one whitebeam (at the front of the block) back to their previous reduction points. Scheduled for **October 2018**.

Also action on neighbouring unmanaged trees.

1) the leaseholder in Colls Road to have the deadwood in the tree removed (also the dead vines and cut back the branch growing into the Sorbus).

2) There is another tree in the back garden of 8 Colls Road that needs attention. Liaise with them to prune the tree.

3) A site visit to 1 Colls Road to survey the trees in their rear garden.

Unfortunately, it is not LBS policy to prune trees for the purposes of giving residents access to more light. If we want this kind of work, we will have to fund it ourselves.

Juniper T&RA Meeting Agenda
Flat 30A • 70.30pm • 1st May 2018

1) Apologies
2) Approval of Minutes
3) Matters Arising from Previous Meeting
4) Major Works Consultation Issues
5) Secretary's Report
6) 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.

7) Group Reports

For discussion: Refurbishment of garden and offer of help to ground floor residents to replace plants lost during works.

8) Other Business

Discussion. Future car-park management. Satellite dishes.

9) Juniper Cooperative Business
10) Next Meeting

juniper tenants & residents association
community news[51]

23/04/2018

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
32 Juniper House.

General Meeting
Tuesday, May 1st
(reconvened)
7.30pm • Flat 30A. Juniper House
(ground floor north corner)

•••

All Residents Welcome
£10/hour babysitting allowance available

•••

Defective Works

Until March 13 2019, report faults in the major works directly to

A&E Elkins - Defects Section. Shelly Sullivan, Defect Co-ordinator.

email: defect@aeelkins.co.uk. trel: 0203 887 6861.

But in order to get the work finished according to expectations, the TRA still needs as many examples of unfinished or defective work as possible.

Juniper House TRA • Committee Meeting 17 • 13/03/2018

PROVISIONAL MINUTES (to be approved at next meeting)

1. Present. Coralie Allison, Martin Hughes, Rob Kenyon (secretary) Claire Phillips. Cherrie Stevens, Lloyd Trott, Jackie Wilford (chair)

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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 Cooperative Business

a) To approve the request by Juniper TRA at the Annual General Meeting (30/01/2018) for access to Juniper House Cooperative 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

Responses to March Report to Area Management.

(Mustapha Semanda)

Staircase Cleaning

'I have been advised that the cleaners have been doing their best. However, because Major works have been working in the area and sometimes drill, there's dust in the communal areas etc. Nonetheless, I have informed the cleaning team about your concerns.'

Recycling Collections

'The normal process is for the residents to call the Centre on **02075252600** and report any problems/ log complaints with recycling. The council prefers for such complaints to go through the call centre so that they can be monitored and resolved.'

Faulty Estate Lighting

'I have requested our Communal Repairs Officer Dave Lea to organise so that these lights can be checked by our contractors.'

Dangerous Trees

'I have requested the Aboricultural Officer (Ernst Erasmus) who is responsible for organising for the pruning of the trees to make contact and provide you with an update. I have also requested to meet with him.'

Appointment for 3/4/18 between 11am and 1pm.

Issues Reported to Site Meeting 21/03/2018.

Martin Hughes, Rob Kenyon (JTRA). John Downey, Rosemary Coker (Elkins).
George Bragg, Chris Ayton (LBS)

1) Future maintenance tips for new paintwork and floors on balconies.
Residents should not use strong chemicals or scourers. Soapy water and a brush should remove most stains.

2) Ponding reported on new 3rd and 4th floor walkways after recent rain. To be inspected.

3) Staircase refurbishment.
Tiles on staircases are to be re-pointed. And replaced with nearest match where possible.
Missing moulded top sections (quadrants) to be remodelled with composite and painted to match.
Staircases and walkways to have final cleaning.

4) Drains.
Several reports of backed up drains in spite of recent works.
After maintenance on stacks and underground pipes, this places responsibility for drainage problems squarely with **LBS Repairs** department, who are responsible for outlets to the stacks.

5) Letterbox repairs. Report to LBS

6) Barbecue Demolition. LBS and Elkins now denying initial promises to demolish the BB near flat 1 and re-site the bench and granite slabs. They are under no obligation to undertake this work, but did agree to it as an act of goodwill. We will probably have to do it ourselves.

7) Lawn Refurbishment. Damage to lawn will be made good, but only with standard lawn seed. George advised against sowing meadow mixtures on the grounds that LBS mowing schedules might be disrupted.

8) Leak between flats 63/4. To be inspected.

9) Kitchen Problems. To be inspected.

www.southwark.gov.uk/housing/repairs

juniper tenants & residents association

community news[50]

25/03/2018

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra
30 Juniper House.

General Meeting
Tuesday, April 17th

7.30pm • Flat 30A. Juniper House

• • •

All Residents Welcome

• • •

£10 /hour
babysitting allowance available

• • •

SPRING 2018
BARBECUE
Sunday April 15

mid-afternoon until after dark
bring food, drink,music, but mostly Yourselves...

2017 (reconvened) Juniper House TRA Annual General Meeting Minutes • 7.30pm. 30/01/2018 • 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 Stephens, 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	
£ 1200	Income (LBS grant)
£ 109.39	Approved Expenditure
£1174.31	Total

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.
'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 Cooperative 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.

Proposal from the floor that unofficial action group be approved to further the project. - **Approved**.
Group members: Martin, Coralie, Tim, Rob.

AOB (B) Garden Proposals.
'Surgery of trees which LBS will not deal with as a matter of emergency.'
Two quotes recieved, 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 recieved for re-siting of tropical plants, but general agreement from contractors that it would be very expensive.

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.

• 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.

Date of Next TRA Meeting. 13/032018.
2018 AGM due in early Autumn 2018.

Juniper Tenants & Residents Association

March 13th 2018. Meeting Agenda

Flat 30A • 70.30pm

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

4) Feedback from Major Works Consultation

5) Secretary's Report

6) Finance Report

7) Group Reports

8) Other Business

9) Juniper Cooperative Business

10) Next Meeting

juniper tenants & residents association

community news[49]

12/03/2018

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General Meeting

Tuesday, March 13th

7.30pm • Flat 30A. Juniper House

•••

All Residents Welcome

•••

£10 /hour

babysitting allowance available

•••

tomorrow

Juniper House TRA Annual General Meeting 2017 (reconvened) • 7.30pm • 30/01/2018. Flat 30A
Minutes Subject to Approval

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, Faye Roberts, Cherrie Stephens, 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.

£ 83.70	Balance at 30/09/2016
£ 1200	**Income**
£ 109.39	**Expenditure**
£1174.31	**Total in account.**

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 a future TRA meeting.

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. Previous interest by LBS Councillor James Coldwell seems to have evaporated for the time being. Proposal that action group be set up to further the project approved.
Group members: Martin, Coralie, Tim, Rob, Jackie.

(ii) 'Surgery of trees which LBS will not deal with as a matter of emergency.'
Two quotes recieved, awaiting third. LBS to be pressed again to undertake major works.

(iii) 'Re-siting of ailing tropical plants in shaded area to raised beds in open locations.'
No specific quotes recieved for re-siting of tropical plants, but general agreement from contractors that it would be very expensive. Further enquiries to be made.

(iv) 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 (B) 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 (C) Cleaning. Reports that block cleaning not being done properly.
Action. secretary to contact Area Management.

AOB (D) Fly-tipping. Claire Phillips reported that rubbish was being dumped in the forecourt.

AOB (E) Identity Theft. Kola reported that Juniper refuse was being systematically (and messily) raided and inspected on a regular basis. Residents should be warned of the danger of Identity Theft, and to dispose of any personal documents with care. Anything with your name and address on can be used for fraudulent purposes.

AOB (F) Motorbike Nuisance. Reports of improper use of motorbikes at night in Juniper grounds. This qualifies as anti-social behaviour and should be reported through LBS website or ring 0207 525 5777.

AOB (G) Homelessness. Reports of Rough Sleepers on staircases this Winter.
Action. Area Management to be notified.

9. Raffle.
Won by Martin.

10. Date of Next TRA Meeting.
13 March 2018.
2018 AGM due in early Autumn 2018.

satellite dish update

LBS has reversed its original assurances that satellite dishes removed for essential works will be re-installed. 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.

All complaints to: mustapha.semanda@southwark.gov.uk

identity theft

There have been several reports that Juniper refuse is being systematically (and messily) raided and inspected on a regular basis. Residents should be warned of the danger of Identity Theft, and to dispose of any personal documents with care. Anything with your name and address on can be used for fraudulent purposes. Shred, pulp or tear into confetti any papers with personal details or other idenitying data on before disposing of them.

motorbike noise

Residents have complained of improper use of motorbikes at night in Juniper grounds. This qualifies as anti-social behaviour and should be reported.

LBS website (www.southwark.org.uk) or ring 0207 525 5777.

fly-tipping

Rubbish is being dumped in the forecourt.
Please report to Southwark, who pledge to clear reported fly tips on Southwark streets and council owned estates within 24 hours.

'If you see someone fly tipping, don't confront them, but make a note of the following and then contact us to report fly tipping:

1. Date, time and place where it happened.
2. A description of any vehicles involved and their registration number
3. What the waste looks like and how much there is

www.southwark.gov.uk/street-care/fly-tipping

juniper tenants & residents association

community news 48

6/03/2018

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Juniper TRA

General Meeting

Tuesday, March 13th

7.30pm • Flat 30A. Juniper House

∘∘∘

All Residents Welcome

∘∘∘

£10 /hour

babysitting allowance available

Minutes • Juniper Tenants & Residents Association • 2016 Annual General Meeting • 15.11.2016

Present.
Louis Rotos, Mustapha Semanda (LBS).
Aftab Hussein (70). Claire Palmer (63). Colleen Williams (18). Cherie 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.
Meeting approved activities activities of 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 co-ordinated 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 Cooperative Ltd of £200, reimbursement of agreed garden and office expenses, and payment 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. Elections of Officers
Louis Rotos assumed the chair and thanked the previous committee for their work.

Chair. Jackie Wilford. Nominated Tim Burrow. Seconded Kirsten Dunham.
Voted in favour Unanimous.

Vice Chair. Lloyd Trott. Nominated Rob Kenyon. Seconded Jackie Wilford.
Voted in favour Unanimous.

Treasurer. Tim Burrow. Nominated Aftab Hussein. Seconded Kirsten Dunham.
Voted in favour Unanimous

Secretary. Rob Kenyon. Nominated Tim Burrow. Seconded Colleen Williams.
Voted in favour 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 forthcoming. Louis suggested further investigation and agreed to forward more detailed information about groups and funding sources. 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 in favour 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 Annual General Meeting 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 organisation can be retired as soon as possible.

10. Next AGM. To be arranged.

Juniper House Tenants & Residents Association

Annual General Meeting

30/01/2018 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Progress Report on Spending Proposals from July 13th TRA

7) Draft Proposals

a) This meeting agrees to authorise the committee to further investigate the installation of Solar PV Systems to power communal lighting circuits.

b) To formally request access to Juniper House Cooperative 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.

8) Any Other Business

juniper tenants & residents association

community news **47**

25/01/2018

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AGM SPECIAL

Juniper TRA

Annual General Meeting

Tuesday, January 30th

7.30pm • Flat 30A. Juniper House

•••

ALL RESIDENTS WELCOME

•••

Free Draw for Store vouchers for all attendants

- if the meeting is quorate.

Baby-sitting allowance of £10/hour available

Juniper House Tenants & Residents Association

Annual General Meeting

30/01/2018 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Progress Report on Spending Proposals from July 13th TRA

7) Draft Proposals

a) This meeting agrees to authorise the committee to further investigate the installation of Solar PV Systems to power communal lighting circuits.

b) To formally request access to Juniper House Cooperative 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.

8) Any Other Business

Useful Contacts

Please report any Health & Safety or Major Works issues in writing to:

Chris Ayton: chris.ayton@southwark.gov.uk

• • •

Routine repairs to LBS Repairs. 0800 952 4444

Email: repairs@southwark.gov.uk

Also report: www.southwark.gov.uk/housing/repairs

• • •

Trapped in lift: 0207403 9271

Emergency repairs (including lifts): 0207 525 2600

• • •

Gas leaks: 0800 111 999

Electricity (UK Power Networks): 0800 028 0247

Thames Water: 0800 714 614

• • •

Estate Walkabouts.

Last Tuesday of the month.

10.30 • Montague Square.

Arriving Juniper about 11am.

CONTACT

Secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

PRIZE RAFFLE!

WIN!

£25 Shopping Vouchers

WIN!

Free draw for all at the AGM

CONTACT

Secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

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juniper tenants & residents association

***community news*[46]**

04/01/2018

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Annual General Meeting

Tuesday, January 30th

7.30pm • Flat 30A. Juniper House

•••

If we don't manage to hold an Annual General Meeting this time, it is hard to see the organisation surviving much longer.

So please try to attend, and persuade a neighbour to come too.

If there is some reason Juniper TRA is making it difficult for you to attend meetings, please let us know what we are doing wrong.

•••

Free Draw for Store vouchers for all attendants

- if the meeting is quorate.

Baby-sitting allowance of £10/hour available

Juniper Solar Power Project

The TRA meeting in July authorised that quotes be sought for installing solar panels on the roof in order to power the estate lighting, and as many other communal services as possible.

Quotes have been received, but we are still awaiting others.

Apart from its environmental benefits, the main aim of this project is to reduce service charges and rents for all residents.

If the work were to begin soon, significant savings could be made by using the scaffolding which is in place until Spring 2018.

Please share any experiences, advice or information.

Especially concerning grants. (address above).

Hear more at the AGM

CONTACT

Secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Useful Contacts

Please report any Health & Safety or Major Works issues in writing to Chris Ayton: chris.ayton@southwark.gov.uk

•••

Raise routine repairs to LBS Repairs. 0800 952 4444

Email: repairs@southwark.gov.uk

Also report via: www.southwark.gov.uk/housing/repairs

•••

Trapped in lift: 0207403 9271

Emergency repairs (including lifts): 0207 525 2600

•••

Gas leaks: 0800 111 999

Electricity (UK Power Networks): 0800 028 0247

Thames Water: 0800 714 614

•••

Estate Walkabouts.

Last Tuesday of the month.

10.30 • Montague Square.

Arriving Juniper about 11am.

CONTACT

Secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

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PRIZE RAFFLE!

WIN!

£25 Shopping Vouchers

WIN!

Free draw for all at the AGM

CONTACT

Secretary: sec.junipertra@gmail.com • 0207 732 8493 • 32 Juniper House

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juniper tenants & residents association

community news *45*

13/12/2017

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Annual General Meeting

proposed new date

Tuesday, January 30th

It seems that Juniper Residents Association is in trouble. Just when we were so close to making a difference.

The fact is that if we don't manage to hold an Annual General Meeting soon, it is hard to see the organisation surviving much longer - which would be a great shame. And it's just as hard to see us getting the chance to spend our money - which bizarre.

Both attempts to have a meeting in October failed, in front of Southwark officials. The next time we need to be sure a meeting is going to happen.

So please

- If **January 30th** is NOT a good date for you, please let us know and if possible suggest a suitable alternative date.
(email above or contact Rob Kenyon, secretary, Flat 32).
- If there is some reason Juniper TRA is making it difficult for you to attend meetings, please let us know what we are doing wrong.
- If you can make the 30th, PLEASE say. And please bring a neighbour with you.

Free Draw for Store vouchers for all attendants
- if the meeting is quorate.
Baby-sitting allowance of £10/hour available

Juniper House Tenants & Residents Association

Annual General Meeting

10/10/2017 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Progress Report on Spending Proposals from July 13th TRA

7) Draft Proposals

a) This meeting agrees to authorise the committee to further investigate the installation of Solar PV Systems to power communal lighting circuits.

b) To formally request access to Juniper House Cooperative 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.

8) Any Other Business

Juniper House Cooperative Annual General Meeting

10/10/2017 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of the Accounts 2016/17 & Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Draft Proposals

a) To endorse the initiative by **Juniper House TRA** to install Solar PV Systems to power communal lighting circuits.

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.

b. The meeting authorises the officers of the Co-op 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.

8) Any Other Business

PRIZE RAFFLE!

WIN!

£25 Shopping Vouchers

WIN!

Free Ticket for all Residents at the Meeting on Thursday night

(7.30pm • Flat 30A)

juniper tenants & residents association

community news[44]

16/10/2017

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
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October 19

(Reconvened)
Annual General Meetings of

Juniper TRA

&

Juniper House Cooperative

7.30pm • 30A Juniper House

Elections • Accounts • Spending

• • •

guest

Louis Rotsos (LBS

PRIZE RAFFLE!

nominations needed in advance for Co-op chair, vice-chair, treasurer & secretary to Flat 32

Juniper House Tenants & Residents Association

Annual General Meeting

10/10/2017 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Progress Report on Spending Proposals from July 13th TRA

7) Draft Proposals

a) This meeting agrees to authorise the committee to further investigate the installation of Solar PV Systems to power communal lighting circuits.

b) To formally request access to Juniper House Cooperative 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.

8) Any Other Business

Juniper House Cooperative Annual General Meeting

10/10/2017 • 7.30pm • Flat 30A. Juniper House SE14 5BY

AGENDA

1) Apologies

2) Approval Minutes of the Last AGM

3) Presentation of the Accounts 2016/17 & Spending 2017

4) Appointment of Auditors

5) Election of Officers

6) Draft Proposals

a) To endorse the initiative by **Juniper House TRA** to install Solar PV Systems to power communal lighting circuits.

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.

b. The meeting authorises the officers of the Co-op 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.

8) Any Other Business

Last Will & Testament of Juniper House Cooperative

reg Friendly Society: 25859R

•••

To be written by its membership

7.30pm • October 10th • Flat 30A

•••

It is clear that the Co-op cannot survive much longer. Its job seems to be done. But there is still the matter of the disposal of the remaining assets.

The Juniper Reserve Fund is what remains of a payment by the Greater London Council in respect of backdated, unpaid maintenance grant, made when Southwark took over ownership.

In effect, the residents of Juniper *earned* this Fund by doing much of the work which the GLC grant should have paid for - repairs, organising lettings and even collecting the rent (every Friday, door-to-door).

The Juniper Reserve is a genuine community legacy, and it is now time to pass it on. This is the chance to do so.

•••

Due to lack of space in the newsletter, minutes of the previous annual general meetings will be available at meeting on October 10th, or on request from the secretary:

flat 32 • sec.junipertra@gmail.com

All nominations for posts to the secretary

juniper tenants & residents association

community news[43]

03/10/2017

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October 10

Annual General Meetings of

Juniper TRA

&

Juniper House Cooperative

7.30pm • 30[A] Juniper House

Elections • Accounts • Spending

•••

guests

Louis Rotsos (LBS)

Sandra Rhule (local councillor)

see agendas inside

nominations needed for chair, vice-chair, treasurer & secretary

Juniper House Cooperative 2016 AGM
7th February 2017 (reconvened)

Minutes

Present: Tim Burrow, Ali Jayne, Coralie Allison, Lloyd Trott, Rob Kenyon

Apologies: Kirsten Dunham, Claire Phillips and Jackie Wilford

Matters Arising

There were no outstanding actions from 2015-16.
Selection of Accountants
A decision was taken to continue with CW Accounting this April – the accounts are still not straightforward so the bill may still be sizeable.

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 c£28,000 remaining.

Other Financial Matters

- PAYE for the TMO worker paperwork has been overlooked and is not up to date. Accountant raised this this year 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.

Election of officers

- Lloyd Trott elected Chair
- Coralie Allison elected Vice Chair
- Rob Kenyon elected Treasurer
- Tim Burrow elected Secretary

Juniper Tenants & Residents Association

7.30PM. September 12th. 30A JUNIPER HOUSE.

Meeting Agenda

1) Apologies

2) Approval of Minutes

3) Matters Arising

- 'The TRA agrees to contribute towards the legal costs of the leaseholder group which sought advice into contract-related service charges.'

4) Major Works Issues

5) Secretary's Report

6) Finance Report

7) Conservation Group

Report on progress of projects agreed at last meeting

8) Garden Group

9) Juniper Cooperative Report

10) Other Business

11) Date of Next Meeting

Juniper Solar Power Project

The TRA meeting in July authorised that quotes be sought for installing solar panels on the roof in order to power the estate lighting, and as many other communal services as possible.
Quotes have been received, but we are still awaiting others.

Apart from its environmental benefits, the main aim of this project is to reduce service charges and rents for all residents.
If the work were to begin soon, significant savings could be made by using the scaffolding which is in place until Spring 2018.

Please share any experiences, advice or information.
Especially concerning grants. (address above).

Hear more at the meeting on Sept 12

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Useful Contacts

Please report any Health & Safety or Major Works issues in writing to Chris Ayton: chris.ayton@southwark.gov.uk

• • •

Raise routine repairs to LBS Repairs. 0800 952 4444
Email: repairs@southwark.gov.uk
Also report via: www.southwark.gov.uk/housing/repairs

• • •

Trapped in lift: 0207403 9271
Emergency repairs (including lifts): 0207 525 2600

• • •

Gas leaks: 0800 111 999
Electricity (UK Power Networks): 0800 028 0247
Thames Water: 0800 714 614

• • •

Estate Walkabouts.
Last Tuesday of the month.
10.30 • 26/09/2017 • Montague Square. Arriving Juniper about 11am.

juniper tenants & residents association

community news 42

09/09/2017

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Juniper TRA Meeting

7.30pm Tuesday, September 12

30A Juniper House

Spending Proposal

'The TRA agrees to contribute towards the legal costs of the leaseholder group which sought advice into contract-related service charges.'

• • •

Double Annual General Meeting Night

Juniper TRA
&
Juniper House Cooperative

7.30pm Tuesday, October 10
30A Juniper House

Elections • Accounts • Spending
Extremely important.

• • •

July Site Meeting. 19/7/2017. Flat 1.

(A&E Elkins) Michael Springer, John Downey. (LBS) Chris Ayton, Danielle Edie, George Briggs (Clerk of Works). Rob Kenyon, JTRA. Cynthia Wheeler, Resident.

1. Matter Arising from June Meeting.

a) Pollution monitors. LBS will not pay for Friends of the Earth monitors. TRA will have to.

b) Staffing Levels. Numbers have been low on site recently because workers were diverted to deal with emergency fire-regulation issues on another estate nearby. Full staffing to be resumed soon.

c) Staircase A. May be closed again during works, but not at night. And alternative access routes will not be blocked during works on A.

As the first staircase this was a 'pilot job' to be used as a template for the other two, which entails longer assessment times and more checks between phases.

d) IRS/Satellite dishes. Chris Ayton to forward report on proposals for future initiatives when available.

Issues Reported from TRA 13/7/2017

1. Blocked wheelchair ramp near flat 1. To be freed as soon as possible or new temporary ramp installed.

2. Security. Any intruders on scaffolding to be reported to 999. Alarm systems found to be impractical, and removed by request when tried.

3. Solar Panels. Should TRA initiative to install solar panels on roof during contract happen, any contractors will be under Elkins control.

4. Any repairs to forecourt by LBS will probably have to wait until contract has ended.

Other issues reported.

1. Programme Updates. To be supplied, but on the understanding that they are flexible figures and may change.

2. Concrete specs (action sec to email Elkins direct)

3. Fire Drills. Elkins & LBS to distribute simple clear recommendations to block.

4. Fire Points. Sited at the foot of each staircase.

5. Lighting levels. Debris mesh non-negotiable for H&S reasons. Safeguards against anything falling from scaffolding during works.

6. Drains. Rear Rainwater gulleys and front drainage stacks to be serviced and repaired where needed.

7. Fire Safety. John Button and Mark Digby of London Fire Service visited and approved the site.

John Downey to make safe any debris mesh within reach. There will be no flames on the scaffold during asphalt works. All hot materials will be prepared at ground level and hoisted to site.

Minutes • Juniper Meeting 16 13/07/2017

1. Present.

Lloyd Trott, Aft Hussein, Claire Phillips, Kirsten Dunham, Jackie Wilford (chair), Rob Kenyon (secretary).

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 conclusions 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 by the TRA to leaseholder legal costs 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.

ACTION. secretary: Draft spending agenda item for next meeting in newsletter.

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

Approved expenditure.

a) Office paper (1 box).

b} FOE Air monitoring kit.

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.

6. Co-op Matters

2016/17 Accounts and Financial Conduct Return forwarded to FCA.

AGM due.

7. Other Business

a) Break in reported. Warning to be placed in newsletter.

b) Barbecue. August 20th.

8. Next Meeting

12/9/2017

juniper tree surgery

LBS are still proving very slow in removing intrusive and dangerous branches from Juniper trees. A visit to assess priority work has been promised for some months, with no outcome as yet.

Especially worrying is the degree of infection to the large American Oak near the path from flat 1 to the garden.
Many large dead branches of this tree overhang the pathway in general use, and clearly pose a danger in high winds.

Quotes are also being sought by the TRA for pre-emptive work on wild saplings and some mature specimens which will cause problems in the near future, and which LBS is unlikely to undertake. (See July minutes)
More at the meeting. 12/9/2017

Daytime Burglary

After the break-in last month, residents should be alert to possible security problems, and call the police if suspicious.
Please ensure that balcony doors and all windows are also securely locked when you are out. And that the keys are not visible from outside.

