

SHAD THAMES RESIDENTS' ASSOCIATION

AGM 2024 – 7:30pm, Thursday, 14 Nov 2024

These notes are provided in conjunction with the STRA AGM 2024 slides as a record of the 2024 STRA AGM.

Welcome & Chair's Briefing (Kathleen Ehrlich)

Welcome to the AGM.

The Oceandiva left London in February.

- The Marine Accident Investigation Board (MAIB) report was issued in September, which documented the cause of the crash in June of 2023. The results confirmed many of the concerns raised by residents during our campaign.
- The huge efforts put forth by residents were very effective in challenging Oceandiva's plans to operate in London.

Planning and Licensing.

- STRA spent a considerable amount of time this year supporting residents dealing with a variety of Planning and Licensing issues. We made representations to Southwark Council on several including:
 - Tower Bridge Court
 - 110 The Queen's Walk
 - The Clove Building
 - Coco
 - Masq

Noise

- We are aware that noise is an ongoing concern for many residents. We encourage residents to make use of STRA's Noise form, which allows us to collect data about noise issues and provide evidence to the Police and the Council regarding issues occurring in Shad Thames.
- Some residents have reported a mysterious "hum" that can be heard near the river. A resident of Wapping is leading an investigation into this new, frequent noise which may be coming from the new Super Sewer. The noise form has been updated so it can now be used to report the "hum."

Filming

- We've experienced an uptick in filming in the last several months following the resolution of the recent writers' strike.
- Shad Thames remains a very popular filming location. Filming which takes place in the jetty and pier outside of agreed upon hours is at the discretion of the freeholders. Even FilmFixer can't stop them from making these arrangements. STRA is well aware of the issues that can come with filming and we work closely with Film Fixer to encourage the mitigation of these issues.

River Residents Group (RRG)

- STRA continues to be active in the RRG, an umbrella group of representatives of various RAs in the riparian neighbourhoods. We are working together on a variety of issues impacting residents who live close to the Thames, including party boat noise and cruise ship emissions.

Thanks to everyone on the Core Group, our dedicated councillors, and our residents. We are grateful to the Dixon hotel for generously hosting our AGM.

Guest Presentation: Zaha Hadid Foundation

Unfortunately, the representatives from the Zaha Hadid Foundation were unable to attend the STRA AGM, but kindly sent the talking points below to supplement their presentation:

- The Foundation has been up and running for almost three years, and works across two sites – 10 Bowling Green Lane in Clerkenwell (BGL), and the former Design Museum at Shad Thames. Much work has taken place across both buildings since the start of 2022 – BGL is our administrative and research centre, with a small gallery where we hold two exhibitions per year. Shad Thames was left largely dormant when the Design Museum moved out and so has recently undergone a large amount of critical works in terms of access control and security, health and safety, and replacement of areas of plant including heating, lighting and other electrics.
- Now that the building is up to a reasonable standard, we have the ZHF Collections team (ten staff) working tirelessly to audit, document, and photograph the collections that are stored there – this includes the archive of Zaha Hadid Architects (primarily drawings, plans and models), that of Zaha Hadid Design (furniture and product design) and also Zaha Hadid’s personal archive and collections (sketchbooks, letters, fashion, paintings etc.). As well as this we have a large library of books and publications.
- We are currently awaiting the recruitment of a new Director (the inaugural Director left at the start of this year) and so plans are slightly on hold – but the longer-term intention is that the Shad Thames building will become accessible on an appointment basis for tours and collection viewing by students, scholars, school groups, and interested members of the public. The building still needs some refurbishment work, primarily in terms of access for the movement of collections (e.g. replacement of the large non-functional scissor lift, without which we can only move small objects in and out of the building). We also continue to improve other areas of the building including future full replacement of the HVAC system, continued installation of museum grade racking for collection storage, and the ongoing refurbishment of working spaces for staff.
- BluePrint are still in operation on the first floor, functioning as a bookable events space.

