

Dulwich Society Executive 518th Meeting Monday 9th July 2018 6.30pm at St Barnabas Centre – Minutes

Attendees: Ian McInnes (IM), Sue Badman (SB), Diana McInnes (DM), Alastair Hanton (AH), Kenneth Wolfe (KW), Adrian Hill (AdH), Patsy Bramble (PB), Angela Wilkes (AW), David Roberts (DR), Russell Lloyd (RL), Bernard Nurse (BN), Colin Niven (CN),

(Executive Reports previously circulated by Ian McInnes (Chair), Diana McInnes (Membership), Sue Badman (Secretary); Bernard Nurse (Local History), Finance (Russell Lloyd), Trees (David Beamish), Licensing (Patsy Bramble))

Apologies: David Beamish, Jeremy Prescott, Brian Green

Guests: Simone Crofton (CEO, Dulwich Estate), Adrian Brace (Director of Property, Dulwich Estate)

Declarations of Interest

See Appendix 1. David Beamish is now a Committee Member of the Friends of Dulwich Picture Gallery

Minutes of Previous Meeting: Minutes agreed and signed.

Matters Arising not covered elsewhere:

None

Dulwich Estate

After introductions, Simone Crofton (SC) made a series of announcements about the Estate:

- Delighted to be in Dulwich
- Aiming to establish a wide range of partnerships across Dulwich and Herne Hill.
- Has met MP, Council Leaders and councillors, traders and a wide variety of community groups and associations, and will continue to build links.
- Aiming to rebuild the retail offer in the shopping parades on the Estate – a butcher is opening in the Village in August, a grocer is under offer and a fitness centre is a possibility in the former Park Garage.
- The new Dulwich Estate website is launching on 10 July and includes new features and more photos. The website includes a new style Annual Report which will be circulated to stakeholders. There will also be a new composite Scheme of Management guidelines document.
- Web site readers will be encouraged to sign up to receive an enewsletter. First issue expected in September.
- Plans are in progress for the 400th Anniversary and will be published in due course.
- A drop-in surgery is being planned to enable residents, freeholders and leaseholders to talk face-to-face with Estate staff. The aim is to hold this monthly at the main Estate Office. Times and Schedule to be agreed. PB suggested surgeries might be extended past 4pm - (say to 7pm or later , like GP's surgeries) to give people who work a chance to attend. AB

noted the suggestion but said that a DE staff member would have to stay late to facilitate this – IM reiterated that this was necessary to make sure that all interested parties could attend.

- Scheme of Management Office – Opening Hours extended. 9am to 1pm with appointments from 10am to 4pm.
- Residents' Associations – welcome both owners and tenants as RA members. 65% membership of a road is now the level that must be reached.
- Aiming to respond to enquiries within 5 days.

Responses to Prepared Questions:

Question 1 – Vision and alleged mortgage issues – not discussed

Question 2 – Web site, new newsletter and surgeries – response as above

Question 3 – Changes are being made to the organisation. Executive Assistant role not discussed. Recent changes to SoM office had been working until recently. One key staff member is now off sick, not known when she would return.

Question 4 – 'Defensive and unresponsive culture'

SC is aware of the problems and is working hard to turn the organisation round. The process for this is internal. SC is tackling responsiveness and has introduced changes to make this happen. SC is keeping a close eye on this issue – there is a large volume of correspondence coming into the office, much more than the Society is aware of. The Society should flag up any issues that are reported to it and encourage people to write to Adrian and Simone direct to raise concerns. Happy to come back to Society Executive to discuss progress on this issue.

Question 5 – Aware there are issues with the lifts in blocks and is seeking solutions. Extra staff in place to handle maintenance. More could be done to encourage the formation of RAs and SB suggested that the new web site ought to include guidelines on how to set up a residents' association.

Question 6 – a grocer is under offer for one of the Village retail units. SC's aim is to find sustainable solutions for the shopping parades and ideally the right sort of independent shops that complement each other, enhance footfall, and create an attractive neighbourhood and a great urban village. The Estate will also work to support and promote the shops in conjunction with the trader associations. SC mentioned a Festival created at Borough Market, also a need to develop a daytime and a night time economy, and an improved streetscape, a piazza. The DE is a charity though and cannot subsidise rents. They obtain a third party rent valuation and seek a market rent – a range between upper and lower points depending on factors such as location and unit size.

SC also referred to the need to promote a positive image of the shopping areas. She said the DE had lost two businesses who were concerned about footfall (especially in West Dulwich).

It was suggested that perhaps the Mark Evison site might be a good place for a Christmas Tree if a replacement tree has not been planted by Christmas – Action: Raise with David Beamish.

There was no discussion on parking.

Question 7 – Crime and installation of a CCTV – not discussed.

Question 8 - Potential sites are being investigated for a new Almshouse.