Scaffold No-Go

If anyone is seen or heard on the scaffolding outside working hours, call 999.

Wheelchair Ramp

The ramp near flat 1 which provides access to the lift is now back in action. As is the lift. If the lift breaks down again phone **0207 525 2600**

Please report any Health & Safety or Major Works issues in writing to
Chris Ayton: chris.ayton@southwark.gov.uk
Raise routine repairs to LBS Repairs. 0800 952 4444
Email: repairs@southwark.gov.uk
Also report via: www.southwark.gov.uk/housing/repairs

• • •

Trapped in lift: 0207403 9271
Emergency repairs (including lifts): 0207 525 2600

• • •

Gas leaks: 0800 111 999
Electricity (UK Power Networks): 0800 028 0247
Thames Water: 0800 714 614

• • •

Estate Walkabouts.
Last Tuesday of the month.
10.30 • 29/08/2017 • Montague Square. Arriving Juniper about 11am.

juniper tenants & residents association

community news[41]

23/08/2017

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Juniper TRA Meeting

7.30pm Tuesday, September 12

30[A] Juniper House

Spending Proposal

'The TRA agrees to contribute towards the legal costs of the leaseholder group which sought advice into contract-related service charges.'

• • •

Juniper Solar Power Project

The TRA meeting in July authorised that quotes be sought for installing solar panels on the roof in order to power the estate lighting, and as many other communal services as possible. So far, two quotes have been received.

Apart from its environmental benefits, the main aim of this project is to reduce service charges and rents for all residents. External funding is being sought, but in fact, Juniper House Cooperative could almost fund the entire scheme.

If the work were to begin soon, significant savings could be made by using the scaffolding in place until Spring 2018.

Please share any experiences, advice or information. Especially concerning grants. (address above).

Hear more at the meeting on Sept 12

MINUTES OF SITE CONSULTATION-MEETING Flat 1. 21/06/2017

• **Parking** – it was noted that if there are residents with special needs, provision can be made.

• It was also noted that residents would like a form of compensation due to the inconvenience of parking however no provision within LBS to make claim for this.

• RPT would like to investigate and negotiate with the owners of the glass works site across the road from Juniper House as a means of parking. - One of the resident project team members is to make contact with site owners and advise on any proposal.

• **Congestion** on Pomeroy Street – commercial parking and an increase in pollution.
Note – Environmental Agency is the best contact for monitoring **pollution** and the parking matter to be taken up (following local petition) generally with the parking services department and the local councillors.

• In addition it was floated to possibly introduce resident parking only on Pomeroy St (which would incur a charge) to prohibit commercial vehicles including the many van rental vehicles.

• RPT would like council officers to attend **T&RA meetings.** This would be on a need basi. However LBS contracts manager willing to attend meetings.

• **Timetables** for kitchen and bathroom works – Residents are also requesting a firm timetable for their works. – The appointments system is currently being negotiated with residents by the site resident liaison officers with a safe key system for resident's currently in place. It was generally acknowledged there have been problems with kitchen units either being delivered damaged or being damaged during installation. -

• **Snagging and signing off** works. It was pointed out to RPT that there are at least 2/3 stages of checking defects before works are signed off as complete.

All **defects** can and will be picked up by the LBS 'clerk of works' before works signed as complete also residents can point out any particular issues whilst works are still in progress before any sign off as works complete. There have also been some design issues where the position and access to gas meters have not been accounted for within the design drawing however this has been taken up with the kitchen suppliers and should no longer be a problem.

• **Missed appointments**. - RPT to provide Elkins with residents details re missed appointments. It was noted that residents are given a 15 day notice re kitchen and bathroom works however the precise times of calls should be agreed as far as possible with the site management team.

• Elkins to ensure site staff wear **ID at all times** and to ensure all work lights are switched off at the end of the working day.

• Discussions on residents being left without **gas cookers** - which will be looked into by the site team as temporary cookers can be provided where required.

• **Dust management and ladders** being left in the communal areas. The concrete cutting tools where possible are now fitted with bags to collect dust and areas can be damped down after works.

• **Cabling**. Any cabling will be removed to enable works and placed back in position as it is not a part of these works to check for possible redundant wiring.

• **IRS system /block communal TV circuit** – Initial enquiries were made and the results of which will be shortly fed back to the project team. This aspect of works does not form part of the contract.

• RPT requested overhanging branches / **trees** to be cut back – RPT in direct communication with the Arboriculture Office.

LETTERS FROM DAVID ROWSON (LBS Fire Safety Team Manager) in response to issues raised at Fire Safety Meeting. Old Kent Road Fire Station. 27/06/2017

TO: John.Downey@aeelkins.co.uk.
CC. Sharon.Shadbolt@southwark.gov.uk. Keiron.Carroll@southwark.gov.uk. Mustapha.Semanda@southwark.gov.uk. jerel.morris@aeelkins.co.uk.

As you will be aware following the recent tragic event in North Kensington our residents have enquired about a large number of issues relating to fire safety and this I fully understand. I know that we have corresponded on a number of occasions regarding the scaffolding and I also know you have liaised with the local fire station regarding where this is sited-can you confirm that this has all been approved and there are no further issues?

Does the debris netting conform to TG20:13 and is there a requirement under that or any other guidance for it to be fire retardant. Can you confirm that the netting around the scaffolding complies with this?

I know residents have real concerns regarding the traffic in Pomeroy Street and I tend to agree with them as I use that road regularly and more often than not it is more akin to a one way street given the large amount of traffic.
Can you confirm that there is a traffic management system in place for works traffic applicable to those vehicles associated with the works at Pomeroy Street?

Lastly, can I let you know that my team and the London Fire Brigade are going to be carrying out a large number of checks (separately) on all our buildings to ensure that those with and without works onsite are being appropriately managed and are safe for our residents and Juniper House will be one of those blocks on our list. Could those contractors in your charge have all things fire safety related enforced ?

•••

TO: Mustapha.Semanda@southwark.gov.uk.

Can you confirm please in an e-mail and include all those cc'd that the common areas are clear of all combustibles and obstructions. Can you also confirm that where this is not the case that residents have been spoken to and there is an action plan to remove them this week.

•••

The minutes (left) are written commitments to certain standards of performance. Please refer to them if needed.
If you have any feedback please contact flat 32 • sec.junipertra@gmail.com
Delegates from Juniper ('RPT') raised issues reported to TRA meeting and informally. Minutes taken by Danielle Edie of LBS. Present: Michael Springer, John Downey A&E Elkins ltd. Chris Ayton, Danielle Edie, Clerk of Works. LBS. Rob Kenyon Juniper.

Works Problems Reported

(Mostly in residents' own words)

• Less than a handful of operatives have shown their ID's or signed the "signing in sheet" when attending.

• Operatives have undertaken works and not cleared up after themselves (a regular occurrence).

• Operatives do not take care when fitting kitchen units.

• Operatives leave electricity on for ridiculous amounts of time (even when not working).

• Front doors are left open (anyone could walk in) and continuously slammed.

• Operatives visiting their friends congregate inside your flat.

• Still no kitchen facilities even though we have a child under the age of 5.

• No timeline given for works, resulting in needless days taken off work.

• LB Southwark and contractors do not seem to communicate effectively and constantly give different accounts, causing confusion.

• I spoke with the Clerk of Works regarding various issues and 2 appointments were made and broken.

• Choices are offered, then they are taken away. Concerns are raised and completely ignored.

• Southwark have a duty of care to all residents and the contractors are supposed to help deliver this. I do not feel this contract is honouring that responsibility.

• Why are there so few workers on site? Why is so much scaffolding erected but not used?

If you have concerns, please report them (see page 1)

juniper tenants & residents association

community news[40]

2/07/2017

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

(reconvened)

7.30pm Thursday, July 13th

30[A] Juniper House

• • •

If you have concerns about the building works please bring them to the meeting

also report them directly to
chris.ayton@southwark.gov.uk
michael.springer@aeelkins.co.uk. Flat 1
sec.junipertra@gmail.com. Flat 32

We *can* make a difference

• • •

Garden Day

July 9th

Stalls • Barbecue • Gardening • Swapshop
Organisers needed

• • •

Fresh Fruit Lovers! - Juniper Plums Now Ripe!
(next to ball court)

Juniper TRA Minutes Meeting15 • May 25th 2017 • flat 30A

Present: Coralie Allison. Tim Burrow (treasurer). Sam Tashi. Kirsten Dunham. Aftab Hussein. Kirsten Dunham. Rob Kenyon (secretary). Cherrie Stephens. 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 camapign."
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 Leasholders 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 pramsheds, 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.

Getting Noticed

Please report any Health & Safety or Major Works issues in writing to flat 32 • sec.junipertra@gmail.com.

Concerns will be put to LBS & A&E Elkins at consultation meetings, and actions further discussed at Juniper TRA meetings.

Also make formal report to London Borough of Southwark Repairs. 0800 952 4444

Email: repairs@southwark.gov.uk • www.southwark.gov.uk/housing/repairs

Estate Walkabout. Your chance to show LBS Area Management your concerns.

27 June. 10.30 Montague Square. Probably arriving Juniper about 11am.

Being ignored is no longer an option.

To LBS Parking Services. LBS Contracts. A&E Elkins Ltd.
Re Parking Provision Juniper House.
PETITION

Since the commencement of the major works contract in March 2017, Juniper Residents have been subject to massive unforeseen inconvenience and significant material loss in consequence of the loss of on-site parking facilities.

As mentioned during initial consultations, Pomeroy Street in its present form is incapable of meeting the extra demand. This was obviously not factored in to the original plans.

Juniper vehicles on the street have only served to exacerbate the already extreme congestion, delay emergency vehicles, and increase pollution. Several vehicles have suffered a range of damage, including write-offs, and many residents have now to endure the burden of higher insurance premiums.

We, the Undersigned, therefore request that all responsible authorities involved in the Juniper House Contract work together to provide adequate parking for Juniper vehicles.

We, the undersigned, therefore propose that:

1. A dialogue be initiated as a matter of extreme urgency with the owners of the vacant sites opposite Juniper with a view to providing secure parking for Juniper Residents for the duration of the works.

2. That pollution monitors be installed as soon as possible on Pomeroy Street outside Juniper House.

3. Information be circulated regarding Compensation Claims for damages

Please sign and return to 32 Juniper House.

name	flat	incident

juniper tenants & residents association

community news 39

19/06/2017

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper TRA Meeting

7.30pm Thursday, June 29th

30A Juniper House

• • •

AGENDA ITEMS

Parking Crisis

Pomeroy Street Congestion

Service Charge Appeal Subsidy

Building Contract Quality issues

• • •

Garden Day

July 9th

Stalls • Food • Gardening • Swapshop

Organisers needed

Juniper TRA Minutes Meeting14 • 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 Stephens. Claire Phillips. Sarah Watts. Jackie Wilford (chair).

1) Apologies
Ray and Wendy Watts.
2. Approval of Minutes.
After due consideration, 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 camapign. Rob reported that Juniper Cooperative 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. Conservation group
Mails circulated from Southwark Defend Council Housing, and posters placed in staircase cabinets.
8. 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.
9. 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.
10. 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.
11. Date for next meeting
11.5.17

Repayment of Service Charges On Major Works

Summary of options by Carla Blair. Charge Construction Manager, Exchequer Finance and Governance. Southwark Council.

LBS can offer various payment options to help leaseholders. These in-:clude

Payment of interest free monthly instalments over 36 months, and 48 .1 .months in the case of Juniper resident leaseholders

Please note that if the standing-order payments do not commence promptly, upon receipt of the invoice, and if any payment is missed then this scheme will no longer be available and leaseholders will be required to pay in accordance with the lease

.This option is not available for leaseholders who sublet their property

•••

A discretionary service charge loan, which would help leasholders to .2 pay by monthly instalments over a period of up to 25 years at 1.5% above the base rate of the National Westminster Bank plc, provided there is suf-.ficient equity in the property to cover the loan

There is an application fee which covers the council's costs in securing the .loan against the property; this amount can be added to the loan

•••

LBS may also be willing to offer a **discretionary voluntary charge loan** .3 which will allow the debt to be re-paid at a time the property is sold or transferred. The interest rate is 2% above the National Westminster Bank base rate, there is an administration fee which can be added to the loan. This option is only available provided there is sufficient equity in your .property

•••

Further details on these and other payment options will be included with the invoice. Should you require any further information in this regard, in-cluding confirmation of interest rates, please telephone your **Collections .Officer: Alexander French on 0207 525 1449**

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5/05/2017

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Juniper TRA Meeting

7.30pm Thursday, May 11th

30A Juniper House

• • •

Garden Day

July 9th

Stalls • Food • Gardening • Swapshop

Organisers needed

• • •

carer allowance

Juniper pays a meeting attendance allowance of

£10 to parents of young children

or carers of vulnerable adults.

Minutes (for approval) Juniper TRA Meeting 13

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.

Current Provisional Major Works Schedule

Relevant information from image of noticeboard by flat 1.

3	Strike rear towers	1 wk	Mon 13/03/17
4	Project Duration	54 wks	Mon 20/03/17
5	Project start date	0 days	Mon 20/03/17
6	Site set up	5 days	Mon 20/03/17
7	Front Scaffolding & hoists	10 wks	Mon 27/03/17
8	Mark up concrete repairs	7 wks	Mon 05/06/17
9	Approve concrete mark ups	1 wk	Mon 24/07/17
10	Cut out concrete repairs	10 wks	Mon 31/07/17
11	Approve repair dimensions	1 wk	Mon 09/10/17
12	Repair concrete repairs	12 wks	Mon 16/10/17
13	Sign off repairs	1 wk	Mon 22/01/18
14	Paint metal works	4 wks	Mon 22/01/18
15	Strike front scaffolding	5 wks	Mon 29/01/18
16	Balustrade panels	6 wks	Mon 16/10/17
17	Riser panels	6 wks	Mon 27/11/17
18	Staircase painting	6 wks	Mon 22/01/18
19	Kitchen & bathroom surveys	4 wks	Mon 27/03/17
20	kitchen & bathroom approval	1 wk	Mon 24/04/17
21	Kitchen designs	4 wks	Mon 01/05/17
22	lead in period	2 wks	Mon 29/05/17
23	Kitchen & bathroom installation	9 wks	Mon 12/06/17
25	Erect Rear Scaffolding & hoists	10 wks	Mon 03/04/17
26	Fit Balcony brick ties	9 wks	Mon 12/06/17
27	Measure windows	3 wks	Fri 18/08/17
28	Manufacture windows	3 wks	Fri 08/09/17
29	Brick cleaning	2 wks	Fri 18/08/17
30	Rear balcony mark up	5 wks	Fri 18/08/17
31	Rear balcony approval	1 wk	Fri 22/09/17
32	Rear balcony repairs	8 wks	Fri 29/09/17
33	Rear balcony sign off	1 wk	Fri 24/11/17
34	Window installation	10 wks	Fri 01/12/17
35	Paint rear metal works	3 wks	Fri 09/02/18
36	Chem cleaning Ex windows	2 wks	Fri 23/02/18
37	Loft fire breaks	4 wks	Fri 18/08/17
38	loft insulation	3 wks	Fri 15/09/17
39	Asphalt Gutters	4 wks	Fri 06/10/17
40	Balcony replace / alterations	3 wks	Fri 03/11/17
41	Balcony asphalt	4 wks	Fri 24/11/17
42	Walkway liquid coatings	5 wks	Fri 05/01/18
43	Strike rear scaffold	4 wks	Fri 09/03/18
44	Flat 1 conversion	5 wks	Fri 02/03/18
45	Disembark site	1 wk	Fri 06/04/18
46	Completion date	0 days	Fri 13/04/18

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Juniper TRA Meeting

7.30pm Tuesday, April 4th

30A Juniper House

●●●

Invited Guest
Carla Blair, LBS Charge Construction Manager
(Major Works Service Charge issues)

Works To End Friday 13th
(if we're lucky)

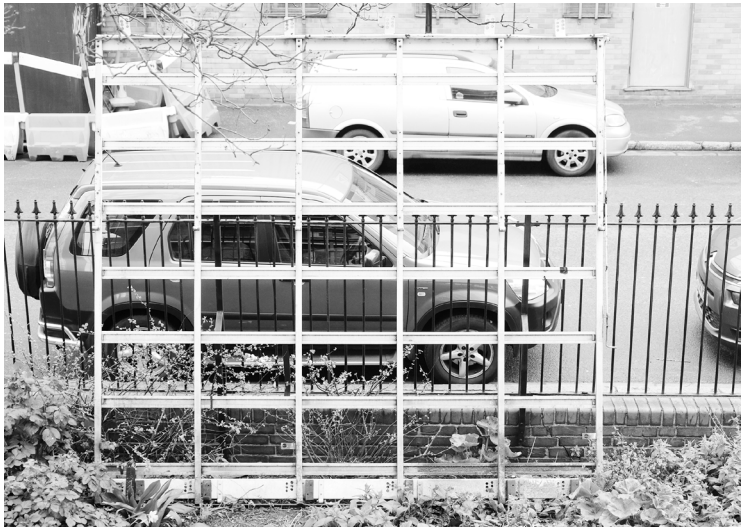
The long-awaited current, estimated, *provisional* schedule of works has been posted for general inspection in the noticeboard outside Flat 1. (see photo - back page).

Warning. This information is **not** official notification of starting dates, and not legally binding. Times and durations will almost certainly vary. Please do not base any advance planning on this information, which is shared for general convenience.

Neither contractors AE Elkins - nor especially Juniper TRA - are responsible for any inconvenience resulting from misinterpretation of these rough estimates.

For latest updates, check the board outside site office, flat 1.

What the??



This monstrosity was dumped in the front garden last weekend, and has damaged a resident's car.

If you have any idea how it got there, please contact:

mustapha.semanda@southwark.gov.uk

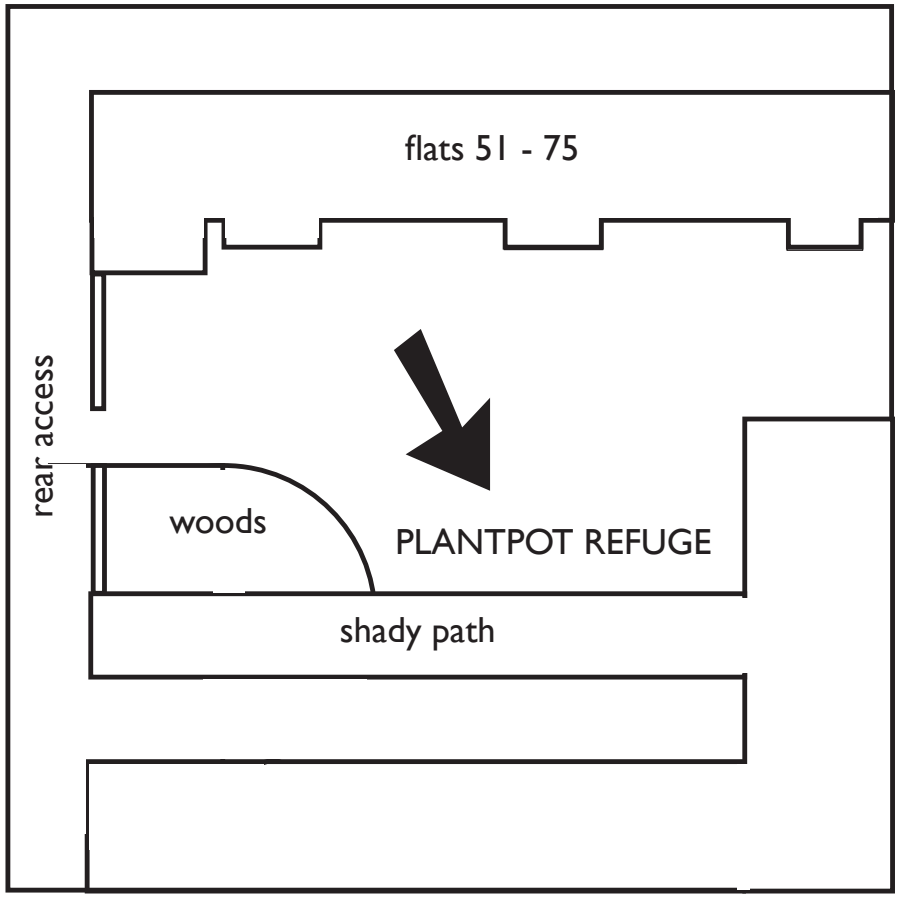
Plantpot Refuge

Contractors Elkins have agreed to secure a space for containers in the garden, opposite flats 51-75.

For heavy loads, the Juniper hand-truck is available from flat 32.

The hope is that storing containers on that border might help suppress the invasive Ground Elder, which is infesting the entire garden, and smothering what little natural ecology there is.

So any old carpet or other tough membrane to use as underlay would be a welcome contribution.



carer allowance

Juniper pays a meeting attendance allowance of

£10 to parents of young children

or carers of vulnerable adults.

major works contacts

LBS: chris.ayton@southwark.gov.uk

A.E. Elkins: michael.springer@aeelkins.co.uk

lbs contacts

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Pests. Report all vermin to pestcontroladmin@southwark.gov.uk.

Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 email: hsg.homeownership@southwark.gov.uk

If the **repair** you wish to report is causing a health and safety issue (e.g. a burst water pipe causing a flooding) call:

LBS Contact Centre on **0800 952 4444** or **0207 525 2600** to have a job raised.

other contacts

Gas leaks: 0800 111 999

Electricity (UK Power Networks): 0800 028 0247

Thames Water: 0800 714 614

all letters/opinions/complaints/stories to: sec.junipertra@gmail.com. Or flat 32.

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Juniper TRA Meeting

7.30pm Tuesday, April 4th

30A Juniper House

●●●

major works latest

The following issues were discussed at a meeting with Elikins site manager **Michael Springer** on March 17,

• **Insurance Compensation**. Many resident vehicles are only covered for Off-Road Parking, but are now forced to risk using the street. Will LBS compensate for the upgraded insurance premium?
Contact chris.ayton@lbs.gov.uk. Or danielle.edie@southwark.gov.uk

• **Motor Bike Parking** space to be arranged near current site.

• **Satellite Disks** - Michael gave assurances that **trained staff** would retune disks after res-iting on scaffold.

• **Limits of Structural Work** and possible implications. Repairs are only being undertaken to external concrete structure and brickwork. Internal cracks in ceilings and walls should be reported to LBS Repairs.
Clarification is needed as to whether this strategy can exclude moisture from internal cracks, and prevent further deterioration. Especially given the tendency for bathrooms to flood flats below.

• **Balcony Plant Refuge.** Michael agreed to arrange fencing to secure an area in the garden for plant containers temporarily evacuated from their balconies while scaffolding is erected and work completed. See inside.

• **Window Replacement Dates.** Work to take place between **01/12/2017 and 22/02/2018.**

Juniper Tenants & Residents Association 07/02/2017. Flat 30A
(Minutes Meeting 12)

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.

BABYSITTING ALLOWANCE

Juniper now pays a meeting attendance allowance of £10 to parents of young children or carers of vulnerable adults.

Juniper Tenants & Residents Association

March 7th Meeting Agenda

Local Area Manager and Fire Safety Officer invited

1) Apologies

2) Approval of Minutes

3) Matters Arising from Previous Meeting

• Noise

• Balcony Clearance

4) Feedback from Major Works Consultation

• Service charges

5) Secretary's Report

6) Finance Report

7) Conservation Group Report

8) Garden Report

9) Other Business

11. Juniper Cooperative Business.

GUESTS

Southwark Fire Safety officer David Rowson.

Resident Services Officer Mustapha Semanda

has said he will also try to attend

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Juniper TRA Meeting

7.30pm Tuesday, March 7th

30A Juniper House

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Major Works
Consultation Night Highlights

28th February 2017. Flat 1.

• No parking in the forecourt for a year. Disabled parking situation to be clarified.

• Individual flat surveys to start within two weeks.

• Satellite dishes to stay after contract.

• All rear balconies to be cleared for work.

• Ventilation system of downpipes to be investigated as possible cause of back-ups into bathrooms.

• Drains surveyed and cctv'd. Awaiting report.

• LBS compiling list of vulnerable residents in order to take their needs into consideration.

• Leaseholder service charge deadline challenged.

• Charges for lead replacement challenged on grounds that block was insured for theft.

• Progress group to meet monthly.

MINUTES. TRA MEETING 11

07/02/2017. Flat 30A

Present. Lloyd Trott (46). Kirsten Dunham. (60). Rob Kenyon (32). Jackie Wilford (14). Tim Burrow (13)

1 Apologies. Claire, Coralie.

2. Minutes of last meeting approved & signed. Now held in 30A.

3. Matters Arising.

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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.

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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.

NOISE

While living in Juniper House means tolerating a certain amount of natural household noise, please bear in mind that Juniper flats were designed before modern sound systems, laminated flooring and rotary washing machines; and that any repetitive loud sound can be annoying to neighbours.

However, the Juniper architects probably did assume that neighbours would know each other, which would naturally encourage considerate behaviour. In general, the better you know your neighbour, the quieter they are.

One sort of noise which people find particularly disruptive is repeated banging on floors and walls, especially now that many flats do not have carpets. Because of its construction, this kind of impact can carry for several floors, and even sound as if it is coming from below when it is in fact coming from above.