Reports from the Core Group

Financial Update and Police Ward Panel (Julian Griffiths-Searle)

Financial Statement

- Balance at end of financial period: **£3,323.54**. Current balance: **£5,917.66**
- Income: for the STRA financial year was: **£2,695** which is **£2,000** below the normal average of **£4,677**
 - Possible Explanation: Film Strike 2023/2024. We expect a bounce back
- Expenditure – Noticeable Spends:

- AGM 2023 – First in person meeting in 4 years
- Photographic Competition
- Five Year Financial Comparison
- Charitable Donations
 - Local and International
 - Standard Local Donations
 - Pecan – Food Bank
 - Manna Society – Day Centre – Facilities – How residents can help e.g. clothes donations – 95% men

Police Ward Panels

- Police Ward Panels – Explained how they **both** work and how residents can contribute and attend.
- Police advice regarding installing CCTV cameras and the use of public ones when there is an incident
- Local Issues including: ASB – The Vault area. Fast moving vehicles travelling down Shad Thames, including: motorbikes, push bikes, e-bikes, e-scooters and e-monocycles. These sometimes includes the use of powerful loud speakers broadcasting music.
- There was a follow-up discussion regarding music and other ASB in Potters Fields Park.

Potters Fields Park (Jilly Frisch)

Events

- The Park had a successful summer of events, with a few events still taking place during these quieter pre-Christmas months. As you will know, the Trust's main, or only, income is from hiring out the park for a limited number of events each year.
- The income from events means that both Potters Fields Park and St. John's Churchyard are managed and maintained to Green Flag Award-winning standard. This year, both parks were also part of Team London Bridge's successful 'London in Bloom' and 'Britain in Bloom' entries, which won Gold for the Park, and Silver for the Churchyard.

Replanting

- You may have noticed that the planted beds at the Tooley Street end of the Park are looking a bit tired. It's 18 years since Piet Udolf's innovative scheme was designed and planted. Since then, a few plants have thrived, others have reached the end of their life, and others proved to be unsuited to the environment.
- The effects of climate change have also led to changes in horticultural thinking and practice, which now focusses on more sustainable planting, which needs less water, and, are also aided by the use of recycled materials – such as recycled sand and crushed concrete!
- CITYSCAPES will do the replanting, they will use a variety of native and European plants (as well as recycling some existing plants) – all will be drought-tolerant.

- The work will be phased over 2 to 3 years (only due to financial constraints) – and will start in the New Year. There are likely to be opportunities for local volunteers to help with the new planting.

City Hall Redevelopment

- On the development of the former City Hall – the planning application will soon go to the Planning Committee. We have been keeping a close eye on the application and meeting regularly with the developer.
- Many issues have been discussed – including landscaping of the boundary, siting and accessibility of toilets, and the location of new cycle racks along the Weavers Lane boundary. As a result, updates have been made to some of the planning documents.
- We know how important it is to maintain good channels of communication with the developer throughout the project.

Security

- Over the summer, the Trust employed overnight security staff on Friday and Saturday nights (and Bank Holiday Sundays) to discourage anti-social behaviour.
- The main issue is groups drinking, smoking, and playing loud music into the early hours, and there was a particular problem this year with very large speakers mounted on electric bikes and scooters.
- Our security staff worked closely with the London Bridge City security team to clear the Park and the Queen's Walk towards Tooley Street, to try to reduce noise nuisance to neighbours after midnight.
- BUT, security staff have no enforcement powers, and they were often met by people claiming to 'know their rights', refusing to move, threatening the staff, or returning within a few minutes.
- Police are contacted in the event of serious issues and the consistent advice is for members of the public to call the police at the time if they see or experience crime or serious anti-social behaviour. The problem has diminished with the colder weather.

Cleaning

- Between April and September, additional cleaners/litter-pickers (one was a local resident) were employed to provide additional cover, for longer hours, over the busy summer months."

Residents' Guide (Margo Lewis and Aline Baeck)

Introducing the new Shad Thames Residents' Guide. This is available in pdf form through the STRA website, and using the QR code provided in the STRA newsletter and on our Facebook group.

Navigation

- On the Contents page you can click on any topic to go to the section.

