

Points from Zoom meeting 12-04-2021

David & Sharon,

I would just like to confirm the following notes that I made from our Zoom meeting yesterday.

Gardening Strand

Planters below tower blocks

I did express my concerns about how much of this budget ended up being allocated to manual labour to clear the beds. George & Tatjana had four people spend six days clearing the beds. (24 man/days) Given that we already pay £1.26 per property, per week, towards grounds maintenance, ($£1.26 \times 665 \text{ properties} \times 52 \text{ weeks} = £48,570.80$ per annum) we questioned why some of these costs were not borne by the GM team? We would also question why all this work was done manually, taking 24 man/days and why they did not use (hired) mechanical equipment to expedite this task? On average, a 5-ton mini digger will cost between £60 and £95 for a day, or £350 to £400 for a week. This would have reduced the labour costs, leaving more of the budget for bigger / better quality plants.

We also asked that some of the plant budget be reserved, so that if the scheme fails to deliver the promised 'wow factor' at the agreed September review, that extra plants can be procured at the end of the season, and planted for next year. To avoid most of this budget being evaporated on more manual labour, we the gardening group would undertake to do this planting ourselves, ensuring that 100% of the budget is spent on plants.

We also expressed our concerns that the planting was put in ahead of any irrigation systems being installed. It would have made more sense to install the irrigation systems first, so that the planting could be kept irrigated. It is now three weeks since the planting has been installed, and we are still waiting for the irrigation system to be installed.

We still have not been given a key for the new tap located below Cornish House, which we will need to access water, and store hose reels. I believe Nat Stevens & Susannah Oso were dealing with this. Could you please chase this up as we need access.

Fruit Trees on the estate

We accept that this has now been pushed back to November. We just hope that the 1 cubic metre holes that these trees require, will be prepared with a mini digger, to ensure that they have sufficient space for the root ball to develop, and again to reduce manual labour costs. From speaking with Richard Galpin from Alberta Fruit Commons (& director at Walworth Garden) it is essential that they are given a minimum of a cubic metre to have a chance to prosper.

Community Gardening Space

We understand that you are not getting quotes for this to be constructed. We once again must express our **strong preference** for these to be constructed from brick, rather than wood. The existing raised be wooden planters on the estate (installed approx 10 years ago) are now showing signs of rotting and will soon need to be repaired / replaced. On the other hand the engineering brick raised bed planters in the library garden (installed 1960) are now 61 years old and still in perfect condition. Buy cheap, buy twice. We have asked Peter Balazs to provide a quote to Ruth & Sophie for this work. We know Peter from his work on various CGS projects and also the Walworth Community Garden Network. I have asked Peter to forward his quote to construct two 10m x 3m brick planters to Sharon, as she seemed unaware that he was quoting for this work.

Bins & Recycling Strand

Sharon provided an update on this strand. Our one concern is the bin area adjacent to Maddock Way /opposite Molesworth House. This area has been problematic, with not enough bins & is prone to fly tipping. We would ask that once the new bin enclosures are installed, that we set a review date to evaluate their success, and be prepared to re-think the solution if we still have issues. I still have some concerns about whether this will work as we hope.

Maddock Way Strand

We both agree that there needs to be a workshop with the residents living adjacent to Maddock Way, specifically the residents living above the shops, Napier House, & Molesworth House. I am happy to contribute to a joint letter to these residents, to join the conversation so that we can identify the behaviours we would like to engineer in and out of this space.

We do have an issue with mopeds & delivery cyclists using the footpaths on the Brandon & the Maddock Way precinct as a shortcut / and evade the LTN camera on Cooks Road. We need to deter this growing trend.

A number of the trees installed by Lendlease have now died and need to be replace by Lendlease. We also have concerns at the way Lendlease built up brick enclosures at the base of all these trees, preventing any runoff groundwater from getting to the tree roots, quite possibly contributing to their early death. Can these brick enclosures be removed?

Signage for the Brandon library, the Brandon Youth Centre, and the Jack Hobbs Community Centre is inadequate, and needs to be rethought. Cllr. Alice Macdonald has secured some funding for development of the Jack Hobbs Centre, so maybe look at joining up with this?

The ground underfoot is scrappy, uneven, and water does not drain adequately, it really could do with being completely replaced. Can this be addressed by some other LBS departments outside of, or in conjunction with Great Estates?

We were hoping that the vacant shop unit could be let to some business that would be of benefit to our residents (greengrocer, cafe, healthy food outlet, butcher, youth group, etc.) rather than just be some admin office for an organisation with no connection to the estate. The previous tenant was some organisation of lawyers who processed asylum appeals. Can you have any influence on this? The tenant should add something to the estate, rather than just be a revenue stream for LBS.

We would like you to explore the idea of having some type of weekend farmers market use the space to give us some more retail options, and change the feel of the space, making it more of a destination for other local residents. This would require funding to explore & develop. Are there any other LBS departments that could contribute to this idea? Might this be something to apply to Neighbourhood Fund / CGS funding for in 2022?

We would like to explore the possibility of installing some planters & seating in the space, but want to ensure that it does not attract any extra noise or ASB.

Once you run the next residents workshops, I expect some other ideas will come from residents. Can we try and schedule these workshops to take place by the end of May?

I think that the above covers all the points that I noted.

Best Regards,

Tom Lloyd

Chair, Brandon 1 TRA