A rough rule is that if you are in your living room and you can be heard in the bedroom, you can also be heard next door, or in the flats above or below.

According to the tenancy and leaseholder agreements, every resident has the 'right to the peaceful enjoyment of their residency'. Persistent breaches of the Agreement may result in eviction.

If you are suffering from inconsiderate noise, and a friendly word has not worked, **CONTACT: Noise related Anti Social Behaviour. 0207 525 5777**

The **Noise Related Anti Social Behaviour** team runs a 24 hour service.

AFFINITY SUTTON DEVELOPMENT

Construction on the Brittania warehouse site opposite Juniper will be complete in about eight weeks, according to the site manager.

The development will have no onsite parking areas, or play facilities for children.

This will undoubtedly cause added traffic and congestion on Pomeroy Street. And will also raise the issue of whether we choose to restrict access to the forecourt.

On reflection, the entire project was only possible because its delivery vehicles were able to reverse in and out of our gates unhindered.

If the gates were still working, we might even have charged a realistic fee per entry, as compensation for the inconvenience and future disturbance.

Work starts on the vacant Peckham Glassworks site next year, with exactly the same implications for Juniper.

carer meeting allowance

All parents of children under 16 and carers of vulnerable adults are now eligible for the Juniper meeting allowance of £10 per meeting.

This is payable by cheque at the meeting.

spend

Informal suggestions for future projects received so far include:

- **New signage to the block, in character with the design and period.**
- **Enhanced lighting for balconies, colour-coded to clarify the confusing numbering system.**
- **Raised beds, and more seating and plants for the garden.**
- **General regeneration of garden.**

If you have any better ideas, please bring them to meetings.

lbs contacts

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Pests. Report all vermin to pestcontroladmin@southwark.gov.uk.
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 email: hsg.homeownership@southwark.gov.uk
If the **repair** you wish to report is causing a health and safety issue (e.g. a burst water pipe causing a flooding) call:
LBS Contact Centre on **0800 952 4444** or **0207 525 2600** to have a job raised.

other contacts

For independent advice if the council fail to repair your fault search:
Shelter /'If a social landlord won't repair your home.'
Gas leaks: 0800 111 999
Electricity (UK Power Networks): 0800 028 0247
Thames Water: 0800 714 614

all letters/opinions/complaints/stories to: sec.junipertra@gmail.com
Or flat 32. (no anonymous pieces will be published)

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Juniper TRA Meeting

7.30pm Tuesday, March 7th

30A Juniper House

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Major Works Consultation

28th February. Flat 1. 5-7pm

Get answers and report faults before the work starts in March.

•••

LBS classify the current planned works as 'Cyclical Maintenance' on the grounds that very little routine maintenance has been undertaken at Juniper for a long time. This would seem to be a misinterpretation of the term since much of the 2017 Major Works are remedial, repairing damage done by a *lack* of preventative maintenance. Which is much more expensive, for us.

Further claification is obviously needed on the future schedules of planned maintenance, if the shiny new Juniper of 2018, ***which we all paid for***, isn't to rapidly end up looking like scruffy old Juniper 2016.

Juniper Cooperative Ltd
Reconvened

Annual General Meeting

Nominations for Officers

7.30pm. Tuesday 07.02.2017. Flat 30[A] Juniper House
PLEASE RETURN TO FLAT 32

CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

VICE CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

TREASURER

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

SECRETARY

Name. **Flat.**

Proposed.

Name. **Flat.**

Juniper Accounts 2015-16

(full presentation at AGM)

General Surplus April 2016

£28,488

Because we have no income but several running costs, this sum will shrink significantly each year.

If we don't use our surplus soon, the only people to benefit from it will be the government and our accountants.

Please attend the meeting to ensure that our money benefits us.

• • •

7pm. Tuesday 7th February 2017
Flat 30A Juniper House

Juniper Cooperative

Annual General Meeting

Agenda

1. Apologies
2. Minutes & Annual Report
3. Sub-committee reports
4. Verified Accounts
5. Election of officers
6. Other Business

• • •

Juniper Tenants & Residents Association

General Meeting

Agenda

1) Apologies
2) Approval of Minutes
3) Matters Arising
4) Secretary's Report
5) Finance Report
6) Major Works Issues
7) Conservation Group Report
8) Garden Issues
9) Other Business

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reconvened
Juniper Co-op
Annual General Meeting
7.pm Tuesday, February 7th
30A Juniper House

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Juniper TRA Meeting
7.30pm Tuesday, March 7th
30A Juniper House

○ ○ ○

AGM Juniper Tenants & Residents Association 15.11.2016 (Minutes)

Present. Louis Rotos, Mustapha Semanda (LBS). Aftab Hussein (70). Claire Palmer (63). Colleen Williams (18). Cherie 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 and Conservation Group)

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 Cooperative 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 SGTO as accountants for Juniper TRA..

5. 2015/16 Committee stood down. Louis Rotos assumed the chair and thanked the previous committee for their work.

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 about groups and funding sources. 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,

7.30pm. Tuesday 24th January 2017
Flat 30A Juniper House

Juniper Cooperative

Annual General Meeting

Agenda

1. Apologies

2. Annual Report

3. Sub-committee reports

4. Verified Accounts

5. Election of officers

6. Other Business

• • •

Juniper Tenants & Residents Association

General Meeting

Agenda

1) Apologies
2) Approval of Minutes
3) Matters Arising
4) Secretary's Report
5) Finance Report
6) Major Works Issues
7) Conservation Group Report
8) Garden Issues
9) Other Business

juniper tenants & residents association

community news 32

17/01/2017

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

TRA Meeting
7.30pm Tuesday, January 24th
30A Juniper House

MAJOR WORKS TO START MARCH 2017

'...residents will be advised well in advance of the erection of scaffold and at the moment the contract start date is being booked for March 2017.'
Chris Ayton. Contract manager LBS

BABYSITTING ALLOWANCE

From next year, Juniper will pay a babysitting allowance of £10 to parents of young children, for attendance at Juniper Meetings.
More details at meeting

Juniper Co-op
Annual General Meeting
7.30pm Tuesday, January 24th
30A Juniper House

Minutes

Juniper Tenants & Residents Association Annual General Meeting

7.30pm • Flat 30A • Juniper House • 15.11.2016

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 a 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.

3. SUB-COMMITTEE REPORTS

(Garden Group and Conservation Group)

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 have been planted. More seeds planned for woodland area in Spring.

Meeting approved activities activities of 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 co-ordinated 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 Cooperative Ltd of £200, reimbursement of agreed garden and office expenses, and payment in of the first LBS grant.

Current Balance £1283.70

The meeting approved the accounts and the choice of Southwark Group of Tenants Organisation as future accountants for Juniper TRA.

5. 2015/16 Committee stood down. Louis Rotos assumed the chair and thanked the previous committee for their work.

6. ELECTION OF OFFICERS

• Chair. Jackie Wilford. Nominated Tim. Seconded Kirsten. Voted Unanimous.

• Vice Chair. Lloyd Trott. Nominated Rob. Seconded Jackie. Voted Unanimous.

• Treasurer. Tim Burrow. Nominated Aftab. Seconded Kirsten. Voted Unanimous.

• Secretary. Rob Kenyon. Nominated Tim. Seconded Colleen. 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. ELECTION OF DELEGATES to Area Housing Forums and other bodies.

No nominations. Louis suggested further investigation and agreed to forward more detailed information about groups and funding sources. 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.

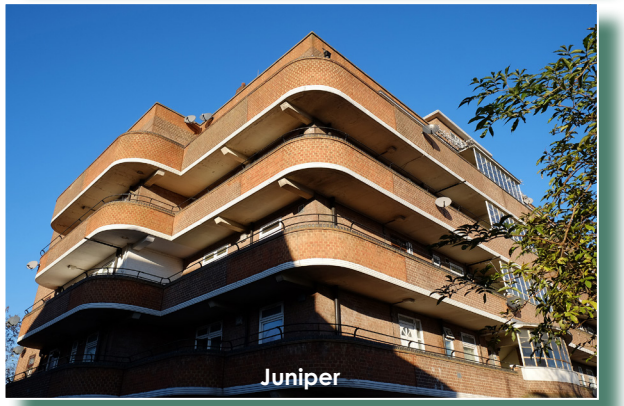
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10. NEXT AGM. To be arranged,


'Deloraine House'. Tanner's Hill. SE8 (LB Lewisham)


Juniper

This block on Tanner's Hill in Deptford was built about the same time as Juniper, to a very similar design, and appears to have been successfully maintained.

This would suggest that there are no serious structural problems at Juniper which cannot be overcome.

Having been a very 'Hard to Let' estate in the 1980's, like Junjiper, Deloraine House was renovated some years ago.

Lewisham Council was helped in this by being part of the Docklands Development Area, which Southwark never was.

But that is no reason why the Juniper Major Works next year shouldn't be as satisfactory.

BABYSITTING ALLOWANCE

From next year, Juniper will pay a babysitting allowance of £10 to parents of young children, for attendance at Juniper Meetings.

See minutes of AGM inside

juniper tenants & residents association

community news 31

31/11/2016

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

MAJOR WORKS TO START MARCH 2017

' We are still some way from starting the works and just to erect scaffold to the block will in itself take some considerable time.

However I can advise that residents will be advised well in advance of the erection of scaffold and at the moment the contract start date is being booked for March 2017. '

Chris Ayton. Contract manager LBS

HOW THE WORKS EFFECT YOU

Please feel free to share photos and reports of the work on your flat, or anywhere. The more we help to supervise the project, the less cause we will have to complain, hopefully.

Please forward all submissions to sec.junipertra@gmail.com or flat 32.

Juniper Tenants & Residents Association

Annual General Meeting

Agenda

7.30pm. 15.11.2016. Flat 30A Juniper House.

1. Apologies

2. Annual Report

3. Sub-committee reports (Garden Group and Conservation Group)

4. Verified Accounts

5. Committee Stands Down.

6. Elections of officers (Chair, treasurer, secretary, vice-chair) **and** other committee members.

(**Please note. All** previously elected members of the committee have to be re-elected at AGM. Not merely the officers.)

7. Elections of delegates and deputies to Area Housing Forums and other bodies

8. Proposals

9. JUNIPER GENERAL MEETING (11)

•••

10 households need to be represented for the meeting to be valid.

If we fail to elect a committee, will will not get any funding.

We may not be able to continue as a TRA at all.

Please come, and bring a neighbour

Juniper Tenants & Residents Association

Annual General Meeting

Nominations for Officers

7.30pm. Tuesday 15.11.2016. Flat 30A Juniper House
PLEASE RETURN TO FLAT 32

CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

VICE CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

TREASURER

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

SECRETARY

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

Major Works News

LBS & Alkins still cannot give a definite start date. January now seems likely.

Recent Emails

General Scope of Works

- Significant concrete and brickwork repairs
- External and communal decorations with associated repairs
- Roof renewal
- Renewal of timber windows and WC crittal windows and side lights.
- Overhaul of uPVC windows and overhaul and decoration of crittal windows in communal areas.
- Renewal of some front entrance doors (subject to condition and FRA requirements)
- Installation of LD2 smoke alarm systems to all tenanted properties and offer of free installation to all leasehold properties.
- Some kitchen and bathroom renewals subject to HHSRS and age criteria (Over 30 years for bathrooms and over 20 years for kitchens)
- Refurbishment of No 1 Juniper House to lettable standard for a tenanted property (the property will however be used as a site office by Elkins during the course of the refurbishment works)
- Asbestos removal as required to deliver the above works

Louis Rotsos – Tenant & Homeowner Involvement Officer
11/11/2016

Satellite Dishes

'I am advised that Housing Management have not yet completed the policy revision therefore LBS will not be implementing any changes on the 16/17 programme in regards to satellite dishes. Therefore we will do as usual, which is allow dishes to move on to the scaffolding and refix back when complete.

It is now expected that the revised policy will be implemented for the 17/18 programme. Going forward we will discuss this policy and any future communications media proposals at our upcoming meetings.'

Chris Ayton. Contract Manager. 17/10/2016

juniper tenants & residents association

community news[30]

13/11/2016

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3rd notice of Annual General Meeting

7.30pm Tuesday, November 15

guest
Louis Rotos

LBS Tenant & Homeowner Involvement Officer

30A Juniper House

The last attempt at an Annual General Meeting was one person short of the number needed to be valid.
If you didn't come then, please come this time. And if you did, come again and bring a neighbour.
It's only an hour or so of your time.

•••

This might be the last chance to air opinions on the major works before they start, and to make a difference in how they effect you.

•••

If the TRA ceases to function, we will eventually lose the chance of spending the money available to us.

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.

MINUTES JUNIPER TRA MEETING (10)
13.9.16

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 disbersed 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 win- •
ter. Bulbs are easy and widely available. If you see something tell the TRA to organise purchase.
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.

Juniper Tenants & Residents Association

Annual General Meeting

Agenda

7.30pm. 01.11.2016. Flat 30A Juniper House.

1. Apologies

2. Annual Report

3. Sub-committee reports (Garden Group and Conservation Group)

4. Verified Accounts

5. Committee Stands Down.

6. Elections of officers (Chair, treasurer, secretary, vice-chair) **and** other committee members.

(**Please note. All** previously elected members of the committee have to be re-elected at AGM. Not merely the officers.)

7. Elections of delegates and deputies to Area Housing Forums and other bodies

8. Proposals

9. JUNIPER GENERAL MEETING (11)

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10 households need to be represented for the meeting to be valid.

If we fail to elect a committee, will will not get any funding.

We may not be able to continue as a TRA at all.

Please come, and bring a neighbour

juniper tenants & residents association

community news 29

31/10/2016

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Annual General Meeting

7.30pm Tuesday, November 1

30A Juniper House

HALLOWEEN CASH NEWS!

1st year's grant paid

News has just come in that London Borough of Southwark has paid in our first year's treat of over **£1000.**

It is now up to us to decide what to spend it on. Tomorrow's meeting would be a good place to start the process. But it is essential that all posts are filled at the meeting.

If we can't get it together to hold succesful elections - once a year - there won't be any more money.

juniper co-op legacy plans

We might also want to start planning projects for the **£20,000+** now available in the Juniper Co-op fund - before administration costs eat it away. Only two years ago, there was over £30,000 available. Before long there will be enough for a few rubbish bins or trips to the seaside, but not much else.

•••

Please note. To be able to proceed, the Annual General Meeting has to represent at least 10 different addresses. Two residents from the same household will be counted as one in establishing a quorum, though they can vote independently in the meeting.

As well as the officers (chair, trearurer etc) we should also elect (and re-elect) committee members.

Having made it through our first year, with hardly any money or official status, it would be crazy to quit now that we are on our feet.

The TRA means having everything to gain and nothing to lose. Losing the TRA, and the access it provides to the Juniper Co-op assetts, would be like winning the lottery and giving it all back.

Juniper Tenants & Residents Association

Annual General Meeting

Nominations for Officers

7.30pm. Tuesday 01.11.2016. Flat 30A Juniper House
PLEASE RETURN TO FLAT 32

CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

VICE CHAIR

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

TREASURER

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

SECRETARY

Name. **Flat.**

Proposed.

Name. **Flat.**

Seconded.

Name. **Flat.**

Juniper Tenants & Residents Association

Annual General Meeting

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7. Elections of delegates and deputies to Area Housing Forums and other bodies

8. Proposals

9. JUNIPER GENERAL MEETING (11)

•••

Please submit proposals for action and nominations for officers as soon as possible to the secretary.
Flat 32. email: sec.junipertra@gmail.com

10 households need to be represented for the meeting to be valid.
If we fail to elect a committee, will will not get any funding.
We may not be able to continue as a TRA at all.

So please come, and bring a neighbour.

JUNIPER GARDEN DAY

(& BARBECUE)

All Residents Invited

seeds, planting, food, building,

1pm - 9pm
Sunday October 30th

storytelling, dens, weeding, food, chat..

Meet in the garden

Please bring gloves and any donations

(Dress Casual)

juniper tenants & residents association

community news[28]

23/10/2016

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RECONVENED

JUNIPER HOUSE TRA

Annual General Meeting

7.30pm Tuesday, November 1

30a Juniper House

SATELLITE DISH UPDATE

According to officers of the TMO, complaints were made some years ago to LBS about satellite dishes, but nothing was done.

The case has been put to LBS that its inaction after reports and routine inspections might give some residents the impresion that permission was not required. And that this requires that LBS should help provide a viable alternative to satellite dishes.

One option might be to upgrade the copper cabling in the Juniper House, allowing improved access to the same services as satellites, plus better broadband speeds.

GARDEN DAY & BARBEQUE

SEE BACK PAGE

pests

LBS can help with:
Bed bugs, insects, rodents, wasps etc
If you have a live rat inside your property, call 020 7572 2000 immediately
Pest problems can be reported online: **http://beta.southwark.gov.uk/pest-control/**
or by calling **0800 952 4444**. email: **pestcontroladmin@southwark.gov.uk.**

Several residents are reporting infestations of mice, and how difficult they are to eradicate.
The general rule seems to be to hit them fast, with as many traps of different kinds as possible. Six or ten at least. Humane traps and deterrents are reported to work - even Peppermint leaves scattered on the floor.

prevention

Mice can enter through the tinest gaps in walls, floors, drains, or gas lines.
All openings should be sealed tight with metal wool or cement. Food should be stored in mouse-proof containers, and all food waste should be disposed of as soon as possible.
Rear balconies can also provide a base-camp for mice to then explore the possibilities of your flat, especially if you have plant-pots, which mice love to burrow into.

no reports - no action

LBS used to conduct regular pest control of Juniper House, especially to monitor and treat Cockroach infestations, which presumably still exist unreported in some flats. Cockroaches are even more tenacious than mice. Both cause many diseases.
It is therefore vital that regular surveys and treatments happen, but they won't unless **enough** residents report problems directly to LBS.
Other pests reported at Juniper include rats, mosquitoes and clothes-moths.

reporting a pest problem

For council tenants, for common pests, the LBS service is free of charge. For all other residents fees start at **£27.59** call out charge or **£15.83** if you are on low income.
Other contractors are available.

not reporting a problem

Means that it will spread to neighbouring flats and become far more difficult to treat. The cost of treatment is far less than the resulting devaluation of the property.

Please share any experiences of pests and how to get rid of them.
Flat 32 • email: sec.junipertra@gmail.com

water rates saga

The recent payments were very welcome to Southwark tenants. And Camberwell resident **Kim Jones**, who took on LBS, obviously deserves some sort of award.
While there were good reasons in principle to guarantee a constant connection to every LBS property, there were always concerns about this arrangement, before any allegations of hidden surcharges.
Firstly, it made it possible to be evicted for not paying water rates - or at least created that fear.
And secondly, it made any genuine consumer pressure on Thames Water almost impossible, resulting in an indifferent maintenance record.
This ruling will come too late for anyone already evicted due to the LBS/TW deal. And it will be interesting to see whether there are further compensation claims, or whether Thames Water are fully vindicated by this case, when they must have been aware of the nature of their transactions with LBS.

Any experiences you would like to share please email:
sec.junipertra@gmail.com. or flat 32.

Juniper Tenants & Residents Association

Annual General Meeting

Agenda

7.30pm. 01.11.2016. Flat 30A Juniper House.

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8. Proposals

9. JUNIPER GENERAL MEETING (11)

...

Please submit proposals for action and nominations for officers as soon as possible to the secretary.
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So please come, and bring a neighbour.

HALLOWEEN BARBQ & garden day October 30th

•••

Early afternoon - 9pm

call 101

to report un-authorised gatherings and anti-social behaviour on the estate.

•••

for anti-social behaviour and noise by neighbours call 020 7525 5777 (24 hours)

lbs contacts

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Report mice, cockroaches,rats, mosquitoes etc to pestcontroladmin@southwark.gov.uk.

Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 email: hsg.homeownership@southwark.gov.uk

If the **repair** you wish to report is causing a health and safety issue (e.g. a burst water pipe causing a flooding) call:

LBS Contact Centre on **0800 952 4444** or **0207 525 2600** to have a job raised.

other contacts

For independent advice if the council fail to repair your fault search:

Shelter /'If a social landlord won't repair your home.'

Gas leaks: 0800 111 999

Electricity (UK Power Networks): 0800 028 0247

Thames Water: 0800 714 614

all letters/opinions/complaints/stories to: sec.junipertra@gmail.com

Or flat 32. (no anonymous pieces will be published)

juniper tenants & residents association

community news[27]

27/09/2016

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RECONVENED JUNIPER HOUSE TRA Annual General Meeting

7.30pm Tuesday, November 1

30a Juniper House

(important)

MAJOR WORKS & SATELLITE DISHES

LBS have issued a directive to remove all satellite dishes from Juniper House

This is apparently borough-wide policy. The argument is that under the Tenancy and Leaseholder Agreements, permission is required for dishes. And as such permission would have been denied, the council feels that it is within its rights to remove all unauthorised dishes. According to LBS site management, it would not be a good idea to sign any new satellite contracts until the matter is completely clarified.

More information at the meeting on November 1st (above).

•••

More encouraging news is that there will be a contractor to try to sort out the Juniper telecomms cabling chaos, and hopefully prevent any internet outages during the works (which should start before Xmas). Virgin has been contacted.

We may even get back our links to the Juniper roof aerials, which point directly at Crystal Palace and work fine. If you are lucky enough to still have this socket in your flat, it is still useful, and a good idea to keep.

If we wanted, we could have both a single shared dish for all residents, and reconnection to the existing roof aerials for all flats.

Happy Birthday to Roald Dahl

'Celebrating the centenary of **Roald Dahl's** birth with a party at

Besson Street Community Garden
1pm – 6pm. Saturday 10th September.

•••

Stories, jokes, games, competitions, prizes and films.
Cake and **Wonka bars and a Golden Ticket!!**
Gunge-making class, revolting rhymes, dark tales & **gloop**.
Make your own Hideous Hats and BFG Ears and lots more.
Join us, rain or shine.

PLUS

Saturday Second Hand Market...Great bargains to be had – clothes, toys, baby things, small items of furniture, records, CDs & DVDs, homemade crafts, bric-a-brac and books.

•••

Refugee Relief

Your deliver your donations to the Calais camps to **flat 33.**
or text Fay. 0753 893 4462 for collection.

Especially needed:

Tinned or dried vegetarian food.
Boys or mens' clean winter wear.
Cash.

•••

'Stand Up To Racism National Conference'
10.30am - 4.30pm. Saturday October 8
Friends Meeting House, Euston Road. NW1 2BJ

Juniper Tenants & Residents Association
Annual General Meeting
Agenda

8pm. 13.09.2016. Flat 30A Juniper House.

1. Apologies

2. Annual Report

3. Sub-committee reports (Garden Group and Conservation Group)

4. Verified Accounts

5. Committee Stands Down.

6. Elections of officers (Chair, treasurer, secretary, vice-chair) **and** other committee members.
(**Please note. All** previously elected members of the committee have to be re-elected at AGM. Not merely the officers.)

7. Elections of delegates and deputies to Area Housing Forums and other bodies

8. Proposals

PROPOSAL:
To demolish existing BBQ, relocate benches and tables on central concrete space near play area, and acquire portable BBQ capable of being secured.
Juniper House Co-op to be approached for funding.
Proposed R. Kenyon. Seconded J. Wilford

9. JUNIPER GENERAL MEETING 10

Please submit proposals for action and nominations for officers as soon as possible to the secretary.

Flat 32. email: sec.junipertra@gmail.com

call 101

to report un-authorised gatherings and anti-social behaviour on the estate.

°°°

for anti-social behaviour and noise by neighbours call 020 7525 5777 (24 hours)

drainage problems

For all waste-drainage problems, including back-up into bathrooms, and clogged external drains contact Thames Water on:

0800 316 9800

The underground pipes from the block to the main drain are the responsibility of Thames Water. But they will only maintain them if problems are reported.

Thames Water are not responsible for clogged u-bends in sinks or baths.

reporting repairs online

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Gas leaks: 0800 111 999

Electricity (UK Power Networks): 0800 028 0247

Thames Water: 0800 714 614

lbs contacts

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 email: hsg.homeownership@southwark.gov.uk

Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

If the repair you wish to report is causing a health and safety issue (e.g. a burst water pipe causing a flooding), please call:

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Shelter /'If a social landlord won't repair your home.'

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community news[26]

07/09/2016

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

JUNIPER HOUSE TRA Annual General Meeting

8pm Tuesday September 13

30A Juniper House

rear gate repaired 6/9/2016



GATECRASHERS

Many residents will have been aware of the disturbance from the crowd that gathered behind the ballcourt the weekend before last.
This is not the first time there has been a problem in the area, and the issue was reported to the police and LBS Anti-Social Behaviour team. Both agencies urged residents to report any further incidents.
LBS has agreed to examine security in the area (see below).
The TRA has decided to lock the court after 9pm. See Minutes.

EMAIL EXCHANGE WITH LBS RESIDENT SERVICES OFFICE. 16/8/2016

Dear Mustapha
On Saturday night (14th August) several people assembled at the space near the ball-court and cycle lockers with a sound-system in a car, and proceeded to light a barbecue against the gable end of the neighbouring house in Astbury Road. At least 20 people assembled. None of them residents, to my knowledge. Polite requests to move on were rejected out of hand with the claim that 'this a is public space'.
I called 101 and reported the incident to Peckham station, who promised to attend within the hour. 2 hours later they had not, and so I rang LBS Noise team, who advised I alert you to the situation.
The 'event' ended fairly suddenly. I assume that the police made an appearance. This is the latest of several similar incidents this year, one of which resulted in multiple calls to the police, and reports of a knife being drawn and cars pelted with missiles.

