

General Committee of Strawberry Vale Residents Association

Minutes of the meeting held on Saturday 5 December 2015, 10-11am Green Man Community Centre, Strawberry Vale, N2 9BA

FH = freeholder
LH = leaseholder
T = tenant

In attendance:

Laurence Williamson (LW)	Chair	FH
Shona Perkins (SP)	Treasurer	LH
Dylis Dias (DD)	Secretary	LH
Dan Buroch (DB)		LH
Terry Copas (TC)		T
Sean Lavin (SL)		FH
Norma Lavin (NL)		FH
Harry Kerens (HK)		T
Rafia Sultana (RS)		LH
Ryan Rankin-Hirst (RRH)		FH
Dr Magdy Mohammed (MM)		FH

No.	Item	Action
1	Apologies	
	Apologies were noted from those not present.	
2	Expression of thanks	
	The Green Man Community Centre was thanked for the use of the room for the committee meeting.	
3	Minutes of the last meeting	
	As this was the first formal meeting, there were no previous minutes.	
4	Matters arising	
	N/A	
5	Repairs/maintenance	
	<p>A general discussion took place regarding the current repairs and maintenance. The following points were raised:</p> <ul style="list-style-type: none"> • There was a problem with the pressure of the boiler, as well as access to the boiler house due to the fencing that Vinci had put up (Brook Walk). • It was queried whether Jessica Robinson was still the neighbourhood manager. • Outdoor storage cupboard doors were being replaced however, it was not certain if the cupboard was part of the property. Leases would need to be checked. <p>LW and HK to draw up list of issues as above, but to also include rat infestation, terms and conditions of estate, and environmental issues.</p>	LW / HK

No.	Item	Action
6	<p>Service charge</p> <p>RRH informed that he had challenged his service charge statement and found that there were discrepancies. Awaiting response from Peabody's finance department as to whether everyone will get a rebate.</p> <p>Residents could request a detailed breakdown as we are entitled to access the records/reports of the accounts. It was suggested an accountant audits Peabody's accounts.</p> <p>RRH to share the list of discrepancies. All to bring service charge statement to next meeting so we can compare.</p> <p>It was suggested and agreed that a separate sub-committee be established to go through finances. This will be made up of SP, RRH, HK, MM, DB, LW. Date of meeting to be confirmed.</p>	<p>RRH ALL</p> <p>SP</p>
7	<p>Peabody relations</p> <p>LW to ask Joe Joseph to confirm the details of Strawberry Vale's neighbourhood manager.</p> <p>The group were disappointed with regards to the length of time for responses to our letters.</p>	LW
8	<p>Funding/finance</p> <p>SP to meet with Natwest in order to set up the committee account. Two signatories were required and SP and LW were put forward.</p> <p>SP to apply for funding which could be used to support the committee.</p>	<p>SP</p> <p>SP</p>
9	<p>Website</p> <p>LW had created a website; further information to be added.</p>	
10	<p>Opportunities</p> <p>Item not discussed.</p>	
11	<p>Anti-social behaviour</p> <p>Item not discussed.</p>	
12	<p>Building works</p> <p>The group discussed the quality of the work being carried out. The following points were raised:</p> <ul style="list-style-type: none"> • One tenant's windows were replaced, but items had been broken, too much of the wall had been broken down, door was put in incorrectly, and measurements were wrong. • £55m grant was given for the estate works • It was queried whether any financial allowance had been made for Vinci occupying space e.g. the show home <p>The group also discussed the parking consultation which had now</p>	

No.	Item	Action
	<p>ended. The following points were raised:</p> <ul style="list-style-type: none"> • Clarity required regarding who was responsible for untaxed cars • Clarity required regarding the underground garages which apparently some people pay for and how this was arranged. • Individual family known to estate who contribute to the parking issues, need to be reported <p>It was suggested and agreed that a separate sub-committee be established to go through parking issues. This will be added to the agenda for the Residents Association meeting. This will be made up of TC, MM, LW, SP and Dr Mansoon. Date of meeting to be confirmed.</p>	
13	Correspondence	
	No correspondence received.	
14	Any other business	
	<ul style="list-style-type: none"> • Pest control: need to clarify responsibility. Peabody had denied it was their responsibility but this remains a health and safety issue. 	
15	Dates of next meeting	
	<p>January 2016 – date tbc. Counsellors to be invited to February meeting.</p>	