Question 9 – Grove Tavern. SC has acknowledged the prominence of the site and accepts that The Grove is in a poor condition. The Estate is in early discussions on new plans. Southwark Council is being more responsive. SC will keep the Society informed. Discussions will also be held with Safe Routes to School (issues at the junction).

Question 10 - Definition of Amenity – Amenity is clarified in the context of each guideline. AB commented however that a trampoline set in a front garden such as Baird Gardens is equivalent to children playing in the street, and the Estate would not want to intervene. Furthermore AB reiterated that the Estate had not received a complaint from other residents at Baird Gardens. (SB: the Society has shared an email with AB from a resident who was unhappy about noise from the trampoline while they were working and SB has advised the Baird Gardens RA to email the Estate direct with their concerns.)

Question 11 – Basements. The Estate does not intend to vary its current policy. There is sufficient advice on Southwark Council’s web site which householders are advised to follow.

Other questions:

Knotweed – reference to recent South Wales court case. The Estate is working hard to eradicate knotweed on a number of sites.

(Simone and Adrian thanked the Society and left the meeting at this point)

DS Matters and Events

- a) **Commercial Events in the Parks** – PB reported on progress. Further meetings are planned with Southwark Events.
- b) **Meeting Dates for 2019**
7th January, 4th March, 13 May, 8th July and 9th September depending on venue. AGM – Tues 7th May. Action: SB to book venues and confirm dates to the Exec.
- c) **Events and 400th Anniversary 2019** – the College Programme is available and the Estate’s is still tbd. Tour of Pissarro sites mentioned.

Consultations and Planning

New planning consultations/applications –

- Lydenhurst houses
- Lightbox houses at St Faith’s
- Lloyd’s Bank, West Dulwich

Other consultations

- New Southwark Plan is now postponed until 2019.

Michael Coupe says that the London Forum is looking for new committee members from South London.

Traffic and Transport

AIH reported on Air Quality Meeting. Councillors enthused about visit to mini-Holland in Waltham Forest. AIH will arrange a visit to the Mini-Holland in the Autumn.

Step-free access is on the national agenda but funding is short. There is to be a meeting next week to look at other ways of making North Dulwich Station attractive.

Other Dulwich Issues:

Report on local spate of crime and police response. Surge in motor vehicle crime. Burglaries still a top concern. Police teams are reorganising as a result of new wards and new combined Southwark/Lambeth borough command unit.

Treasurer's Report

See attached report.

Bank Account – discussion. Treasurer wishes to propose operating on sole signatory authority for online transactions. Sole signatory will inform other Executive members (signatories) as and when this occurs. Treasurer to circulate proposal for agreement.

Applications for use of Surplus Funds

See attached spreadsheet for update on the surplus funds.

AIH mentioned possibility of funds being used for another major item such as a statue (at the junction of Dulwich Village and Calton Avenue).

Additions/Points arising from Reports/Any other business

Southwark Posts and Chains – plan is for the Estate contractors to maintain the Southwark posts and chains. IM is arranging this.

Planning and Architecture – Report presented orally at the meeting. There have been objections from the Estate to new house on Boxall Road, rear of 62 Dulwich Village. Future use of the Barclays Bank building is unclear. Concerns have been raised about the hoardings & basement construction at the old JAGS house on College Road/Woodyard.

Post-Meeting: Horniman Museum has offered to give Dulwich Society Executive members a tour of the new World Gallery. We will agree some dates with the museum and circulate details in due course.

Meeting Closed at 8.15pm

Date of next meeting – 17th Sept 2018, 7.30pm, St Barnabas Library

Sue Badman, Secretary – The Dulwich Society

Future Executive Meetings and AGM 2019 (all venues booked) (latest July 2018)

17 Sept 2018, 7.30pm, St Barnabas Library (**Note change of date**)

5 November 2018, 7.30pm, St Barnabas Library (**Note change of date**)

AGM and Executive Meeting Dates 2019 – To be arranged.

Appendix 1

Executive Committee - Declarations of Interest as at 9 July 2018

Ian McInnes – Friends of Dulwich Picture Gallery (Chairman), Dulwich Village and Dulwich Wood Ward (new names post May 2018) Safer Neighbourhood Panels (Member).

Sue Badman - Dulwich Events Partnership (Member & DS rep), Safe Routes to School Group (Attendee)

Diana McInnes – Dulwich and District U3A Executive Committee (Member).

David Beamish – Parish of St Barnabas, Dulwich (PCC Member), Dulwich Deanery Synod (Hon. Secretary), Southwark Diocesan Synod (Member), Friends of Dulwich Picture Gallery (Committee Member)

Alastair Hanton - Southwark Living Streets (Member), Dulwich and West Norwood Climate Change Coalition (Member), Son Angus Hanton is a Trustee of Bell House.

Adrian Hill – Camberwell & District Allotment Society, Stradella and Springfield Residents' Association (Immediate Past President and current committee member), Friends of Crystal Palace Subway (DS rep), Abbeyfield Dulwich Society Ltd (Trustee and Executive Committee Member).