To sum up.
1. The space to the rear of Juniper is too accessible by car, resulting in spontaneous gatherings, the use of motorcycles in the garden area, and on at least one occasion, couples parking to have sex.

2. The ballcourt has become the subject of a territorial dispute between local groups of youths.
In the light of these developments, Juniper TRA has taken the the decision to regulate the hours of the ballcourt, as I explained in my previous mail.
Rob Kenyon. Secretary.

Hi Rob,
Unfortunately, during summer time, we get a lot of issues like these. However, you did the right thing to call the Police and the Noise Team. I will ask Dave Lea (Communal Repairs Officer) to look into replacing or gating off the rear of Juniper House.

As for the opening hours of the ball court, please publicise the opening and closing hours on the noticeboards so that our residents are aware. You might need to discuss this with your fellow TRA members to agree on the hours and who will be responsible for opening and closing the court.

Thank you
Mustapha Semanda. Resident Services Officer (South Team)

HIGHLIGHTS FROM MINUTES

(Full Version Available at Meetings, by request flat 32 or sec.junipertra@gmail.com)

Matters Arising
Ballcourt Disturbance (Mid July) Coralie Allison
Proposal (Jaki) - Tim, Rob, Jaki and Coralie to have keys for ballcourt, notices to be put up on ballcourt 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

Finance Report
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.

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. It was felt we must continue to organise resistance to possible future sale of block.

8. Garden Issues
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 nuisance.
BBQ and more benches could 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.
Some tenants are being persecuted for reasonable daily noise in their own flats. All noise and ASB problems should be reported to the council and/or the police.

Universal Credit is being rolled out from September 2016. Families concerned have been 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.
Councils have ability to make discretionary payments to wipe out arrears, but they are decreasing. In Tim's professional knowledge arrears are occurring due to UC roll-out.
Action info and links to be put in news letter. Coralie to find support contacts and report back. Jaki to contact Citizens advice with a view to possible meeting or drop-in sessions.

10. NEXT MEETING. AGM set for Tuesday 13 August 2016, 30a 8pm

drainage problems
direct contact number

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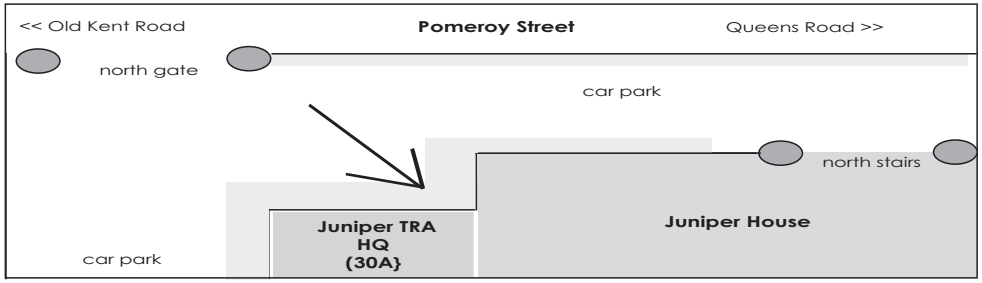
call 101
to report un-authorised gatherings and anti-social behaviour on the estate.
(see page 2)
•••
for anti-social behaviour and noise by neighbours call 020 7525 5777 (24 hours)

WATER RATES LATEST
cheques issued 'by the end of the week'

JUNIPER HOUSE TRA Annual General Meeting

8pm Tuesday September 13

30A Juniper House



water rates refund

There has been some confusion over the period of the refund and the amounts due. Letters were sent to tenants which drastically under-estimated the refund, and some sources reported that refunds were only due from 2010-13.
As far as we can discover, refunds equal **22.1%** of water charges, with interest, for the period **from April 2001 to July 2013.**
In some cases, this could amount to hundreds of pounds.

Extract from letter to Chairs of TRAs.
Stephen Douglass (Director of Communities)

'Following the Council's cabinet meeting on Tuesday 7 June 2016, the process for issuing refunds for the period 1April 2001 to 28 July 2013 has been agreed. All current tenants who are affected will be recieving letters next week that set out what their refund will be after deduction of any arrears.

***Leaseholders** ... will only be eligible if they were a council tenant in the period 1 April 2001 to 28 July 2013.'*

29/06/2016

Clarification from Stephen Douglass regarding letters sent to tenants which seemed to only calculate a refund since the date LBS took direct control for collection of Juniper rent and water rates.

*'**Tenants** will not lose out on their refund the calculations are being done for the period prior to Juniper switching back to the counci and the cheques will be issued as soon as we can. '*

29/07/2016.

The issue will be discussed at tomorrow's meeting, and further clarification sought.

• • •

juniper house TRA agenda

8pm Monday August 1st. 30A juniper house

1) Apologies

2) Approval of Minutes

3) Matters Arising
a) Ball Court isssues.
Report by Coralie for discussion.
Confrontation in July between two groups of teenagers. Residents saw a knife drawn. Police were called, and advised us to call in any further incidents to create a record. This could help us with funding bids to develop the use of the court. Residents who witnessed the situation proposed opening from 9am-9pm. A group of key-holders would be required to share the duties of opening and closing. Residents could knock for keys if required.

b) Southwark will give funds for crime and nuisance reduction projects, such as regular activities or special events in the ball court.

4) Secretary's Report
a) Water rates refund update (good news).
b) Tenant Recognition Form completion.
c) Notice of TRA Annual General Meeting.

5) Finance Report

6) Building & Maintenance
Major Works Consultation issues.
Thames Water.

7) Conservation Group Report
Housing Bill implications for Juniper. Report from Cabinet Meeting 19th July.

8) Garden Issues
Ideas submitted for discussion:
a) Developing a meadow area next to the woodland and organising with LBS to only cut when seeded.
b) Developing the hedge rows. Introducing blackberry brambles into more accessible area.
c) Clearing the garden next to flat 1 in preparation for spring.
d) Seeking help from major works contract for project/s.
e) Raised beds. More picnic tables. Reconstruction of BBQ or demolition on BBQ. Washing line space?

9) Other Business

10) Date of Next TRA Meeting

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direct contact number

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how to report an emergency repair?

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For independent adivice if the council fail to repair your fault.
Search: Shelter /'If a social landlord won't repair your home.'

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600 • Repairs Coordinator, Justin Hall: 0207 525 3705

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Repairs Manager, Gary Glover on 020 7525 3093 • Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk

Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

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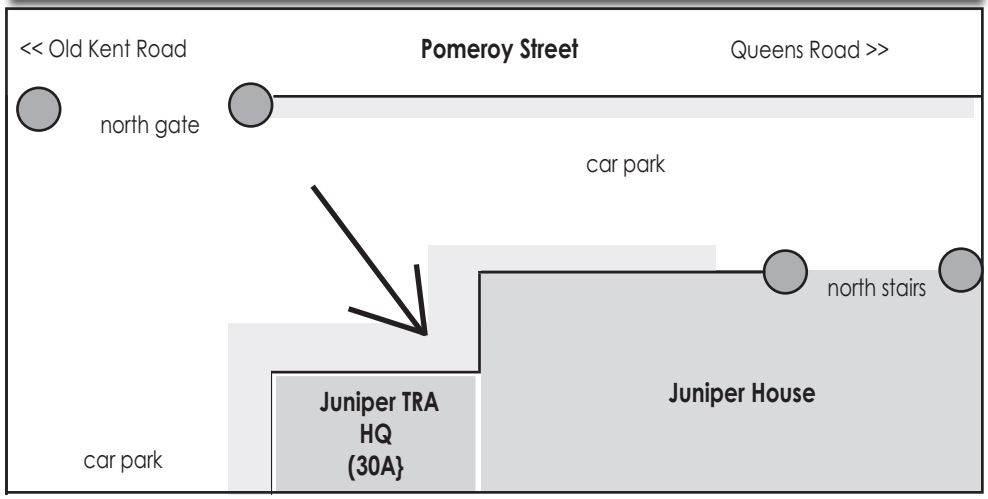
WATER RATES REFUND
22.1% of charges from 2001 - 2013
(with interest)

see page 2

JUNIPER HOUSE TRA MEETING

8pm Monday August 1st

30A Juniper House



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 Cooperative 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 expediture 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.

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. It will be removed when the works are complete.

• 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 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. The Conservation Group was suggested as the appropriate sub-committee for the purpose, reporting back to the TRA.

• At present we are still in the **Feasibility** stage of the works. This will survey the block for problems and recommend action to LBS for approval and funding. 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. The objective of the works is to remedy the the various design problems of Juniper House, and thereby delay any future major works as long as possible.

• **Interiors.** Flat surveys concluded that few if any flates 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 therfore 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 and the TRA 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. Should this be a standard LBS repair? Chris and Anne advised that such issues should be resolved by the forthcoming contract.

• **Jackie** Survey not conducted in flat.
Reported and listed for action.

• **Frankie** Previous appointment broken.
Reported and 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. Now very dilapidated and requires updating to TRA requirements. **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 purched 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. 4 for 1 Abstention.

6) Conservation Group Report

Thanks to Faye for regular reports on external activites, and apologies on not publishing in newsletter. There will be room in the larger format newsletter, which we will (hopefully) produce this year.

Discussion of the further implications of the Housing Bill to be scheduled for the next meeting.

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. Tim circulated consultation forms to be retuurned to Flat 13. Another event planned for June 19th.

8) Matters Arising from Previous Meeting

Ballcage. There have been fewer complaints but there is still a problem with late-night noise. The structure is also requires serious attention.
Possible to raise as part of Major Works.
Action. Sec to contact Chris Ayton and Local Area Management.

9) Date of Next TRA Meeting.

August 1st.

Housing and Planning Bill 2015

From 'Shelter' Briefing

• **Forced sale of council homes.** In order to generate revenue for central government, councils across the country will be required to sell low-rent council homes deemed 'high value' by government as soon as they become vacant.
This will fund Right to Buy discounts for Housing Association tenants across the country. **19,000 council homes could be sold by 2020, with 113,000 at risk in total**. The government should explicitly commit to replacing homes like-for-like in the areas they are lost and put in place sensible exemptions.
• **Starter Homes.** As Starter Homes are not currently affordable to most families on low-and-middle incomes, they should be built in addition to, not in place of, existing affordable housing. Local authorities should not be compelled to accept them if they are not affordable to their local community.
• **Pay to Stay.** People in low-rent affordable homes with a household income of more than £30,000 (£40,000 in London) will have their rents increased gradually to private rent levels. We believe these income thresholds are likely too low given how high private rents are in many parts of England.'
www.england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/briefing_housing_and_planning_bill_2015

From 'AxeThe Housing Act ' Briefing

If you're a Leaseholder

'The combined effects of the Act and spending cuts will mean higher service charges because Council housing departments are being asked to do more with less. As more council homes are sold off and implementing the Act brings higher administration costs, leaseholders will be asked to foot some of the bill.
There's added danger for leaseholders if your estate is ear-marked for 'regeneration'. We've already seen examples of families forced to move out, but unable to afford to move back and being offered a fraction of the value of their home as compensation. These cases will increase if the government is allowed to implement its 'brownfield sites' policy.'

If you're a council tenant

(The government) 'wants to destroy council housing as we know it and reduce it to being 'the housing of last resort' as in the US. This would be a disaster not just for current tenants, but for their children and future generations who, now more than ever, need a decent, secure home at a rent they can afford. The government wants to break up council estates and allow developers more powers to make even more money from building for sale. This is also a threat to the kind of places we live in. Without council housing, those on low and medium incomes will find it increasingly hard to find a settled home they can afford near work and transport.'
www.killthehousingbill.files.wordpress.com/2016/01/atha_briefing1_june2016_2nd-1.pdf

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community news[23]

18/07/2016

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JUNIPER HOUSE TRA MEETING

8pm Monday August 1st

30A Juniper House

(venue to be confirmed)

comments on the housing bill

(see page 4)

major works to start november

(see minutes)

drainage problems

direct contact number

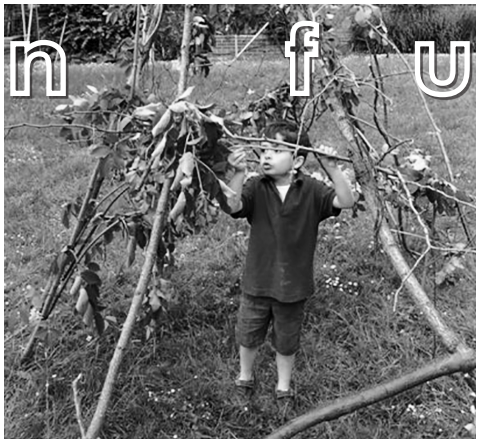
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After a day's hard work, the feeling around the barbecue was unanimously in favour of doing it all again as soon as possible.

As well as the food, and the fun of working together, there was a genuine sense of investment in Juniper, and of having taken a first step to creating something beautiful and lasting, even though it may still look a litte raw.

The area was originally intended for a range of native woodland plants, but a decade of neglect meant it was mostly dominated by one species, Ground Elder, which is particularly difficult to exterminate. A few weeks work has cleared most of the weeds for now. And since the large standard Poplar tree was reduced, there is now far more toplight available, providing a chance to grow plants which need sunshine.

Hopefully, in a few weeks, the area will be full of Black-Eyed Susans, Poppies, Cornflower, Flax, Corn Marigold, Ox-Eye Daisies and several other species of wildflowers and grasses, with Bluebells, Foxgloves and Hollyhocks in flower next year. All sown by Juniper kids and their friends.

Other species can also take advantage of this newly-lit woodland, such as long-living standard trees like Oak or Chestnut. These would also help protect the siite as a garden space for the future, and are also increibly beneficial to wildlife. As the tree-canopy returns, other woodland and hedgerow species can be introduced and established for the long term.

Thanks to Jo for the water.

More news at meeting on June 7.

Rob Kenyon

g a r d e n p o w e r

(why plants are not just pretty)

As I glance up from my living-room table a bright, slightly swaying, mass of green greets my eyes. The vividness of the colour and the sound of birdsong draws my eyes up and outside again and again, towards our block garden. Our garden is why I came to live here and the sight, sound and smell of it - even just from my balcony - gives me a lift in spirit; a small break in the rush of daily work/life busyness (or tiredness).

This isn't just me being fuzzy. Many scientific studies link access to 'green space' with mental wellbeing and even physical health. There's a movement to protect and develop hospital gardens and an awareness of the importance of window access to green space to bedridden patients during recovery. One finalist in last year's ***'Tree of the Year Award'*** (yes, even trees can get awards) was nominated by an housebound elderly lady precisely because it was a beautiful sight that she could look out upon throughout the year and feel connected to the world.

In fact, over the past year the need to protect and develop green space, and particularly trees, in urban areas has been highlighted with projects in several countries. Examples are the mapping of trees across New York City, or the assignment of email addresses for every tree in the city of Melbourne, inspiring hundreds of tree 'love-letters' from admiring citizens.

In London 'green space' projects are on the rise, from the controversial Garden Bridge project to the Peckham Coal Line project.

Some of that sounds crazy I know, but it is a reflection of the connection that humans have with trees, they provide shelter, fuel, food and, importantly, air. The report on London's air-pollution that hit the papers recently listed 400 primary schools whose playgrounds are in areas where levels of Nitrogen Dioxide are above acceptable levels.

One of the schools on the list is Kender. Parents and teachers are being told to take children outside as much as possible, to model and facilitate healthy living, but without good air quality all of us - not only the children - are vulnerable to a range of health conditions related to poor air quality and lack of green space.

What can we do? We have an amazing opportunity to utilise our own green space on the block. At a time when any seemingly underused land is at risk of development the more our space is valued the safer it is. The development of the woodland area is a direct and physical step in raising air quality in our neighbourhood, so come on down and enjoy it – bring your cuppa outside on a sunny day, bring your children out to play or just take a walk through on your way home from work. What a privilege to have this beautiful connection to green right here in our own communal garden.

'Start where you are. Use what you have. Do what you can.' (Arthur Ashe)

by Coralie Allison

meeting highlights

1. Proposal to approve funding of TRA by Co-op.
(Co-op members especially needed.)

2. Information on the forthcoming major works by Chris Ayton
(LBS Contracts Manager).

Juniper TRA Meeting 8
8pm. June 7th. Brimtonroy Hall. Culmore Street.
AGENDA

1. Juniper Cooperative Special Meeting

1. Members Present

2. Proposal.

Proposal. This meeting approves the remission of £100 to Juniper House Tenants & Residents Association for initial office expenses. And amends it to include initial garden Group expenses for the forthcoming planting season, including seeds, tools, plants and perpherals to the value of £50. and All expediture to be itemised and presented to TRA meetings for approval.

3. Any other Business.

4. Date of next meeting.

•••

2. Juniper Tenants & Residents Association Meeting

1) Apologies

2) Approval of Minutes

3) Finance Report

TRA bank account news.
Authorised expenditure items:
a) 1 box Paper; up to £12.
b) Seeds, tools, plants and peripherals to the value of £50.
Discussion on other items.

4) Secretary's Report

5) Building & Maintenance Chris Ayton. LBS Contracts.

6) Conservation Group Report

7) Garden Issues

8) Matters Arising from Previous Meeting

9) Other Business

10) Date of Next TRA Meeting

juniper tenants & residents association
community news[22]

30/05/2016

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garden day special

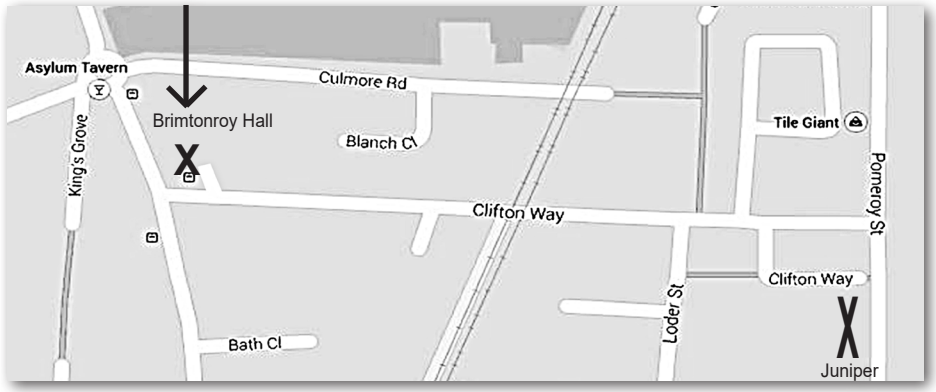
JUNIPER HOUSE TRA MEETING
plus Co-op Meeting
8pm Tuesday June 7th
Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

plus

Special Guest

LBS Contracts Manager
Chris Ayton
to answer questions on the planned major works

where to go



Juniper TRA Meeting 7 Minutes 26/4/2016 • 8.pm Brimtonroy Tenants Hall.

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 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 cooperative 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 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 Cooperative 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 progress made through 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. Weeds to be cleared boundaries defined and arranged and 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 Cooperative 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)

It was recommended that a co-op meeting be included on the agenda of the TRA meetings to approve any further requests immediately. This arrangement to continue until the co-op has no more assets to donate to the TRA, at which point the co-op account can be made dormant.

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.

Garden Day

This Sunday

from 2pm • May 15th

Meeting • Weeding • Planting

B a r b e c u e s

FOLLOW THE CROWDS - EVERYONE WELCOME

(as are contributions of plants, seeds, food, drinks, tools)

It's a good old-fashioned, home-made community day

The recent experience of social-housing demolitions by LBS seems to show that estates stand a better chance of regeneration and improvement if there had been more involvement by residents in their green spaces, and they had been used creatively. If residents take 'ownership' of their green spaces, they do not become 'under-used', and are worth preserving. The message seems to be: improve the garden - improve the block.

The recent experience of the Garden Group definitely shows that gardening is *fun*, whatever the other benefits. The other benefits this Sunday include food and fireside chat.

www.35percent.org/the-southwark-clearances/

•••

Football Cage Noise

'Time Gentlemen ***Please***'

This problem obviously isn't going to go away by looking at it, so a notice will be posted, and polite requests made. If that doesn't work, we will have to decide about keys. (see minutes inside). And the motorbike has got to go. But to be fair, when requested to go home politely, those involved never make a fuss. Alternatively, we could all lean out of our windows and suddenly announce together out of the dark:

'Time Gentlemen, Please.'

Stranger things have worked with rowdy teenagers, especially if they turn up on Youtube.

juniper tenants & residents association

community news[21]

11/05/2016

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JUNIPER HOUSE TRA MEETING

8pm Tuesday June 7th

Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

where to go



plus the unmissable

SPRING GARDEN DAY

from 2pm Sunday May15

(see back page)

JUNIPER WEEKEND WEATHER FORECAST

Sunday: 18°C. Dry. Not too sunny. Light winds.

Ideal gardening day

Southwark Tenant Council News

Amended Motion to Tenant Council. Passed unanimously 4.4.16

This Tenant Council notes:
The Government's Housing and Planning Bill means higher rents, less security and less chance of a home you can afford. The Bill:
• Makes councils sell off existing council homes. • Removes secure tenancies • Introduces a "pay to stay" scheme for social housing tenants if two household members' income is more than £30k (£40k in London). • Means increased rents and longer waiting lists • Reduces travellers' rights. • Makes councils provide unaffordable "Starter Homes" instead of affordable housing for rent. • Makes councils set up a Brownfield Register and give planning "Permission in Principle" to all land on this register.

This Tenant Council believes:
The Housing and Planning Bill will not solve the housing crisis. It will make it worse. It will force people from their homes, families and communities, into insecure private renting.

This Tenant Council calls on Southwark Council to refuse to implement the Housing Bill and in particular to:
• Not collect data on the incomes of tenants • Not introduce higher rents for some tenants as part of the government's pay to stay scheme, or any local variant involving a taper system • Continue to issue secure tenancies to all new tenants • Not sell off "high value council homes" and refuse to pay the levy imposed by the government to fund Right to Buy to housing association tenants. • Not place social or council housing estates on the Brownfield Register. • Call on the Council Trade Unions to support non co-operation with the Housing Bill and resist any attempt by council chief officers or Government appointees to force through implementation. •Call on TRAs, Area Forums and SGTO to support the Council's position of non-co-operation with the Housing Bill. • Propose a joint campaign of non-co-operation with other Councils opposed to the Bill.

This Tenant Council resolves:
• To add its name to the Kill the Housing Bill Campaign. • To urge the delegates of Tenants Council to publicise the Kill the Housing Bill Campaign and send representatives to the organising meetings. • To urge tenants to support the national demonstration on Saturday 18th June 2016. • To urge Area Forums and TRAs and SGTO to adopt this motion and organise local activities against the Bill.

http://www.southwark.gov.uk/downloads/download/3211/tenant_council_draft_minutes

demonstrations on 15/16 April, 18 June
details: www.thepeoplesassembly.org.uk

Garden Group Meeting with Southwark Grounds Maintenance Supervisor

April 3. 10am Garden. Present: Oliver Levine LBS, Tim Burrow f12, Rob Kenyon f32.

1. Oliver was made aware of the group objectives:
i) To help enhance the garden and encourage wider use and participation.
ii) To enable residents to take part in gardening activities.
and given some basic history of the site. And informed of the skills and relevant qualifications of residents interested in gardening.

2. The group meeting on 28th March (see minutes Newsletter 19) decided to initially approach Oliver specifically about:

a. The possibilities of a vegetable border.
There were no objections in principal to a trial border, as long as it is sited sensitively. A strip bordering the woodland area was seen as a possible candidate, providing both seclusion and sunlight.

b. Management of the woodland area.
No objections, and offer of possible help and co-operation with future projects when access is cleared for LBS workers. Clearance of Ground Elder infestation and feral Acacias was OK'd. Contact for ground team provided. Organic refuse to be left for LBS collection.

c. Future use of the site to the rear of Flat 1.
This will be a matter of negotiation with the new tenants, but officially, the area is LBS responsibility.

d. Monitoring and reporting problems with trees.
Oliver is not responsible for trees. Contact given.

3. Oliver advised that the ground-crew be notified of any developments or projects in progress.

4. LBS to be notified in detail of all proposed projects.

Garden Group Day 1 Sunday April 3rd

Present: Shakera Rahman, Tim Burrow, Jackie Wilford, Rob Kenyon.

Woodland and surrounding areas. 2pm - 5.30pm.
Masses of choking Ground Elder cut to prevent flowering. Roots to be tackled when suitable tools become available. Dead and feral acacias cut and sorted for fencing. General litter-picking and tidying.

Many thanks to Alice at The Field, Queen's Road for tools.
And to Tim for tea and cake.
All volunteers welcome for the next session on Sunday April 17th.

have your say from home

Juniper now has both a facebook page and group.
Discuss issues, create events, share photos, videos & files.

The page is mostly for official business
www.facebook.com/junipertra

And the group for everything else related to Juniper.
www.facebook.com/groups/juniperSE14
...advertise your business, recycle items, make contacts, ask for help...

late-night ball-cage noise

With the warmer evenings everyone accepts there will be more late night exhibitions of youthful exuberance.