- This left side provides links to the main sections and sub-sections so you can easily navigate around the document.
- Most pdf readers provide a search feature enabling you to use keywords like *swan* or *noise* to easily navigate to any pages that include this word.
- Here is an overview of the main sections:
 - *About Shad Thames* – the history and development of our ‘iconic’ area and its Conservation Area status. There are also some lesser-known facts on issues like who owns the Butler’s Wharf walkway and why it takes volunteers to clean up the litter. Also covers the governance of the Thames and what to do if you spot a problem.
 - *Getting around* – a guide to all the many transport options in the area, including some ‘hacks’ for crossing town faster, plus tips on things like getting visitor park permits for visitors.
 - *Making the most of life* – this is where we need people’s input and recommendations the most. This section aims to help people find clubs and activities they can join and fun things to do as well as which local businesses offer discounts for locals.
 - *Protecting and improving our urban environment* – the nitty-gritty stuff on how to report broken paving stones, a hazard on the road or get a street lamp fixed. Plus insights into how the licensing process works and tips on how to work with neighbours to address a problem. There is also an explanation of how the planning process works and what you can do to get involved. Finally, there is also a section on reducing our carbon footprint, covering issues like electric car charging and air quality.
 - *Dealing with local challenges* – noise is a big issue for our residents and it seems to be getting worse. The guide includes information and tips on how to report noise – and, just as important – how to get together with neighbours to get action to tackle a major problem. This section also covers issues including litter, managing deliveries locally, safety and film productions in the area. And a topic important to many of us: public toilets or, rather, the lack of them.
 - *Stay informed and be involved*. This covers all the ways you can connect with the community and receive news and information. There is also a feature on how you can raise a concern about a homeless person or donate to or volunteer with local charities.
- Please send any feedback on the Guide to info@shadthames.org for any improvements, comments, or errors as the Guide will be updated regularly.

North Bermondsey Ward Councillors' Report (Hamish McCallum)

Q&A

- **Rubbish Bins**
Question: There used to be more rubbish bins on the Butlers Wharf jetty, why are they gone?
Answer: The Butlers Wharf jetty is privately owned land and cannot be required to provide bins. If they were Southwark-owned we could let the council know. Petchey Holdings owns the jetty, and STRA approaches to them have not been successful.
- **Christmas Market at More London**

Question: The Christmas market is causing a lot of trash and many people have been putting trash on the river wall which blows into the river. The bins they are providing is not sufficient.
Answer: STRA will give feedback to the organizers.

- **Graffiti and other nuisances**

Question: There is graffiti around the jetty, specifically in Maggie Blake's Cause and under the old Design Museum bridge that doesn't seem to get cleaned up. This will foster more graffiti in the area.

Answer: For the areas under their control, the Council does clean up on graffiti complaints, so anyone seeing graffiti can submit a request to Southwark Council for cleaning through the FixMyStreet app or website.

Unfortunately, not all areas in Shad Thames are under the Council's control, so this is another issue to feed back to Petchey Holdings if it's on the jetty.

Question: Would the council address issues on Petchey Holdings land if given access?

Answer: The Council may not be allowed to spend money on areas outside their responsibility.

Question: The jetty has a lot of weeds under the benches and in front of Browns restaurant, what can be done?

Answer: Unfortunately, Petchey Holdings manages the jetty and hasn't been responsive to past requests to maintain the jetty. There have been community weeding and litter picks in the past, and that could be organized again.

- **Trucks in Shad Thames**

Question: Is there anything we can do about the size of trucks allowed into Shad Thames area, especially along pedestrianized areas?

Answer: There has been an attempt to control this in the past, around 2015. The council's position is that there is no way to constrict vehicle size. This may be based on emergency vehicles. Hamish is happy to pursue this question at the council.

- **Mobile phone theft**

Question: What is being done about the increase in mobile phone theft in the area?

Answer: Shad Thames was made a priority area for 8 weeks at the local police ward meeting, and there has been increased police presence in areas around Shad Thames. If there is a known hotspot please report it to Hamish.

- **Cleaning under the old Design Museum**

Question: How can we get the area under the old Design Museum cleaned, as the Council said they couldn't clean the walls. There is also often noise and litter from restaurant staff in that area. Can we give feedback to the Zaha Hadid foundation?

Answer: STRA can give feedback to the Zaha Hadid foundation if you send us the questions/comments.

Comments

- Congratulations on the Residents Guide.
- St Saviours inlet should be cleaned by end of November.

- Thank you to the councillors for helping to defeat the Clove building proposal to increase the building height!