But please remember that some residents need their rest.

Please use the garden considerately.

Agenda Item TRA meeting 26th April

reporting repairs online

To report a repair you will first need to register a MySouthwark account via : **www.southwark.gov.uk/mysouthwark.**

Once you have created and logged on to your account, select **'My Housing Services'**, and link your account. To do this only fill in date of birth, rent reference number and surname fields, you will then be able to enter the housing portal, and report repairs or view past repairs.

If your query refers to a gas, electricity or water supply problem you should contact:

• **Gas leaks:** 0800 111 999 • **Electricity** (UK Power Networks): 0800 028 0247
• **Thames Water**: 0800 714 614 •

how to report an emergency repair?

If the repair you wish to report is causing a health and safety issue (e.g. a burst water pipe causing a flooding), please call LBS Contact Centre on 0800 952 4444 or 0207 525 2600 to have a job raised.

For independent adivice if the council fail to repair your fault.
Search: Shelter /'If a social landlord won't repair your home.'

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11/04/2016

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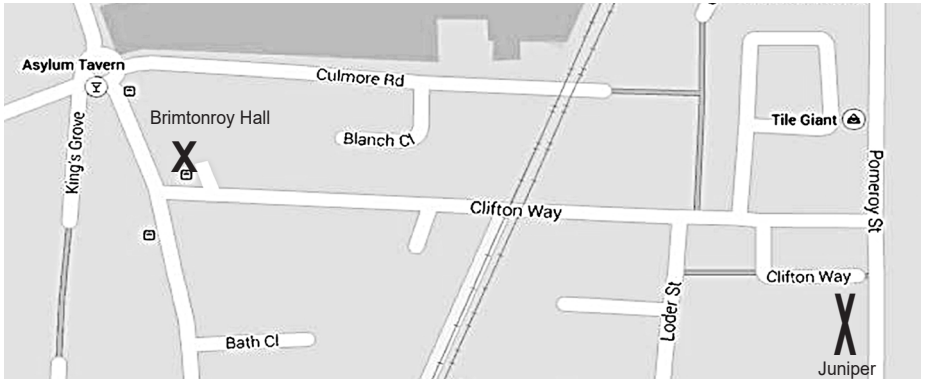
Re-Convened

JUNIPER HOUSE TRA MEETING

8pm Tuesday April 26th

Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

where to go



GARDEN GROUP

(bring gloves)

from 12.30pm Sunday April 17th

meet in the garden

Juniper TRA Garden Group Inaugural Meeting

28pm. 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 explaned 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 linited 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 herbgarden 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.

TRA constitution quote of the month

"SUBCOMMITTEES 22.
The committee may appoint such subcommittees as may be required to carry out the activities of the Association. Such subcommittees 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 nonvoting exofficio members of any subcommittee."



A&E Elkins, contractors for the forthcoming works, have informed us that there will be thorough consultation sessions with tenants and leaseholders to answer questions and field any problems missed in the survey.

Residents probably know better than anyone what's wrong with Juniper House, and it is in our interest to share this knowledge with the company responsible for the repairs.

Please do not miss these opportunities to help direct the works. Times and dates to be announced.

A&E Elkins contact:
Lee Wylie. email: Lee.Wylie@aeelkins.co.uk. tel: 07432 610690

tell your story

Everyone has a story or a point of view or a passion.

Please share yours here.

All contributions gratefully received.

Prizes for best under 14 entry.

please deliver to 32 Juniper House or email sec.junipertra@gmail.com

youth work opportunities

Salmon Youth Centre, Bermondsey is seeking volunteers age 18 and over to mentor young people between the ages of 10-24 who in need of support. The Salmon Youth Centre Mentoring project is primarily aimed at young people who need a positive role model in their lives.

Once through the recruitment and training process, mentors will be matched with a young person to establish a relationship, meeting them at least once every fortnight at a minimum. Their responsibility is to ensure the young person is safe, has fun and learns something each time.

The greatest benefit for the mentor is the satisfaction of getting to know the young person and see them develop under their guidance. Plus the training and experience will be of benefit to those seeking a career in anything that involves working with people.

To request an application form or discuss further please contact James Davis:

james.davis@salmonyouthcentre.org • 0207 232 5308.

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LBS Contact Centre on 0800 952 4444 or 0207 525 2600 to have a job raised.

For independent adivice if the council fail to repair your fault.

Search: Shelter /'If a social landlord won't repair your home.'

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28/3/2016

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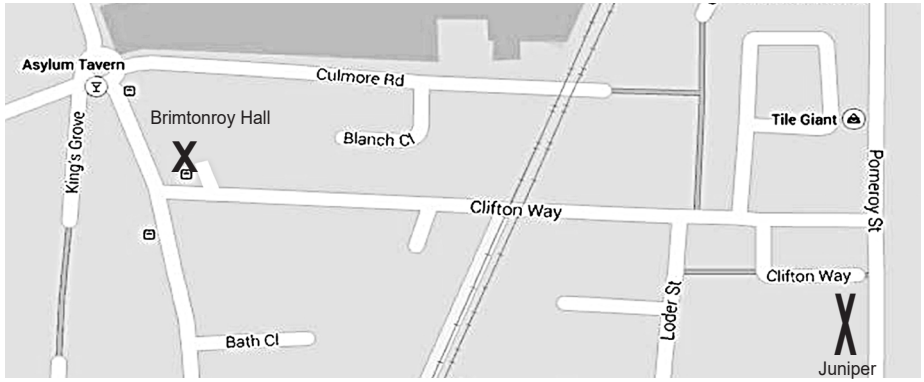
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JUNIPER HOUSE TRA MEETING

8pm Thursday March 31st

Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

where to go



GARDEN GROUP

woodland weeding day

get fit with weed-robics & take your vengeance out on vegetables

(bring gloves)

2pm Sunday April 3rd

meet at 30A or in the garden later

Minutes . Juniper TRA Meeting 6
8pm. February 16. Brimtonroy Hall. Culmore Street.

Present
Tim Burrow 13 (treasurer). Rob Kenyon 32 (secretary). Mina Mileva 49. Faye Roberts 33. Jackie Wilford 14 (chair). Lloyd Trott 46.

1) Apologies
Claire Phillips, Kirsten Dunham, Coralie Allison,

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.
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 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.

passed; 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.
Faye 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.
Faye 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.

gardening. more than just fun

The new Garden Group is the opportunity to be in at the start of an exciting project to enrich and protect the garden, and benefit from healthy exercise in the open air at the same time.
The function of the group is to provide a workshop where the community can agree what it wants for the garden, and represent those wishes to LBS. The group can also negotiate projects and maintenance work involving residents. As a specialist group, it can also take more time arriving at decisions than is possible in general meetings.
So if we want any say in the garden at all, it is vital that the Garden Group represents the community.
It is sad to see how neglected the garden has become. It is no longer the community dynamo it once was. Some residents do not even realise that the garden is part of Juniper House, and for their use. Others do not know how to get into the garden, and believe they require permission.
The amount of use has undoubtedly fallen in the last ten years. This is worrying for several reasons, not least because of the high demand for building land, especially on council estates. The chances are that if we don't take an interest in the site, Southwark will.
The Juniper garden has been considered by LBS for residential development before, when the derelict garages were demolished (the site of the football cage). So it could hardly be less attractive now.
The garden is a long and fascinating story. Hear some of the rest by becoming part of it.

2pm. Sunday March 20th. Assemble '30A'

ask your questions face to face

On the evening of **16 March** at City Hall, SE1 the Southwark Council will be hosting its first ever cabinet member public question time.
Starting at 6.30pm (doors open at 5.30pm) and concluding at 8pm, the event is an opportunity for members of the public to put questions directly to cabinet members.

Jonathan Carr-West, Chief Executive of the Local Government Information Unit will chair the event. This is your chance to hear what the cabinet have to say, listen to the debate and get involved.

Anyone who lives, works, or is interested in Southwark can book a place and suggest a question to the cabinet by emailing **CMPQT@southwark.gov.uk** or tweeting us **@lb_southwark** using the hashtag **#cmpqt**.

Further information at **www.southwark.gov.uk/cmpqt.**

council home sell-offs

If your flat is worth more than government thresholds, under new legislation, the council could be forced to sell it.
Proposed thresholds according to Shelter. 1 bedroom: £340,000; 2 bedroom: £400,000; 3 bedroom: £490,000; 4 bedroom: £790,000; 5+ bedroom: £1,205,000.
Again according to Shelter, 9.5% of Southwark stock is over these thresholds. The total number of homes above the threshold in Southwark is 3,755.

reporting repairs online

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juniper tenants & residents association

community news[18]

3/3/2016

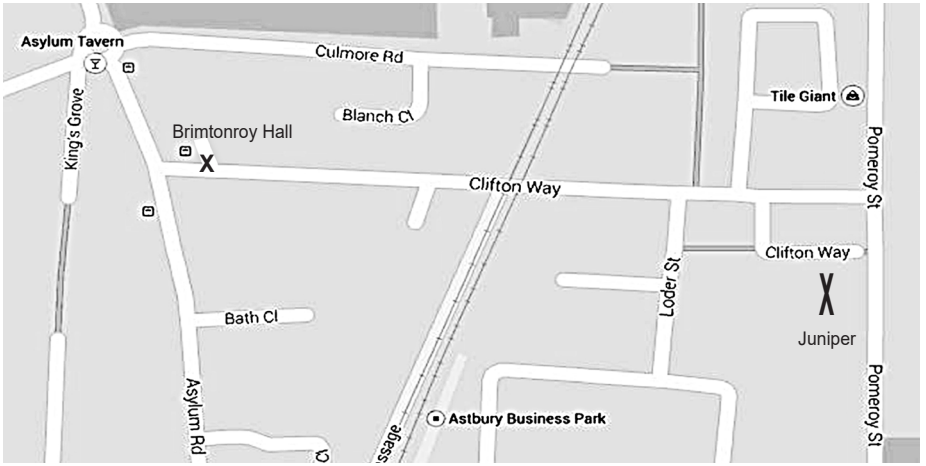
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Juniper Tenants & Residents Association Meeting

8pm Thursday March 31st

Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

where to go



plus

Garden Group Meeting & Walkabout

2pm. Sunday March 20th

Assemble '30A' (storeroom ground floor)

major works report

By now all residents should have recived a letter from **A&E Elkins ltd** to arrange dates for inspections of internal elements of properties. These visits are to determine if works are required. The letter specifies kitchens, bathrooms, windows and front entrance doors, but this should not deter residents from reporting other faults to their flats.
As below.

• • •

sample complaint from top-floor resident

"My flat and the flat next to me have a geen stain of moss growing on the outside wall due to damp coming into the wall from the roof. This problem has caused milldew mould and damp in my corner room making it unusable as a bedroom.
The waste pipe from my toilet is rusting badly.
The leak/water spray from the little parapet has never been sorted even though I've reported it now for 10 years, it has made a mess of my door and caused rot in my wall surrounding the door."

Hopefully, when the works are complete, this kind of story will be a thing of the past.

• • •

areas to check

• Windows. Most if not all the timber frame windows urgently need external servicing (sanding-down and treatment with preservative stain). And many will also need new glazing units if the seals have blown. Check for condensation between the panes, and report to the visiting surveyor.

• Front Doors. Many of the letter-flaps on the doors fitted 4 years ago have fallen off. Also, the spy-holes are almost useless, especially at night, and the door-knocker, such as it is, is far too quiet to be heard in busy living rooms behind the heavy kitchen fire-door. The last doors fitted by LBS did not have safety chains as standard.

• Kitchen Sinks. Due to the design, the seals around many kitchen sinks have rotted, allowing spillage into the supporting woodwork. This will cause damp and rot in due course. Seals around baths are also liable to perish, and leak into flats below.

To arrange a date for a visit
phone 07972 492 165, or email shelly.sullivan@aeelkins.co.uk

• • •

juniper t.r.a. agenda

1) Apologies

2) Approval of Minutes

3) Secretary's Report
Proposal to co-opt voluntary note-taker from LBS Community Division.

4) Finance Report

5) Building & Maintenance

6) Conservation Group Report

7) Garden Issues

8) Matters Arising from Previous Meeting

9) Other Business

10) Date of Next TRA Meeting

• • •

Juniper Cooperative Meeting

1. Apologies.
2. Approval of new cheque signatories.
3. Report on AGM
4. Any other Business.
5. Date of next meeting.

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Urgent Bank Account Amendments

Tomorrow night's meeting of the co-op is essential to authorise new signatories for our bank account. If we cannot do so, we will naturally not be able to make full use of our assets. So a healthy attendance is vital. The main business shouldn't take long.

final flat 1 clearance

10am THURSDAY 18TH FEBRUARY

FIRST COME FIRST SERVED FOR ALL UNWANTED ITEMS

• • •

protect council housing events

National March

to Secure Homes for All & Control Rents

13 March at 12:00–15:00

Lincoln's Inn. Newman's Row, London WC2A 3TL, WC2A 3TL

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l.b.s. contacts

Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Repairs Manager, Gary Glover on 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Cleaning Team Leader, Raymond 0207 525 3826

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TO BE INCLUDED ON THE JUNIPER CONTACT LIST PLEASE MAIL SEC.JUNIPERTRA@GMAIL.COM

• • •

monthly estate inspections

Last Tuesday of the Month

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.

Residents are welcome to attend. 11.30am (approx) at Juniper House.

juniper tenants & residents association

community news[17]

15/2/2016

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

Juniper Tenants & Residents Association
reconvened meeting

plus urgent

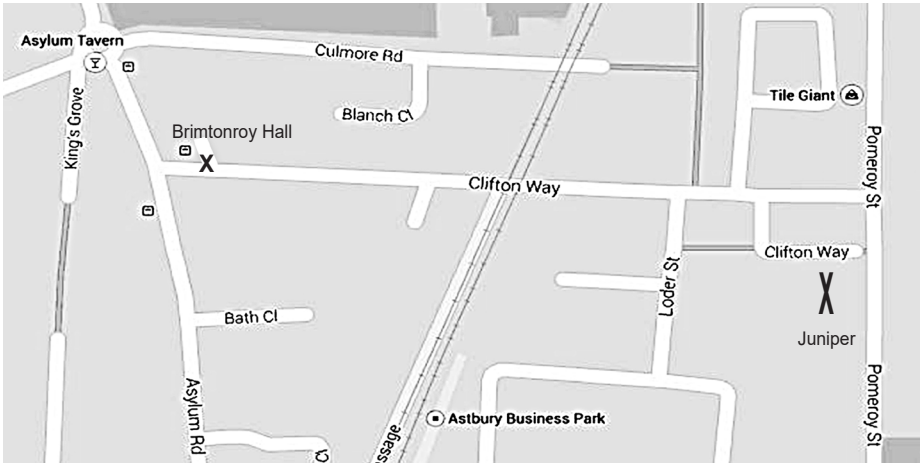
Juniper Cooperative Meeting

8pm Tuesday
February 16th

Brimtonroy Tenants Hall • Culmore Rd. SE15 2RQ

• • •

where to go



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 (secretary). Lloyd Trott 46. Jaki Wilford 14 (chair).

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.
Thanks to Claire for being the TRA's groundbreaking inaugural treasurer, and best wishes.

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.** Ways in which residents can reduce the problem to be flagged in newsletter.

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 the mailing list.
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 group meeting is to be called if felt necessary 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.

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: Brimtonroy Hall, Culmore Road. SE15 2RQ.

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to help prevent rodents

• Residents are advised to seal their rubbish bags securely and place them inside the bins, not alongside, where they will be quickly torn apart by foxes, squirrels and rats.

• It is also not a good idea to throw bread and other 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. A proper bird-feeder, designed to limit spillage is preferable.

• Loose bags of potting compost and neglected tubs on balconies also provide cosy base-camps for mice to begin investigating your even cosier flat.

• If you have mice, it helps to block any holes in walls, especially between kitchen and bathroom alongside water pipes. Mice can squeeze through the tiniest gap. Wire wool is useful. It is also a good idea to block access under counters or fittings. By some Juniper accounts, the most effective and humane traps are the electronic 'Zappers'. But they are expensive. Non-lethal traps are available.

None of these tips alone will exterminate mice, but all will help. It is hoped that the forthcoming repairs might help by sealing up gaps in walls and blocking any internal runways for rodents in the fabric of the building.

protect council housing events

'Kill The Housing Bill' Demonstration

Saturday 16 January. 11am – 1pm

128 Theobald's Road. WC1X 8TN (Holborn Tube)

• • •

Lobby LBS Housing Committee

Tuesday 26th January 6pm

160 Tooley Street. SE1

• • •

amazing bargains!

store clearout (30a)

11am TUESDAY 12TH JANUARY

flat 1 clearout

10am FRIDAY 15TH JANUARY

MANY HANDS MAKE LIGHT WORK. ALL VOLUNTEERS GREATLY APPRECIATED

FIRST COME FIRST SERVE FOR ALL UNWANTED ITEMS

• • •

garden meeting

SOON

(keep an eye on staircase noticeboards for details)

Planning and strategy to be decided.

With Spring almost here, it seems, it's not too soon to start exchanging ideas about the growing season. Any suggestions please contact:

Rob, flat 32. tel 0207 732 8493. sec.junipertra@gmail.com

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l.b.s. contacts

Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
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Cleaning Team Leader, Raymond 0207 525 3826

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juniper tenants & residents association

community news16

9/01/2016

sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

next TRA meeting

8pm. january 25th.

Brimtonroy Hall, Culmore Road. SE15 2RQ (polling station)

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new works news

Major works are about to start at Juniper in 2016 (see community news 15). The initial surveys are to take place in May, with regular consultation events planned throughout the contract. The first 'pop-in' session was held on December 8th. At this, LBS representatives clarified certain issues.

• All items on the letter sent to residents are only proposed works. Decisions will be made during the strategic survey in May. So the duration or extent of the work is unknown at present.

• Drains are apparently not on the schedule of works. This is a seperate issue we will have to fight for, so it is important that all residents suffering from drainage problems should report them as often as possible, and raise them at the consultation sessions.

• Renovation work on interiors and kitchens is also planned. Obsolete or damaged fittings are to be replaced. Where residents have obviously invested time and effort in personalising their flats, we were told there would be no compulsion to have work done, provided all fittings were deemed safe.

• All faults in flats or the building should be reported to the contract team during the surveys.

• There will be disruption to parking during the contract due to the need for onsite storage and offices. Disabled badge holders should make a point of notifying the team of their usual space, or negotiate a new one for the duration.

• A series of meetings are planned with leaseholders to discuss the implications for service charges.

LBS 'cleaner-greener' projects

We are now too late to apply for this year's money. Next year we need to make as much use of this source of funding as possible.
Hopefully next year, the TRA will be able to access some funds from JHC (Juniper House Cooperative). But that will depend on how tomorrow's Annual General Meeting goes. So please attend.

Here are some typical projects in Southwark which were funded last year.

Albion Estate tiered planters
Derelict tiered planters were re-built and replanted.

Surrey Docks Farm solar panels
A solar panel system was installed to provide a cleaner and greener source of energy to Surrey Docks Farm.

Pullens mum's gardening club
The installation of raised beds on an unused area of Pullens estate was designed to provide educational and social development for children and bring the mums on the estate closer together.

Grove Lane wildlife habitats
A bug hotel has been installed in the garden. It will boost biodiversity by providing a habitat for invertebrates.

Elmwood Road lighting
Lighting was installed in the dark alleyway to improve safety and reduce the fear of crime amongst the residents.

Projects for Juniper might also include:~

- Refurbishment and Improvement of Playspace
- A Babysitting and Playschool Project
- Homework Club
- A Bursary fund for Juniper College Students
- Summer Playschemes, including trips and events
- Children's Art & Theatre Club
- Encouraging Use of the Garden by Residents
- Additional Security Systems
- Website

To find out more: **www.southwark.gov.uk/cleanergreenersafer**

more noticeboards?

As many will have noticed, the official noticeboards in the stairwells are very congested, and the overspill is both unsightly and ineffective.

If you would like to have access to a public pin-board to post information or communicate with other residents, please let the TRA know either at the meeting tomorrow (Monday 7th December).

or by the email or telephone number on the front page.

more **meetings?** why?

They sound like the most boring way to spend time, but unfortunately meetings are the only way to find out what the majority wants and how to get it. And as we've found, getting things done can actually be fun.

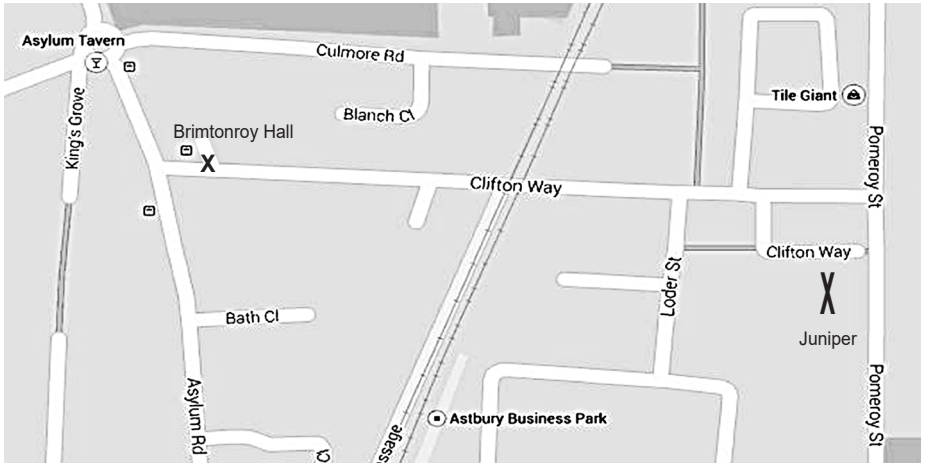
In the case of Monday's Annual General Meeting of **Juniper House Cooperative,** the vital issue is how to manage the future relationship between the co-op and the **Tenants and Residents Association** to best advantage. If we get it wrong, Juniper will lose a major source of support.
It is therefore vital that as many residents as possible attend in order to aviod any further delay, or doubt about the opinion of the residency.

As previously recorded in this newsletter, JHC still holds funds which could be accessed by Juniper TRA, but to enable this to happen, both organisations have to co-exist, for a while at least. After investigation, this seems to be the easiest plan. It appears that offically Dissolving the co-op is an impractically complex process. And it by is no means certain that the Financial Services Authority would allow JHC to merely transfer its assets to Juniper House TRA.

The short story is that the cooperative needs to re-elect core officers (chair, vice-chair, secretary and treasurer) and to fulfill its duties under its constitution. But since it would have little else to do except vote to serve the needs of the TRA, these posts would not take up much of anyone's time. And when its assets became depleted, JHC would become officially dormant and be brought to a close naturally and painlessly.

The last convened AGM two weeks ago was not quorate. This means that this reconvened meeting can proceed and take decisions without the required quorum if necessary.

where to go



NOISE!!

Please bear in mind that Juniper flats were designed before modernsound systems, tv's and rotary washing machines, and any loud sound can be heard by neighbours. Also, many people work during the night and sleep during the day, or have young children.
One sort of noise which people find particularly disruptive is repeated banging on floors and walls, especially now that many flats do not have carpets. Because of its construction, this kind of impact can carry for several floors, and even sound as if it is coming from below when it is in fact coming from above.
Every resident has the 'right to the leaceful enjoyment of their residency' according to the tenancy and leaseholder agreement.
If you are suffering from inconsiderate noise, and a friendly word has not worked,
CONTACT: Noise related Anti Social Behaviour. 0207 525 5777 (24 hours)
Persistent offenders may put their homes at risk, whether council tenants or not.

allocations

Many growing families are in need of larger flats. And some shrinking families may now possibly appreciate paying less rent in a smaller flat.

The quickest way to move is through **mutual exchange**. Call **0207 525 1336**. or email **exchangesandmobility@southwark.gov.uk** for more information

flat 1 clearance

Within the next few weeks, a date for the removal of the contents of flat 1 will be agreed with Southwark council. Much of this is Juniper property, and the TRA will be able to use some of it, but not all. There are therefore several items of office furniture and equipment which we will have to dispose of.
If residents know of charities or local groups in need of such items should contact the secretary (flat 32. email: sec.junipertra.com. phone: 0207 732 8493).
The date will be posted on the noticeboards in due course. The more willing hands available the better. All junk must go!

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600

Repairs Coordinator, Justin Hall: 0207 525 3705

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Repairs Manager, Gary Glover on 020 7525 3093

Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk

Cleaning Team Leader, Raymond 0207 525 3826

juniper house tenants & residents association

community news15

06/12/2015

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

GREAT NEWS!

but..

Many residents will have recieved a letter from **Southwark Housing & Modernisation** detailing an extensive range of works to take place.

Including repairs and renewal of:
- Stairs and balconies (communal and personal).
- Kitchens and bathrooms.
- Communal and residential windows.
- Roofs and gulleys.
- Communal electrical installations.

And more "if the condition requires".

If it takes place, this level of investment obviously means that the short-term future of Juniper is secure. And as such will be a relief to many. However, every estate agent will advise improving a property before selling it. And since the council is under severe pressure to sell of as much of its stock as possible, we still have to keep asking questions. To feel safe, we need confirmation of Southwark's long-term commitment to keeping Juniper as affordable-rent social housing, accountable to local democracy.

Southwark has set up a consultation process to "voice ideas, issues and concerns". This will meet monthly, with the first drop-in session on **Tuesday 8th December at 132 Queens Road, Room G05/06. SE152HP between 4-7pm. All residents are welcome.**

One concern residents may like to raise is the curious absence of **drain maintenance** from the long list of scheduled works.

RECONVENED
Juniper House Cooperative Annual General Meeting

plus Juniper TRA General Meeting

8pm. Monday 7th December 2015. Brimtonroy Hall, Culmore Road. SE15 2RQ (polling station)

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 (treasurer). 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 assetts 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 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 and 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.
Faye 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 reques 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!
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.

Juniper House Cooperative Annual General Meeting

7.30pm. 19 November 2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

AGENDA

1) Apologies

2) Minutes of the Last AGM

3) Presentation of the Accounts

5) Appointment of Auditors

6) Update on the Relationship Between JHC and Juniper House Tenants and Residents Association.

7) Future Governance. Proposals for action.

8) Election of Officers

9) Discussion

10) Date of Next Meeting

juniper contacts

email: sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600

Repairs Coordinator, Justin Hall: 0207 525 3705

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

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Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk

Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

Cleaning Team Leader, Raymond 0207 525 3826

juniper house tenants & residents association

community news[14]

16/11/2015

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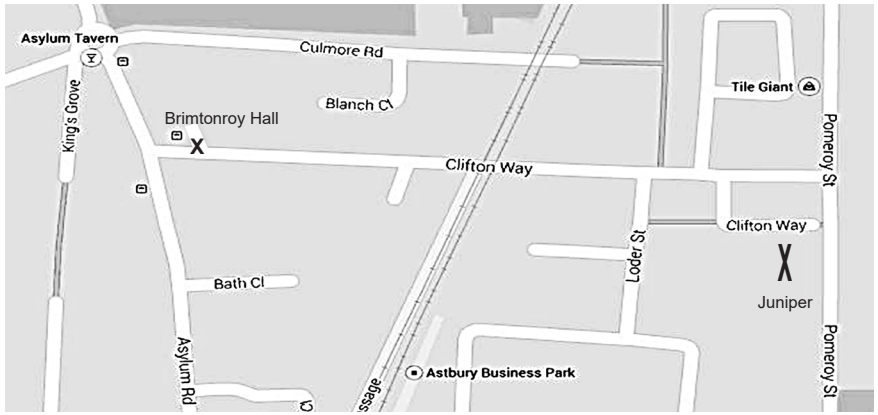
JUNIPER TRA

MEETING 5

Thursday 8pm. December 7

Brimtonroy Hall, Culmore Rd. SE15 2RQ

All Residents Welcome



Juniper House Cooperative Annual General Meeting

7.30pm. Thursday 19 November 2015

Brimtonroy Hall, Culmore Road. SE15 2RQ

Juniper 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, Coralie Allison, Sirena Simon.

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 Cooperative has been set for November 17th. 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. The meeting agreed that the proposal should recommend the dissolution of the co-op and the transfer of its surplus to TRA control, if possible.

4. Finance Report

Two cheque signatories agreed (Claire Phillips, Coralie Allison).
The Recognition and Funding form is in the 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 recommeded 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

garden ideas

Within our TRA constitution, we can now form a group to co-ordinate the care and improvement of the garden, which will be accountable to TRA meetings. The last TRA meeting voted in favour of testing the ground to see how LBS would react. (see item **7** minutes opposite, and response below).
Such a group could be used to help residents tend balconies and ground floor areas; contribute plants and effort to enhance the front border; involve children in gardening days and wildlife study; spot and report problems early to LBS for action; help create more social areas within the garden - encouraging more people to use it. And in general offer as many residents as possible the chance to take part in a healthy, creative activity which just happens to be fun.
Serious grants are available for the right project. And any significant investment in the garden would make its future (and Juniper's) that much more secure.
All residents interested should attend the next TRA meeting (see cover) to be in at the start. The more the merrier. No skills required.

initial response from LBS to proposal for gardening group

"The Juniper House TRA Gardening Group (representatives) will need to meet and discuss the gardening proposals or arrangements with Oliver Levine, Grounds Maintenance Supervisor. He will advise the group on what they can and cannot do. He will also advise the Gardening Group on which flowers or plants they can plant. It is envisaged that some sort of agreement or arrangement will need to be in place especially on how and often the group will maintain the gardens.
The Resident Officer has already briefed him and he's happy to meet with the Gardening Group to further discuss these issues."

store story

Many thanks to Working Party, the store is much emptier than it was, but there is still material some might find useful. contact flat 32 for last-chance bargains.
Apologies to immediate neighbours for any undue noise. We will ensure that all work on the store (30A) is undertaken as quietly as possible, and we will try to make the space as sound-proof as practicable when redesigning it.
The space will be used to store documents and the TRA office equipment, for TRA admin work, and for occasional meetings - which should create no more noise than an average family watchng TV, and not end later than 9.30pm.

£1.8 million for juniper ideas

The TRA can now apply for funding through the Cleaner Greener Safer (CGS) scheme. The applications for the 2015/16 are now open.
This year over £1,880,000 is available to individuals or community groups with innovative ideas to improve their areas to make their communities cleaner, greener or safer.
We need ideas now, since the closing date for entries is **Monday 9 November** 2015.
There must be dozens of ways that Juniper could be made pleasanter or safer.
Now is our chance to make them a reality. email: sec.junipertra@gmail.com
Successful applications will be announced early in 2016.
To find out more: **www.southwark.gov.uk/cleanergreenersafer**

annual general meeting

The AGM for **Juniper House Cooperative** has been set for **November 17th. 7.30pm.**
The major issue is the future of the organisation and its **Reserve Fund**. A proposal will be circulated in advance, to be voted on at the meeting.
Options are (1) to dissolve the co-op and transfer co-op assetts to the TRA, or (2) to keep the co-op running and use it to finance the TRA.
Option 1 might in theory be frustrated by the **Financial Services Agency**, who could object to the transfer of funds. Option 2 would mean twice the number of officers and administration. The FSA have said informally that they do not believe there would be a problem in our case, and that we should enclose an explanatory letter with the required paperwork for dissolution. To have the co-op's assetts at the disposal of the TRA would be a great boon to the block, and help us in all sorts of ways. And tidying up the co-op's affairs would spare several people a lot of work.
While only members of Juniper House Cooperative can vote, this is a very important meeting for everyone living at Juniper. New members may be accepted on the night.

juniper conservation group

Southwark 'Cabinet' are meeting to discuss the 'New Southwark Plan on Tuesday **October 20th. 4pm, Ground Floor Meeting Room GO2A, 160 Tooley Street, SE1 2QH.**
There will be a period for public questions.
We will be there to try to discover Southwark's commitment to social housing. All are welcome to attend. The group report back to a meeting at 8pm in flat 13.
For further details contact: Paula Thornton or Virginia Wynn-Jones
Phone: 020 7525 4395/7055 Email: paula.thornton@southwark.gov.uk; virginia.wynn-jones@southwark.gov.uk.
More info at '35% Campaign' (www.35percent.org/blog 18/07/2015)

DRAIN CAMPAIGN!

The more people report problems the better. Don't give up.
Report direct to: **Gary Glover** on **0207 525 3095**
and report what happened at the next meeting.

juniper contacts

email: sec.junipertra@gmail.com • www.junipercommunity.wordpress.com
www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Repairs Manager, Gary Glover on 020 7525 3093
Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

juniper house tenants & residents association

community news13

17/10/2015

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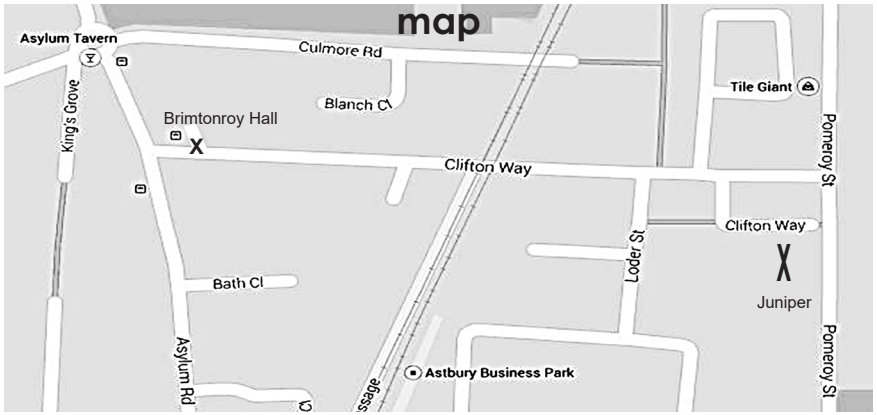
JUNIPER TRA

MEETING 4

Thursday 7.30pm. November 2nd

Brimtonroy Hall, Culmore Rd. SE15 2RQ

All Residents Welcome



Juniper (mini) Barbecue

Sunset • Garden • November 6th

Bring Food and Home Comforts

Juniper House Tenants & Residents Association. Minutes, Meeting 2. Thursday 7.30pm. 3/9/2015

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: Sirena Simon. Nick Cattermole.

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 Cooperative (JHC).

• Greg reported that the Financial Conduct Authority and/or the Mutuals Society need to approve transfer of funds from Juniper House Cooperative to Juniper House TRA.

The basic alternatives are:

a) Keep JHC in operation and use it to support Juniper TRA. But this would mean another layer of administration, and damaging accountancy costs.

b) 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

a) Investment in the estate (regeneration and improvement)

b) 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 wholescale 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.**

ISSUES ARISING, AND DISCUSSION

a) The council does not expect to make a profit out of council housing. Brimmington estate had similar fears as JH but are just about to get new interiors.

b) What is the structural state of Juniper House, and is its market value likely to go up or down?

c) What is the likelyhood that leaseholders will be hit with massive fees in the event of substantial regeneration?

d) TB – Ballots. If estate is transfered 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.

e) 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.

f) 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 consulatations. 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.

g) 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 effecting 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 lampost 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

a) 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.

b) Security issue: inappropriate behaviour reported in stairwells reported involving sex and drugs.

c) Flat 68- knocking pipes.

d) Bike Shed. TB – original model unsuitable for uneven ground. Adjustable design to be used.

e) 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.

f) Clarification from chair on new JTRA Facebook Page and Group.

g) 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 conservation group

Along with the rest of Southwark's housing stock, Juniper has been assessed by property agents Savill to assess its financial viability. Juniper has not rated highly (4) which could have serious implications for all.

As a result, the TRA meeting on September 3rd established a **Juniper Conservation Group** to *"investigate and discuss in detail issues effecting the future of Juniper House and its development, and report back to committee."* All residents interested in becoming active on this group please contact the secretary, flat 32 (Rob), email sec.junipertra@gmail.com, or visit the facebook group www.facebook.com/groups/juniperSE14.

The next meeting of Defend Council Housing is 7.30. September 29th. TRA hall, ground floor Thompson House. Beckway st off East Street. (last Thursday of the month).

savill explained

According to '35% Campaign' (www.35percent.org/blog 18/07/2015)

The Savill method "lumps together stock condition and maintenance costs with socio-economic measurements such as income levels and educational attainment, to give each council estate a rating.

These two sets of measurements are described as **Net Present Value** (NPV - crudely: the cost of upkeep against rental income) and '**Sustainability**', which it defines as the 'social and economic performance of the neighbourhood'. The social and economic indicators include, amongst other things how poor people are, how healthy they are, how many are jobless, how many claim benefits and how much crime and anti-social behaviour there is. Sustainability is measured entirely in socio-economic terms; it includes no environmental factors.

All estates then fall into one of four categories. (Below) A future course of action is prescribed for each."

Savill Rating	Course of Action
1) Above Average NPV & Above Average Sustainability	Regular Investment.
2) Below Average NPV & Above Average Sustainability	Small scale redevelopment or regeneration
3) Above Average NPV & Below Average Sustainability	Asset investment/community initiatives
4) Below Average NPV & Below Average Sustainability	"Widest range of options"

free stuff

There is still a wide choice of DIY materials and fittings available on demand. It would also be great if two or three people could help clear and renovate the space for use as the TRA office/meeting room. Please contact Rob flat 32

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Repairs Manager, Gary Glover on 020 7525 3093
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

juniper house tenants & residents association

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20/9/2015

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

JUNIPER TRA

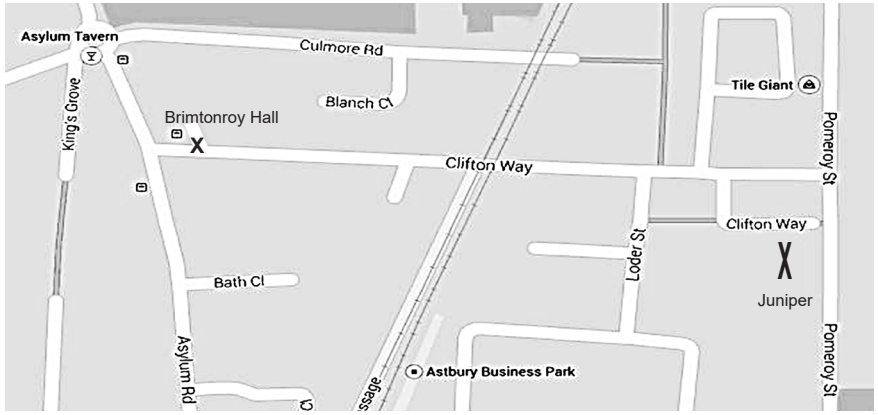
MEETING 3

Thursday 7.30pm. October 1st

Brimtonroy Hall, Culmore Rd. SE15 2RQ

All Residents Welcome

Brimtonroy Tenants' Hall. Culmore Road/Clifton Way



Juniper Barbecue

Sunset • Garden • November 5th

Food • Fireworks

juniper among the bottom 80 LBS estates

Several residents have written to express concern over Southwark Council's plans for Juniper's future, and the results of the 'Savill Process' which evaluates the 'sustainability' of estates. (see text of letter below.) They request that the matter be placed on the agenda of the next meeting.

The 'Viability Assessment' of an estate is a calculation of the costs of regeneration against the predicted financial return to rate the 'sustainabity' of an estate on a scale of 1 -4 (low).

According to Southwark News, Juniper's rating is 4, along with 80 other estates, including neighbouring Pomeroy estate and some of the biggest estates in London. (see Southwark News link).

LBS claim the the Savill process is intended to target spending. We have been offered assurances by LBS about the future of Juniper House in the past, however, the continued delay over major works hardly confirms them.

According to LBS Southwark's cabinet member for housing Richard Livingstone, the Savill ratings are merely "an indication of where higher levels of investment are needed in the buildings alone, to make sure they are up to the standards of quality our residents deserve. .. Even then they are only a starting point and we will continue to have further conversations with local tenants and homeowners about what they think needs to be done to enhance their estate, and work with them to make sure they have the best housing possible."

In which case works to Juniper balconies and the facade should be starting soon. Please come to the meeting next week to learn more.

•••

Southwark News: **www.southwarknews.co.uk/news/your-home-is-worth-less-than-nothing**
Also more here: **www.35percent.org/blog/2015/07/18/all-is-to-be-revealed/**

To Juniper House TRA

14 Aug 2015

We have become aware of the Saviles list which includes Juniper House and the neighbouring Brimmington estate and see that you have mentioned this in your newsletter

We would request that an initial discussion of this issue be included as an agenda item at the 3rd September meeting and that members be advised of this

We have been offered the support of the Southwark Defend Council Housing Group(no political affiliation) and would like with your permission to invite either Sean or Fred from the group to provide residents with a little deeper information at this meeting.

While we understand that no irrevocable decisions have yet been made, we consider it most advisable to begin organising and preparing our response . We would respectfully urge that you initiate discussion within Juniper house as soon as possible.

At the meeting we would like to discuss ways of informing all residents of the present state of play – if this should involve any additional cost for printing materials etc to the TRA please be advised that a certain amount of funding is available

juniper t.r.a. agenda meeting 2

Thursday 7.30pm. 3/9/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

1. Apologies

2. Approval of Minutes

3. Finance
Greg Robbins of WeSupport Housing to advise on options for transition from Co-op to TRA.

4. Juniper Savill 'Sustainability Rating' and implications.
Guest speakers.

proposal:
'The meeting approves the formation of a **Juniper Conservation Group** to investigate and discuss in detail issues effecting the future of Juniper House and its development, and report back to committee.'
proposed Jackie Wilford. seconded Rob Kenyon.

5. Matters Arising from Last Meeting

a) Bonfire Night
b) Storage Space Action
c) Draft Statement of Principle: (to be included in consitution)

'Juniper House Tenants & Residents Association should attempt to be as inclusive and open as possible in all its operations, and to provide opportunities for residents to participate by sharing their interests and skills.'

6. Other Business

7. Date of Next Meeting

•••

lbs contacts

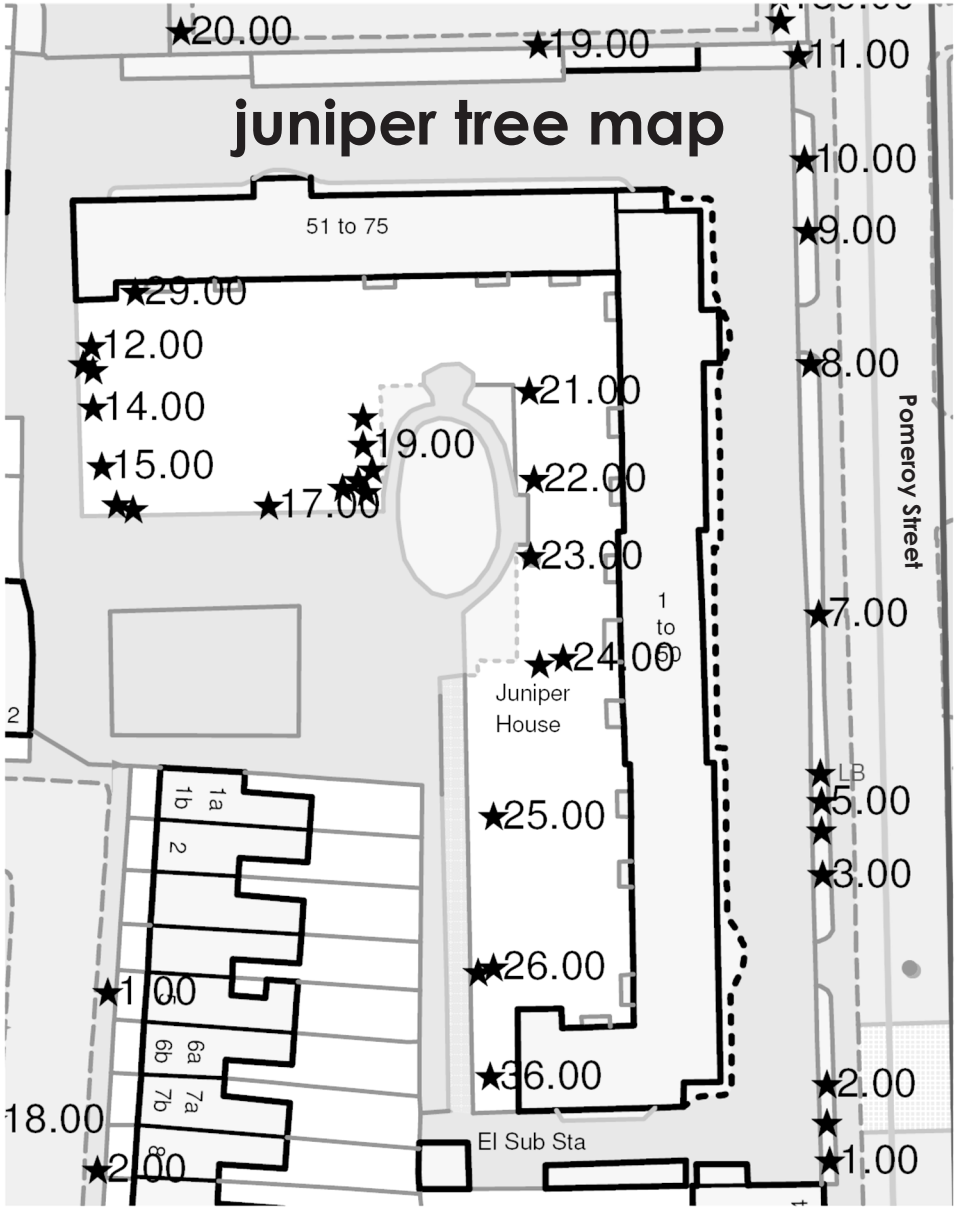
Repairs team on 0800 952 4444 or 0207 525 2600
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Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

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monthly estate inspections

Last Tuesday of the Month

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.
Residents are welcome to attend. 11.30am (approx) at Juniper House.



1. Wild Cherry (Prunus avium)
2. Whitebeam (Sorbus aria)
3. Silver-Leaved Pear (Pyrus salicifolia)
5. Mixed Species
7. Wild Cherry (Prunus avium)
8. Common Ash (Fraxinus excelsior)
9. Whitebeam (Sorbus aria)
10. Flowering Cherry (Prunus spp)
11. Flowering Cherry (Prunus spp)
12. Field Maple (Acer campestre)
14. False Acacia (Robinia pseudoacacia)
15. Balsam Poplar (Populus balsamifera)
17. Cherry Plum (Prunus cerasifera)
19. Field Maple (Acer campestre)
20. Field Maple (Acer campestre)
21. Elderberry (Sambucus nigra)
22. Common Ash (Fraxinus excelsior)
23. Hawthorn (Crataegus monogyna)
24. Yew (Taxus baccata)
25. Turkey Oak (Quercus cerris)
26. Silver Birch (Betula pendula)
29. Cherry Plum (Prunus cerasifera)
36. White Mulberry (Morus alba)

juniper house tenants & residents association

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www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

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JUNIPER TRA

MEETING 2

Thursday 7.30pm. September 3rd

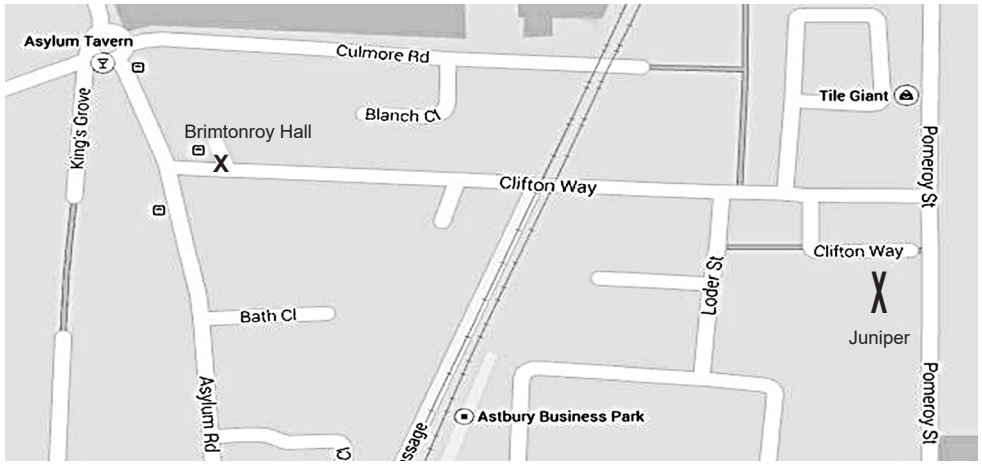
Brimtonroy Hall, Culmore Rd. SE15 2RQ

Guest Speakers

All Residents Welcome

• • •

Brimtonroy Tenants' Hall. Culmore Road/Clifton Way



Juniper TRA Meeting 1 Provisional 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 constution agreed at the Inaugural Meeting was formally signed by the chair and secretary.
b) Constututional 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 Cooperative Ltd, which is still a legal entity.
ACTION The meeting authorised a consultation between officers of the TRA, Juniper Cooperative 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
WeSupport Housing to be invited to the next committe meeting, and the date to be dependent on availability of Greg Robbins.
ACTION Secretary to source dates from Greg and circulate among committee members.

group involvement

One of the easiest ways to get involved is via a **group** which specialises in something you know about. Or which you are interested in. The idea is value the skills of people who choose to get involved, and to not to waste their time.
Groups are essential in providing informed, considered information to general meetings, and in making concrete proposals for action based on detailed discussion, saving time and allowing the Association to make informed decisions.
Such groups provide a skill-sharing environment where members can learn basic trade terms and practices from those more expert within the group.
Most of all, groups act to encourage ideas, improvisation, contact and community spirit.

a typical list of groups might be...

1. Building & Maintenance - Monitoring stock condition and reporting faults to LBS.

2. Finance - Managing accounts of the organisation, providing support for the treasurer and fundraising.

3. Social - Work on publicity, events, website design, skill-share and environmental initiatives - or just plain fun.

4. Garden Group - Co-ordinate ideas for the garden space and borders, and monitor for problems. Liaise with LBS ground team.

Meetings would typically be once every other month for about two hours. A group can run effectively on 3 members, but the more the merrier.
The internet now makes participation easier than in the past.
Please feel free to use our Facebook group: www.facebook.com/groups/juniperSE14
or comment on the website: www.junipercommunity.wordpress.com

storage - free stuff

Juniper TRA now has access to the store cupboard on the ground floor next to flat 30. This will be very useful space for our papers and equpment, but at the moment it is crammed with a variety of building materials, electrical fittings, glass, wood, paint and masses fo other useful stuff in good condition which will have to be dumped unless anyone wants it. So if you want to help yourself, make an appointment on: 0207 732 8493 • sec.junipertra@gmail.com or call at number 32

bonfire night

Juniper's first big event as a TRA will be bright, loud, tasty and hot.
With fireworks food and a bonfire (council permitting).
If that sounds like fun to help organise, please contact:
0207 732 8493. email sec.junipertra@gmail.com or call at number 32

We also **urgently** need ideas for Juniper community projects.
Now is the time to make your dream come true.

how juniper's 'viability' is assessed

The 'Viability Assessment' of an estate is a calculation of the estimated costs of regeneration weighed against the predicted financial return.
The system, overseen for LBS by property consultant Savill's, lumps together stock condition and maintenance costs with socio-economic measurements to rate the 'sustainabity' of an estate on the NPV (Net Present Value) scale (1-4).
A future course of action is prescribed for each level of sustainability.
see more here:
http://35percent.org/blog/2015/07/18/all-is-to-be-revealed/

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600

Repairs Coordinator, Justin Hall: 0207 525 3705

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

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Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

Cleaning Team Leader, Raymond 0207 525 3826

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monthly estate inspections

Last Tuesday of the Month

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.
Residents are welcome to attend. 11.30am (approx) at Juniper House.

juniper house tenants & residents association

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JUNIPER HOUSE TRA

MEETING 2

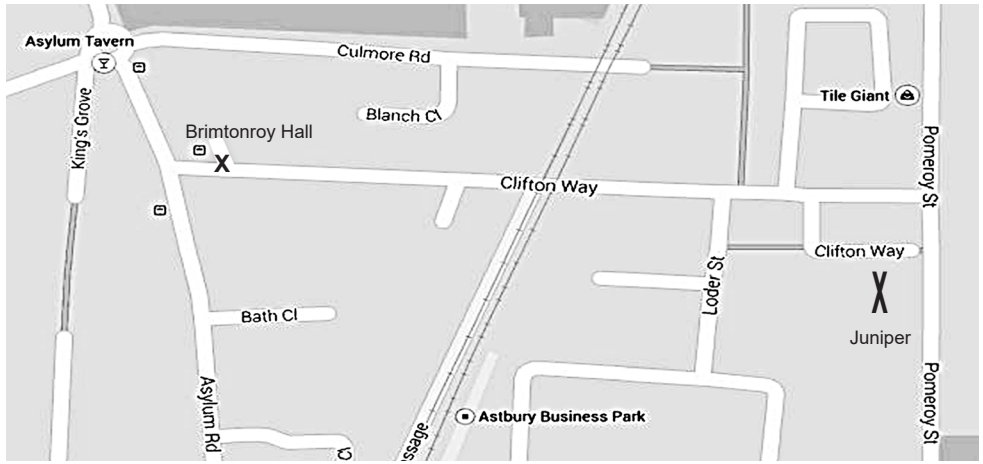
Thursday 7.30pm. September 3rd

Brimtonroy Hall, Culmore Rd. SE15 2RQ

All Residents Welcome

•••

Brimtonroy Tenants' Hall. Culmore Road/Clifton Way



Juniper Inaugural TRA Meeting 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 Burrows.

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 dicussed.

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. (10/11

Appointment of Auditor

Southwark Group of Tenants Organisation are to be contaqcted 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.

Juniper House TRA Agenda Meeting 1

Thursday 7.30pm. 9/7/2015. Brimtonroy Hall, Culmore Road. SE15 2RQ

1. Apologies

2. Approval of Minutes of Inaugural Meeting

3. Initial Aims and Objectives

4. Constitution and Procedures

5. Ways Forward

6. Finance Report

7. 'Ideas For Year Ahead'

8. Other Business

9. Next Meeting

This is the first agenda of the TRA.
It is open to suggestions for improvement at the meeting.

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lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600

Repairs Coordinator, Justin Hall: 0207 525 3705

Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Repairs Manager, Gary Glover on 020 7525 3093

Complaints: complaints@southwark.gov.uk

Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk

Noise related Anti Social Behaviour 020 7525 5777 (24 hours)

Cleaning Team Leader, Raymond 0207 525 3826

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monthly estate inspections

Last Tuesday of the Month

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.
Residents are welcome to attend. 11.30am (approx) at Juniper House.

From 'What is a T.R.A.?' By London Borough of Southwark

What is a Tenant & Resident Association?
A Tenant & Resident Association (T&RA) is a group of tenants or residents who have got together from an area because they want to raise issues that affect them. Both tenants and leaseholders get involved in Tenant & Resident Associations and may call themselves "Residents Association". In this note Tenant & Resident Association covers all types of association.

Tenant & Resident Associations are concerned about :
Repairs, Rents, Future improvements, Council policies, Harassment, Housing Management, Play facilities, Car parking, Dogs, Play groups, Reducing isolation, Meeting other tenants groups, Day trips, Socials, Education, Youth activities and much more .....

Why should I get involved in, or start, a Tenant & Resident Association?
As a tenant or resident you probably have many concerns about your flat or house, your estate, your landlord or the Council. As one person it is hard to put forward your views.

Does Southwark encourage Tenant & Resident Associations?
Tenant & Resident Associations are one of the main ways in which the Council consults its tenants on anything which is likely to affect them. The Council supports Associations with grants, training and a Community Engagement Team. Council tenants have a legal right to be consulted on certain changes of policy or practice, or when the Council plans to carry out work.

What do Tenant & Resident Associations do?
Tenant & Resident Associations start up because of a particular issue that tenants or residents feel strongly about and want action over.

1. Campaigning
Most Tenant & Resident Associations campaign for repairs or other improvements to be done. Campaigning can achieve real changes for your area. Associations may also campaign on community issues.

2. Consultation and Participation
Tenant & Resident Associations get involved in the formation of Council policies by attending Area Housing Forums or by sending a group of tenants to meet with Councillors or Council staff (this is called a deputation). Associations also meet with Housing Officers when work is planned on their estate or block

3. Social Activities
Tenant & Resident Associations also run many social activities like children's parties, day trips, bingo, coffee mornings, keep fit etc. It is up to each Association what activities it runs - some run campaigns and social events.

4. Information
Tenant & Resident Associations are a good source of information for tenants. The Association receives Council papers and newsletters regularly and should be notified of work being carried out on the estate before it takes place. The Association Committee may have had training on Council structures, complaints procedures etc., and may also send out its own newsletter.

5. Building the Community
Tenant & Resident Associations are part of creating a strong community spirit. People living on the same street or block soon get to know each other. The Association may run events such as a children's club or keep fit. The Association should also take up problems of discrimination and help tenants who have language difficulties so that everyone from every section of the community is involved.

juniper house tenants & residents association

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sec.junipertra@gmail.com • www.junipercommunity.wordpress.com

www.facebook.com/groups/juniperSE14 • www.facebook.com/junipertra

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First meeting of

JUNIPER HOUSE TRA

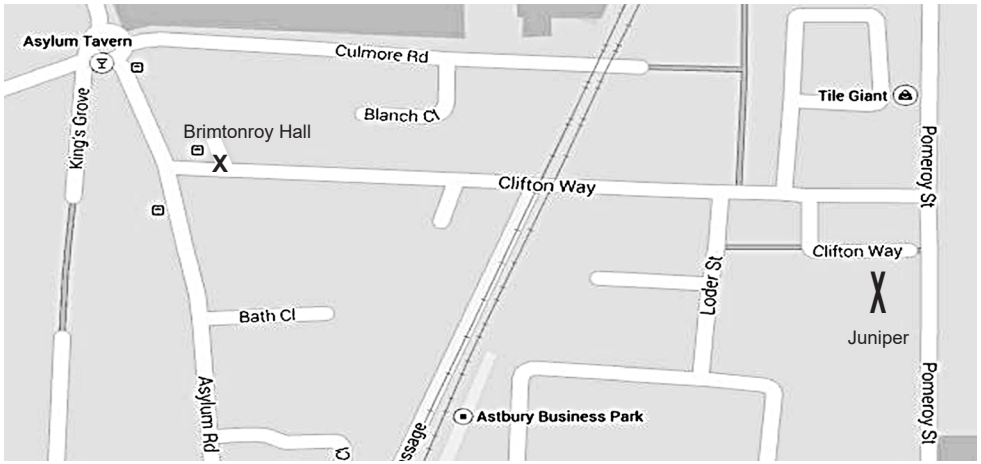
Thursday 7.30pm. July 9

Brimtonroy Hall, Culmore Rd. SE15 2RQ

All Residents Welcome

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Brimtonroy Tenants' Hall. Culmore Road/Clifton Way



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 Alum. 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 by SGTO free.

• BENEFITS: £1200/yr minimum funding for TRAs. MI said that she had visited another TRA who had been very successful in securing significant funding for various projects.

• 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. Plus there would need to be people willing to fill the 4 core positions of Chair, Vice-Chair, Treasurer and Secretary.
Brendan Gillen (LBS) will post promotional material to all the residents.

• VENUE: BG (LBS) will talk to the Brimtonroy TRA to see if they will support another TRA by offering their facilities free.

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.

window frame season

Get your wooden window frames painted as soon as possible. They have not been serviced for many years and are in a poor state. Those which get the most sun are in the worst condition. One flat was done last week, and was completed efficiently and to a high standard.

According to the worker, the job was done just in time. Another winter might mean replacement. In time rotten frames will make the double glazing useless, and let in damp to the walls which will run into the flat below, which unless you live on the top floor is you.

LBS says it will respond to all individual reports. And the service in this case was excellent, except for the fact that the resident had no idea the job had been scheduled.

Call the Repairs team on 0800 952 4444 or 0207 525 2600 • Repairs Coordinator, Justin Hall: 0207 525 3705 • Repairs Manager, Gary Glover on 020 7525 3093
email: repairs@southwark.gov.uk

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planning applications pomeroy street

Large residential developments are planned for 47-49 and 29 Pomeroy Street (Brittania). The applications are still open to consultation.

The impact on traffic congestion does not seem to have been considered.

29 is at present used for licensed commercial parking. This development will put those vehicles back on Pomeroy Street, further narrowing it and hampering the emergency services, and driving pollution levels higher.

How does Lewisham intend to mitigate these effects? Will it work with Southwark to manage parking on Pomeroy Street? What would you suggest?

The application is open for comment and objections until June 25th.
www.planning-lewisham.gov.uk/online-applications • Refs: DC/15/91890 • DC/15/91987

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lbs contacts

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monthly estate inspections

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Residents are welcome to attend. 11.30am (approx) at Juniper House.

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TENANTS and RESIDENTS' ASSOCIATION

INAUGURAL MEETING

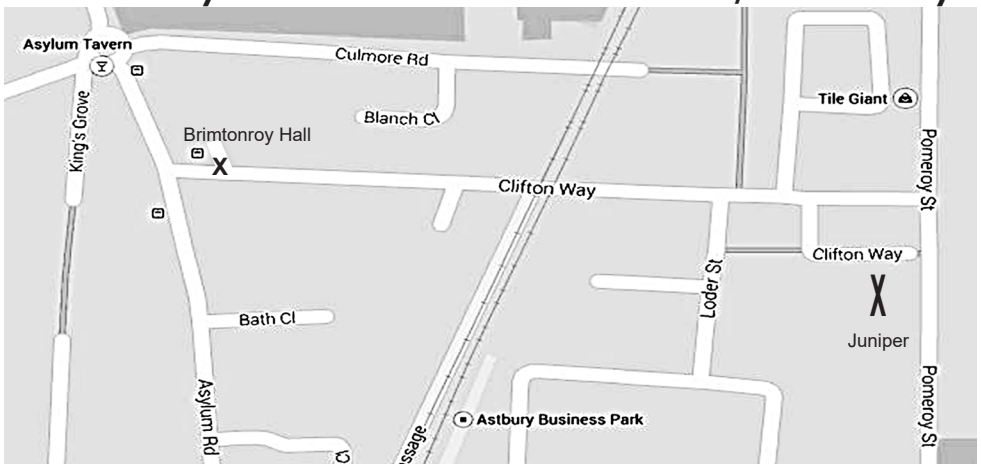
Thursday 7.30pm. June 25

Brimtonroy Hall, Culmore Rd. SE15 2RQ

Decision Day • Come and Vote For or Against

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Brimtonroy Tenant's Hall. Culmore Road/Clifton Way



Juniper Online

Facebook Group
www.facebook.com/groups/juniperSE14

To share information, promote your business, swap and give away stuff, discuss Juniper issues and ideas, display pictures, tell stories .. Open to present and past Juniper residents. (10 members and growing)

Facebook Page
www.facebook.com/junipercommunity

Main Facebook noticeboard for events and online archive of minutes. Plus full discussion, photos, videos, etc...

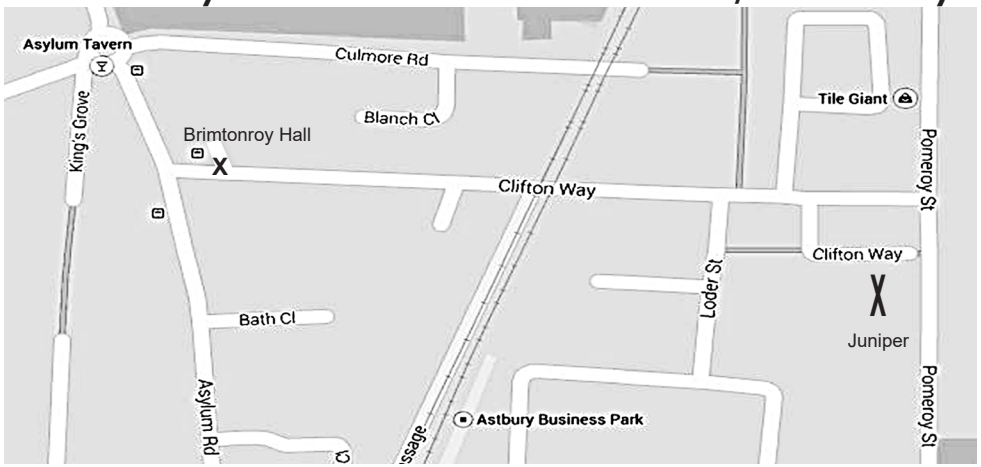
Forum
www.junipertalk.proboards.com
Dedicated forum with different topic areas.

Blog
www.junipercommunity.wordpress.com
General noticeboard for Juniper news, meetings minutes and history, with comments. All contributions welcome from residents.
No registration needed.

Participate, hear the latest news, and have a say about Juniper House in comfort. For those not keen on Facebook membership, the blog allows comments, and the Forum is open for all kinds of discussion.
If you find that work and family limit the time you can devote to meetings, social media are one way of both offering opinions and information, contributing to valuable discussions, and adding to the general sense of community.
Hopefully, social media could even reduce the importance of meetings, or at least make them more productive.

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Brimtonroy Tenant's Hall. Culmore Road/Clifton Way



Provisional Agenda

Juniper Action Group
Thursday 7.30pm. 28 May 2015.

Brimtonroy Tenants Hall, Culmore Rd. SE15 2RQ

1. Apologies & Introductions
2. Approval of Minutes
3. Suggestions for amendments to agenda
4. Tenant and Residents Association proposal
5. Repairs Business
6. Update on storage space
7. Garden Issues
8. Other Business
9. Next Meeting

Long-standing repairs problems can be reported to this meeting under Repairs Business.

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• With the summer holidays near, now is the time to begin organising events and activities. Please bring ideas and suggestions to the meeting for discussion under Other Business.

• The Scaffold Mystery is still unsolved. LBS representatives should be able to offer some solutions.

• Rosemary, mint, coriander, thyme and basil now doing well in the herb garden (behind flat 1). By the end of June they should be ready for snipping. Please snip considerately.

• Help urgently needed to weed the woods, and also to deal with the Sycamore epidemic in the grounds. Great exercise. Please contact Rob, flat 32.

lbs contacts

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'cleaner-greener-safer' grants

Who can apply?

Groups **or individuals** who live or work in the area can submit ideas that makes their area **cleaner greener or safer,** and which make a permanent, physical improvement.

Such as

• Parks, community gardens, landscaping, tree planting and wildlife areas.

• Children's playgrounds, youth facilities, and cycle tracks

• Security measures such as lighting, fencing, security doors and entryphones.

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community grants

The Neighbourhoods Fund is capital funding for projects which

• Encourage people from different backgrounds to work together.

• Promotes respect and consideration.

• Give residents the opportunity to improve their local area.

For application packs go to '**Grants and Funding**' at **www.southwark.gov.uk**

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submissions

Please feel free to share your concerns and ideas with the rest of the community via this newsletter. If you have anything to sell or give away, please advertise here. All involvement is welcome. written submissions to flat 32, or email to gardenshed@india.com

juniper house

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25/5/2015 • www.facebook.com/groups/juniperSE14 • gardenshed@india.com

juniper action group

Thursday 7.30pm. Thursday May 28

Brimtonroy Hall, Culmore Rd. SE15 2RQ

all residents welcome

please come and have your say

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BACK ON TRACK

Many residents were confused about the meeting called by London Borough of Southwark for **May 18th** to decide the future of Juniper House. In the event, the meeting was inquorate, and members of **LBS Community Engagement Division** have agreed to attend our planned meeting on **May 28th** to answer questions related to Tenant and Resident Associations. (TRA's). This meeting will be the one which decides whether there is a viable group of Juniper residents interested in forming a TRA, and also to measure possible interest in becoming officers (Chair, vice chair, secretary, treasurer).

This meeting will not make us a TRA, but without it, we cannot move to the next stage of becoming one. LBS officials will be present to clarify the duties of TRA officers.

If the results are positive, an official LBS-overseen **Inaugural Meeting** could take place towards the end of **June**. If that meeting votes in favour, and officers are elected, Juniper would be a recognised TRA.

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The meeting on the **28th May** (this Thursday) will also discuss outstanding repairs issues and other business (see proposed agenda inside). Repairs Coordinator, Justin Hall has agreed to attend, along with local councillor Sandra Rhule. Meeting of the year so far, without doubt. Your presence will make a real difference.

Juniper Repairs Action Group Minutes

Thursday 7.30pm. 19/04.2015. Brimmington 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 of last meeting approved as a true record.

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 signigifant 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.

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lbs contacts

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• Promotes respect and consideration.

• Give residents the opportunity to improve their local area.

For application packs go to Grants and Funding at **www.southwark.gov.uk**

ESTATE WALKABOUT MAY 28

The following issues were snagged and reported for assessment.

• Forecourt cracks and water main
Leaks from the mains at the north gate are being patched, but the cause of the repeated breaks needs to be remedied.

• Drains
Several forecourt drains are severely blocked, causing pooling, and backing up of domestic outlets.

• Top floor walkway cracks
Water has been reported through the top floor walkway on the northern side. Several cracks and blisters to rendering can be seen. The top asphalt seems to be largely sound...

• Deterioration of facade asphalt, ironwork and front gates
Ashpalt on flat surfaces requires servicing and re-treating with reflective coating. Staircase metalwork needs de-rusting and reglazing where necessary. Likewise the fencing and gates.

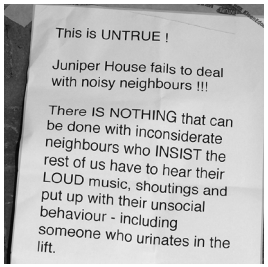
• Football Cage
The bolts retaining the corner stanchion of the cage have sheared. The cage is now completely unusable and requires reconstruction. The need for this to happen before the Summer holidays was stressed.

• Corner Store
Negotiations are under way to establish whether the corner unit on the ground floor is suitable for storage of Juniper documents and equipment. Access to be sought.

• Tree surgery flats 55/60/65 and 33/38
Work was recommended on 2 trees likely to be a serious problem soon. The need for more extensive reduction work for next year was discussed.

Walkabouts

Last Tuesday of the month. 11.30am (approx) at Juniper House.
Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer)
Residents are welcome to attend.



'This is UNTRUE !
Juniper House fails to deal with noisy neighbours!!!
There is nothing that can be done with inconsiderate neighbours who INSIST the rest of us have to hear their LOUD music, shoutings, and put up with their unsocial behaviour - including someone who urinates in the lift.'

Another Disclaimer

Some residents have assumed that the printed notice posted near the southern stairwell was the responsibility of the Action Group. This is not so.
Nevertheless it raises issues worth addressing. Firstly, that at present 'Juniper House' is incapable of any action. LBS is the first port of call now for all complaints. The **Noise Related Anti Social Behaviour** team runs a 24 hour service. telephone: **020 7525 5777**. Please share your experiences of this service at the next meeting.
All we can do collectively at present is to encourage residents to act considerately, which also means tolerating a certain amount of natural household noise. Juniper House was not designed with today's audio systems in mind, but did assume that neighbours would know each other, which would naturally encourage consideration. The better you know your neighbour, the quieter they are.

This poster prompted a response comparing Juniper to a 'morgue', and asked for a more vibrant community. There is no reason why the hopes of both posters cannot be granted. In fact, one probably depends on the other.

All residents who want to make a point are welcome to submit up to 200 words to the newsletter. Post through flat 32, email gardenshed@india.com or post on www.facebook.com/groups/juniperSE14

juniper house

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MAY 2015 • www.facebook.com/groups/juniperSE14 • gardenshed@india.com

juniper action group

Thursday 7.30pm. May 28

Brimtonroy Hall, Culmore Rd. SE15 2RQ

all residents welcome

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LATE NEWS

Top of the agenda for the May 28 meeting (above) was to have been a proposal to find out if residents wanted Juniper to become a Tenants and Residents Association. As you will have seen from the pack which came through your door last Friday, LBS seems to have anticipated any formal decision by residents by issuing notice for an Inaugural Meeting on May 18th.
This is very puzzling, since the Action Group had agreed the date and purpose of the May 28th meeting with local councillor Sandra Rhule, and LBS repairs officers.
A rough date in the last week of June was proposed as a possible time for the TRA Inaugural Meeting - if approved on May 28th.
LBS Community Engagement Division was also informed of this schedule, but sems to have acted unilaterally. The Action Group accepts no responsibility for this development, even though the group has been generally in favour of forming a TRA. No proposal has been presented to or voted on by a meeting of Juniper residents, as formally required.
Our local councillor is hoping to clarify this during the forthcoming week. Notice for this meeting has come too late for several of those enthusiastic about forming a TRA to attend. We have also been told that it is not standard LBS practice to have a postal ballot. That attendance is required. Since elections are on the agenda, that means that several people who might be expected to stand will be absent. On the face of it, not the slickest way to form a TRA.
Hopefully this confusion can be resolved soon

Roof News

As those living on the top floor know, roof is in urgent need of attention, mainly due to the theft of the lead over 5 years ago. We have been told that some work has been done, but there are still serious problems, and progress seems to be partly stalled over the matter of insurance liability.
LBS claim that the crime was not reported to them by Juniper House TMO, and so cannot claim the insurance. Juniper records seem to contradict this version of events, with accounts of various visits by named LBS officers, after reports made by Juniper close to the time of the theft.
LBS officers have been contacted with the evidence, and their insurance section is now investigating. Presumably, when this is cleared up, work can start.

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T.R.A?

The Southwark website says it recognises **Tenant & Resident Associations** which have rules and regulations set out in writing (a Constitution). And that Associations must elect residents as Chair, Secretary and Treasurer plus general committee members to run the Association, and have an equal opportunities policy. Associations should also have meetings open to all their tenants, and keep proper financial accounts.
In return, TRAs are offered financial support, formal recognition of proposals and ideas, and more control over their estates. Should we become a TRA? Please come to the meeting on Thursday 19th to voice your opinion.

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Garden News

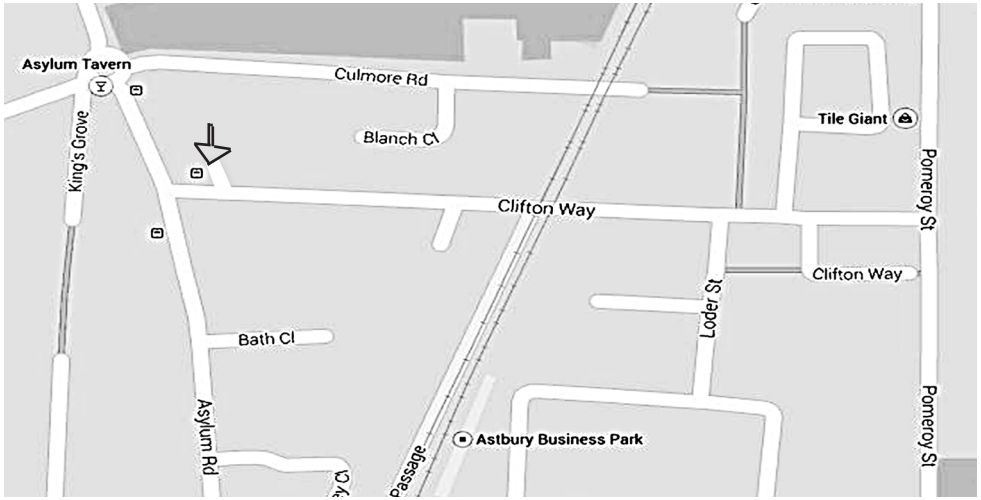
We have been given the green light by local councillors to start reclaiming the derelict area near flat 1. We also have freedom to weed the wooded area. Together, these sites offer enough scope for a range of projects which could involve all skill-levels and ages, making the garden more interesting for residents, and more welcoming to wildlife. Work has started already to prepare soil and clear weeds, but extra hands are needed.
Southwark ground team have long been interested in working with residents to create a more varied garden. They merely need clear direction which represents the agreed ideas of residents. Which only a properly constituted group can provide.
For a community resource which all residents are entitled to enjoy, the garden is now sadly underused. And any initiative to revive it can only come from us since Southwark's resources are limited to basic groundskeeping. Another reason for a Gardening Group is that the better we care for the garden, the more likely we are to keep it, which is not guranteed.
Anyone with green fingers please contact Rob. flat 32.

Provisional Agenda

Juniper Repairs Action Group

Thursday 7.30pm. March 19 Brimmington Hall, Clifton Way

1. Apologies & Introductions
2. Approval of Minutes
3. Suggestions for amendments to agenda
4. Roof and Repairs update
5. Drains
6. Access to stores and flat 1 for recovery of co-op property and mail.
7. Treasurer Report
8. TRA feedback
9. Development of Group
10. Garden Issues
11. Other Business
12. Next Meeting



summer events and projects

Juniper is in a position to fund limited projects for residents, including kids playschemes, barbeques, and trips for the summer. Any ideas will need to be submitted to a General Meeting in a few months. So please start planning now.
To qualify for funding, projects must be open to all Juniper residents.

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'cleaner-greener-safer' grants

Who can apply?

Groups **or individuals** who live or work in the area can submit ideas that makes their area **cleaner greener or safer,** and which make a permanent, physical improvement.

Such as

• Parks, community gardens, landscaping, tree planting and wildlife areas.
• Children's playgrounds, youth facilities, and cycle tracks
• Security measures such as lighting, fencing, security doors and entryphones.

• • •

community grants

The Neighbourhoods Fund is capital funding for projects which
• Encourage people from different backgrounds to work together.
• Promotes respect and consideration.
• Give residents the opportunity to improve their local area.
For application packs go to Grants and Funding at **www.southwark.gov.uk**

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monthly estate inspections

Tuesday March 31st

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.
Residents are welcome to attend.
11.30am (approx) at Juniper House.

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lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600
Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Repairs Manager, Gary Glover on 020 7525 3093 • Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

juniper house

community news 5

March 2015 • www.facebook.com/groups/juniperSE14 • gardenshed@india.com

juniper repairs action group

Thursday 7.30pm. March 19

Brimmington Hall, Clifton Way

all residents welcome

To discuss repairs problems, and decide on courses of action. If you have any repairs issues please come to this event to share experiences and ideas.

- And meet new people -

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NEWS
BLOCK SURVEY

After requests from the Action Group, Southwark has informed us that there will be a full survey as part of the major/capital works program. This will reveal the repairs needed on the block.
There will be a consultation process, which will need as much information from residents as possible.
This Thursday's meeting of the Action Group would be an ideal place to begin collecting major faults. If you have any concerns about the state of the block, or long term issues with your flat, please come to the meeting.
Local councillor Sandra Rhule has offered to help.

Minutes

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)

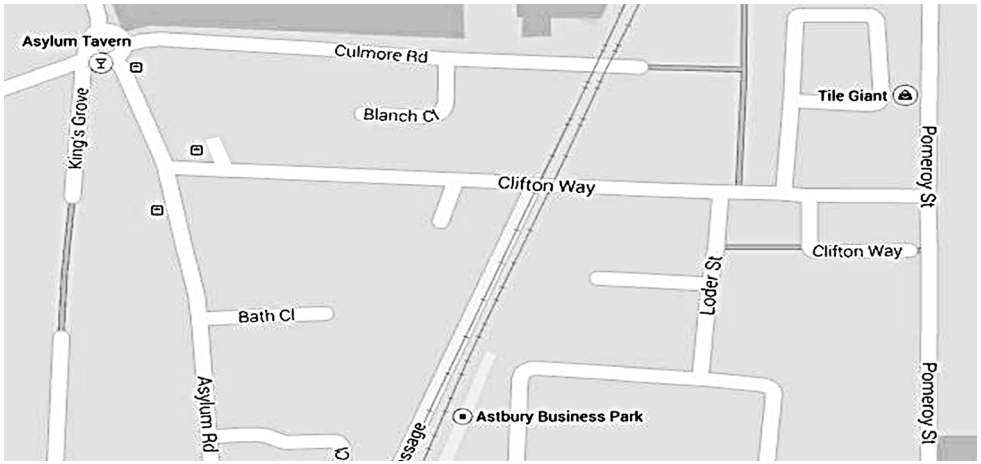
1. Introductory Discussion and Chairing
LBS representatives were informed of the general level of involvement at Juniper and what might be realistic targets to aim for.
On behalf of LBS, Brendan Gillen expressed the hope that we would become a Tenants and Residents Assocation, and that his department 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 possble; 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.
• 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 resoucres 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.



monthly estate inspections

Tuesday February 24th

Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems. Residents are welcome to attend.

11.30am (approx) at Juniper House.

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community grants available

the neighbourhoods fund

(capital funding) can aid projects which

- Encourage people from different backgrounds to work together.
- Promotes respect and consideration.
- Give residents the opportunity to improve their local area.

• • •

'cleaner-greener-safer' grants

Who can apply?
Groups **or individuals** who live or work in the area can submit ideas that makes their area **cleaner greener or safer,** and which make a permanent, physical improvement.
Such as

- Parks, community gardens, landscaping, tree planting and wildlife areas.
- Children's playgrounds, youth facilities, and cycle tracks
- Security measures such as lighting, fencing, security doors and entryphones.

• • •

tenant and resident associations

A TRA is defined by London Borough of Southwark as a group of people in the same area who have organised in their general interest. LBS formally recognises a TRA as long as all tenants and residents living in a named area can join, it has a set of rules and a constitution, an approved safeguarding policy, and it meets the Council's conditions for a TRA.
Brendan Gillen, (Capacity and Partnerships Officer) is prepared to meet with residents to answer any questions.

• • •

lbs contacts

Repairs team on 0800 952 4444 or 0207 525 2600 • Repairs Coordinator, Justin Hall: 0207 525 3705
Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402
Repairs Manager, Gary Glover on 020 7525 3093 • Complaints: complaints@southwark.gov.uk
Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk
Noise related Anti Social Behaviour 020 7525 5777 (24 hours)
Cleaning Team Leader, Raymond 0207 525 3826

juniper house

community news 4

Feb 2015 • www.facebook.com/groups/juniperSE14 • gardenshed@india.com

all residents welcome

juniper repairs action group

Thursday 7.30pm. March 19

Brimmington Hall, Clifton Way.

To discuss repairs problems, and decide on courses of action. If you have any repairs issues please come to this event to share experiences and ideas.
- And meet new people -

• • •

roof decision soon

Local councillor Sandra Rhule informed the February Repairs Action Group that Juniper maintenance was discussed by LBS housing management in December, including the urgent faults to the roof and balconies. The actions are to be announced soon by LBS Repairs Coordinator, **Justin Hall**.
Sandra was given first-hand accounts of problems experienced by residents, and is investigating the timeframe for the repairs. The meeting pointed out that we need some reassurance that effective action will be taken soon.
Sandra offered to chase up a list of chronic repairs issues, or potentially serious problems which residents might spot at an early stage.
The state of the drains, the damp from the roof, the cracks to balconies and walls, and the future of the scaffolding were agreed as top priorities.
(see minutes inside)

budget confusion

The meeting was also shocked to hear that the LBS budget for Juniper repairs had been in administrative limbo since the end of the TMO a year ago. In other words, Juniper House is owed a year's repairs.
Clarification was requested as soon as possible.

news + information

Repairs Procedures

• Initially contact the repairs team on: 08009524444 or 02075252600.

• Tenants who report repairs should ask for job numbers to help with any later enquiries about delays.

• If the job is not done, then tenants should contact the Repairs Coordinator, Justin Hall, on 0207 525 3705 and also inform Resident Services Officer, Mustapha Semanda.

• If none of the above work, tenants can contact the Repairs Manager Gary Glover on 020 7525 3093.

• Tenants can send repair complaints to: complaints@southwark.gov.uk

• Mustapha Semanda also offers to visit disabled and vulnerable tenants and report their repairs, especially those without internet access, or other communication problems. Also, to report repairs during tenancy checks.

Repairs Issues Involving Home Owners

Home Ownership Unit: 020 7525 1400

email: hsg.homeownership@southwark.gov.uk

Community Status

Brendan Gillen (Capacity and Partnerships Officer of London Borough of Southwark) and Ms Olubukola Jackson (Tenant and Resident Organisation Officer) have been contacted regarding our status as an organisation, and how to proceed. A response is expected soon.

Monthly estate inspections

Every last Tuesday of the month Residents Services Officer Mustapaha Semanda and David Lea (Communal Repairs Officer) visit the block to check for possible maintenance problems.
Residents are welcome to attend.
11.30am (approx) at Juniper House.

Block Cleaning

Cleaning Team Leader Raymond can be contacted on 020 7525 3826 in regards to any cleaning issues on the block.
If issues are not resolved, report to Mustapha

Access

Residents have been asked show consideration, and ensure that walkways be kept free of undue obstructions.

Social Media Juniper

It's not the answer to everything, but for busy people with limited time (or mobility) it offers a very useful way to organise, keep each other informed, and exchange ideas. If used imaginatively it could make participation easier.
www.facebook.com/junipercommunity

Anti-Social Behaviour

Complaints to: Mustapaha Semanda:
0790 493 5427 • 0207 525 7402 • Noise related Anti Social Behaviour: 020 7525 5777 (24 hours).

LBS Contacts

Repairs team on 0800 952 4444 or 0207 525 2600 • Repairs Coordinator, Justin Hall: 0207 525 3705 • Resident Services Officer, Mustapha Semanda: 0790 493 5427/0207 525 7402

Repairs Manager, Gary Glover on 020 7525 3093 • Complaints: complaints@southwark.gov.uk • Home Ownership Unit: 020 7525 1400 / email: hsg.homeownership@southwark.gov.uk Noise related Anti Social Behaviour 020 7525 5777 (24 hours) • Cleaning Team Leader, Raymond 0207 525 3826

xmas drama!

Emergency services were called at 3am Christmas Day to a fire on the block.

A neighbour heard the smoke alarm, and on seeing smoke pouring from the open kitchen window, dialled 999.

The fire service forced an entry and rescued the unconscious resident, suffering from smoke-inhalation.

Oxygen was administered and he recovered in approximately 10 minutes. The fire was caused by a neglected pan of rice on the hob.

It would seem that the person concerned was quite lucky.

Fire alarms do sometimes tirgger inconveniently, at the slightest smell of toast. But they are obviously essential and should not be ignored.

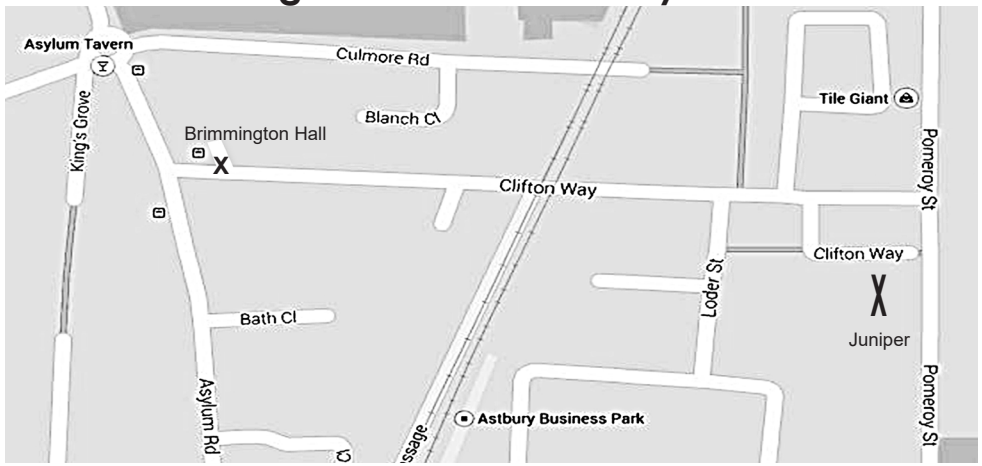
free computer gear

Classic Apple computers. Once top of range, now a little outdated for the internet, and therefore ideal for homework. Interesting tools installed.
Also peripherals: keyboard, printer, scanner, cables.
Plus full CCTV system and monitor.
please collect. Flat 32. 0207 732 8493

submissions

Please feel free to share your concerns and ideas with the rest of the community via this newsletter. All involvement is welcome.
submissions to flat 32, or email to gardenshed@india.com

Brimmington Tenant's Hall. Asylum Road



juniper house

community news 3

18/01/2015 • www.facebook.com/junipercommunity

all residents welcome

juniper repairs action group

Thursday 7.30pm. 22 January

Brimmington Hall, Clifton Way.

To discuss repairs problems, to identify urgent priorities, decide on courses of action. If you have any repairs issues please come to this event to share experiences and ideas.
- And meet new people -



directions on back page

Minutes

General Meeting of Juniper House Cooperative Ltd. Brimmington Tenants' Hall. 7.30pm 4/12/2014.

Present

Julian Adams (book keeper), Coralie Allison, Karl Bolingbroke, Tim Burrow, Nick Cattermole (chair), Kirsten Dunham, Maureen Ismay
Rob Kenyon (treasurer), Saffi Koroma, Uvi Orogumu, Greg Robbins ('We Support Housing'), Fay Roberts, Jaki Wilford.
Apologies: Sirena Simon, Minnie, Doris.

1. New circumstances and general update.
Juniper requires a new accountant, more appropriate to our new status. Nick Cattermole and Jaki Wilford offered to consult their own accountants for quotes. On arrival, Greg referred back to the available Southwark Group of Tents Organisations advice.
Jaki and Rob are new cheque signatories. Fay Roberts also agreed to become a third. [action Rob K]. Four signatories is customary.

2. Future of the block.
• Some residents had serious concerns about LBS intentions for Juniper House, given their record of sometimes preferring demolition to renovation, and the general pressures of the housing market. Genuine clarification from LBS was felt necessary.

• Residents also thought it important that in future, the level of individual involvement should be sustainable, that people should know what they were getting involved in and be able to participate on their own terms, and in areas which best shared their interests and skills.

• It was felt that the primary role of any residents organisation should be to work to hold LBS to its agreement on all counts. But it was also felt that it should also try to encourage contact and co-operation between residents, and enable residents to use their imaginations and creativity for the communal benefit. Thereby helping create the level of involvement needed to fulfil the primary role.

• Karl, Tim, Jaki and Faye agreed to help distribute information and to talk to residents about whether they would like to share their experiences, and work with others. All volunteers welcome.

3. Change of title and status.
The meeting was informed by Julian that there was no administrative need to change status unless advised by accountant. We may, though, like to consider a shift of image or identity.
The possibility was again raised of becoming a fully-fledged Tenants & Residents Association, but this was felt to be impractical at this stage.

4. Proposals for action, and use of Juniper Surplus
Specific attention was drawn to the urgent action required on the roof. After some discussion a proposal was agreed to the following effect:

That a Repair Action Meeting be held in the 3rd week of January for all residents to report concerns over repairs, and to begin efforts to improve overall service.
Date to be confirmed after consultation with LBS officials and councillors.

• The idea was also raised of establishing a permanent core group which could act with the authority of the Residents in dealing with LBS officers; to provide constant monitoring of all maintenance issues; and to help get domestic repairs done faster and to a higher standard.

5. Membership drive.
Saffi Koroma, Uvi Orogumu and Tim Burrows were accepted as members. Subscriptions paid to Julian with authorised documentation.

Any Other Business
• Opinions were expressed over possible ways of preventing anti-social behaviour on the block, and its causes. Future discussion between residents and LBS are clearly indicated, with a view to emphasising the residents' responsibiities under the Tenancy/Leaseholder Agreement.
• Security concerns were raised in the light of recent break-ins and reports of drug paraphernalia on staircases. These issues clearly highlight why Juniper needs to liaise more closely and collectively with LBS and other bodies
• SUSTRAN were suggested as a source of funding for cycle storage. Which raised the issue of fundraising in general. A dedicated group might be possible, and definitely desirable.

6. Date of Next Meeting.
Repairs Action Group for late January to be announced as soon as possible. The meeting was advised by Julian that an Annual General Meeting was not urgently required.

Skill Census

It would be a extremely helpful to know what skills and qualifications people have to share.
If you would like to contribute your expertise at some point, please complete the form below.

examples

gardening, admin, crafts, media, caring, arts, performance, teaching, events, entertainment, cookery, mechanics, computers, repairs, cleaning, beauty, qualified trades, therapies, business, fund-raising, health, accountancy, benefits advice .....

NAME .....

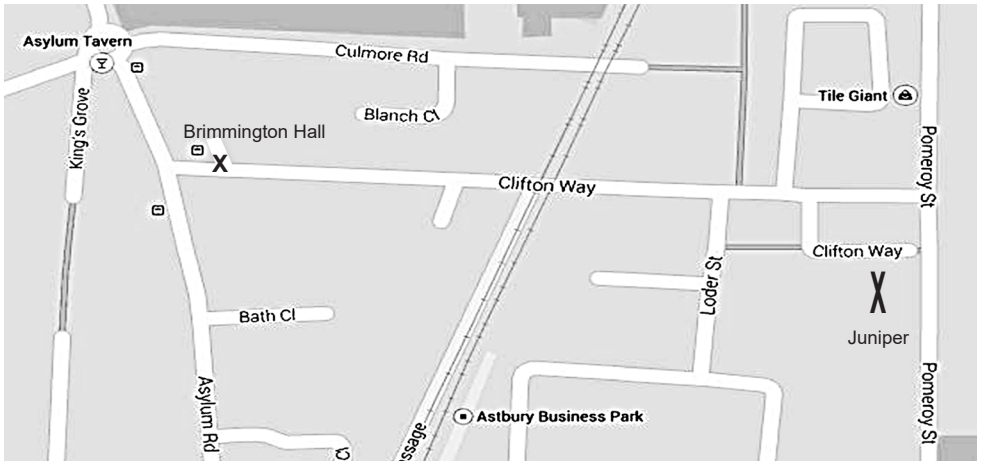
FLAT .....

SKILL/S .....

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Please return to Flat 32
or email: gardenshed@india.com (temporary address)

Brimmington Tenant's Hall. Asylum Road



JUNIPER HOUSE

COMMUNITY NEWS[2]

December 2014 • www.facebook.com/junipercommunity

Juniper Repairs Action Group

1st Meeting

7.30pm. 22 January
Brimmington Hall, Clifton Way.

To discuss repairs problems, to identify urgent priorities, decide on courses of action. If you have any repairs issues please come to this event to share experiences and ideas.



DECEMBER GENERAL MEETING REPORT INSIDE

For Discussion with LBS

Issues to be clarified

• Local councillors have been in support of Juniper residents using flat 1 for occasional meetings and events. It is hoped to use it for the November General meeting.

• The LBS line at present is that they are unable to offer us any support, or consider any suggestions from Juniper House until we have a formal organisation taking decisions.

• We are advised that we need to make a choice of accountants before moving on.

• There are financial issues from the past which still have to be resolved, and which will require a full administrative team to authorise.

• There are still hangovers from the old system, including 2nd Bedroom Charge rebates not paid from the obsolete Juniper TMO account to the active LBS account. If you were eligible for the rebate please check your rent statements for credits of the full amount due.

• LBS garden team have been personally very sympathetic to positive approaches made by residents to help target problem areas and suggest cost-free, creative initiatives which might help generate community involvement. LBS Management need to be acquainted with the spirit of these requests.

• Several trees need surgery this autumn. And some in neighbouring gardens need to be felled soon to avoid future structural damage to LBS property.

• New residents, and those still unacquainted with Juniper politics and history have shown a degree of interest which justifies some optimism. But they are naturally only interested in realistic levels of commitment.

Natural Involvement

One of the easiest ways to get involved is via a **group** which specialises in something you might have expertise in. Or which you are interested in learning about. Involvement does not mean becoming an unpaid bureacrat.
The administrative role of groups or sub-committees is to provide informed information to meetings, and to make concrete proposals for action based on their discussions.
Such groups provide a skill-sharing environment where members can learn basic trade terms and practices from those more expert within the group.
Most of all, groups act to encourage ideas, improvisation, contact and community spirit.

Open Day 27th July

Suggestions from the Event

by Paul Dixon, John Harty, Rob Kenyon, Cherrie Stevens, Jackie Wilford
Greg Robbins. (We Support Housing Ltd)

• Greg reported that the **Juniper Surplus** cannot be divided between the membership, but can be spent with formal approval.

• The administrative loose ends of Juniper House TMO should be tied up by the end of September, including any outstanding payments, and changes in tax status, leaving Juniper House Cooperative Ltd to operate under the old rules.

• Advice and thoughts on daytrips and other events. In Greg's experience, a tolerant policy towards friends and guests pays off in generating interest for future events, and forming contacts.

• Social media are an important tool in creating awareness and allowing easier discussion.
Hopefully, those unable to attend meeting would be able to contribute to the discussions in advance. or even live online. Ideas and insights could be posted for group inspection prior to meetings, at everyone's convenience.

• Inquiries to be made to Community Engagement Team and Area Housing about renting flat 1 for classes, group discussions, etc.

• Also access to be sought to staircase display cabinets and help with photocopying and other basics.

• The need to start a new residents organisation almost from scratch with a different identity.

Other issues raised

• Role of residents in fault-finding and early reporting of problems to LBS.

• The possibility was discussed of specialist sub-groups to advise residents and LBS on their areas of expertise, and to formulate considered proposals for action to be presented for approval by General Meeting. The duties of officers to be reduced as much as possible.

A Natural List of Groups Might Be...

1. Building & Maintenance - monitoring and reporting faults before LBS. Gardening and the Juniper social spaces.

2. Finance - managing accounts of the organisation - not the estate.

3. Social - including publicity, events, website and social-media management, skill-share and recycling initiatives.

4. Development - including fundraising, networking, social networking.

The internet now makes participation easier than in the past. Meetings would typically be once a month for about two hours. A group can run effectively on 3 members, but the more the merrier.

Skill Census

It would be a extremely helpful to know what skills and qualifications people have to share.
If you would like to possibly contribute your expertise at some point, please complete the form below.

examples

gardening, admin, crafts, media, caring, arts, performance, teaching, events, entertainment, cookery, mechanics, computers, repairs, cleaning, beauty, qualified trades, therapies, business, fund-raising, health, accountancy, benefits advice .....

NAME .....

FLAT .....

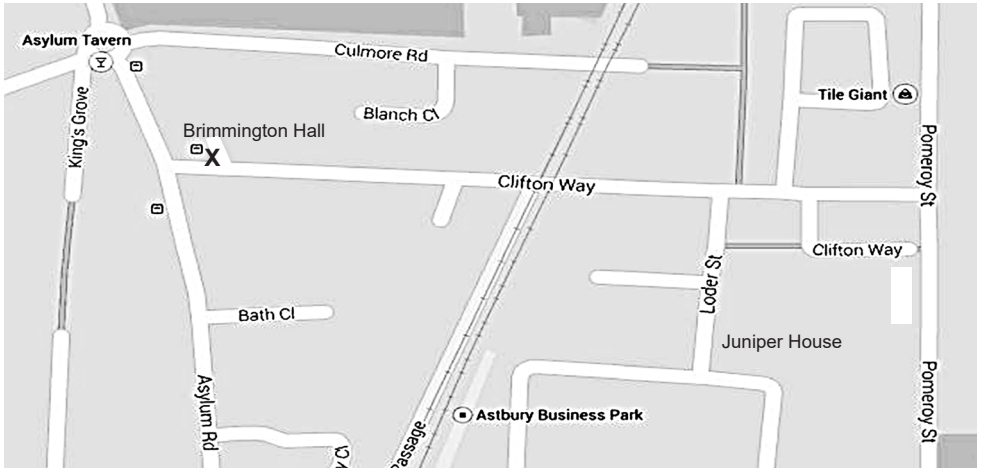
SKILL/S

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Please return to Flat 32
or email: gardenshed@india.com (temporary address)

Brimmington Tenant's Hall. Asylum Road



JUNIPER HOUSE

COMMUNITY NEWS[1]

November 2014 • www.facebook.com/junipercommunity

General Meeting of Juniper House Cooperative Ltd
Thursday December 4th. 7.30pm

At Brimmington Tenant's Hall. Asylum Road. (5 minutes walk)
(see map on back page)

All Residents are invited to discuss future options for the block, and the actions needed to secure it.
Please forward any proposals to Flat 32 as soon as possible

Agenda

1. Clarification of new circumstances and general update.
2. Change of title and status.
3. Proposals for action, and use of Juniper Surplus:
(i) To investigate the possibilities of commissioning a stock survey of the block to establish expenditure required for regeneration and preservation.
4. Repairs Forum. Report and share advice on repairs issues effecting you.
5. Membership drive.
6. Date of Next Meetings.

•••