

General Committee of Strawberry Vale Residents Association

Minutes of the meeting held on Saturday 23 January 2016, 10-11.45am Green Man Community Centre, Strawberry Vale, N2 9BA

In attendance:

Laurence Williamson (LW) Chair
 Dylis Dias (DD) Secretary
 Christine Rodrigues (CR)
 Dan Bordch (DB)
 Simon Spyrides (SS)
 Joanna Farnden (JF)
 Sean Lavin (SL)
 Norma Lavin (NL)
 Terry Copas (TC)
 Gary Connelly (GC)
 Belaassai Mustafa (BM)
 Mustapha Raffai (MR)
 Magdy Mohammed (MM)
 Jonathan Hodge (JH)
 Ryan Rankin-Hirst (RRH)
 David Staples (DS)
 Harry Kerens (HK)
 Alhakam Al Taweel (AAT)
 Kam Kau Lok (KKL)

No.	Item	Action
1	Apologies	
	Apologies were noted from those not present, including Shona Perkins, treasurer and Herve.	
2	Expression of thanks	
	Expression of thanks was noted to the group.	
3	Repairs/maintenance	
	<p><u>Gas problems</u> LW met with Abdul Olaogun (the new neighbourhood manager). Current status:</p> <ul style="list-style-type: none"> • The National Grid engineers decided to switch the gas off due to low pressure. It was questioned whether this could have been prevented. • Abdul was alerted about this the week before. • Replacement of faulty meter took place Friday morning, but all households will need to be checked/tested before the gas can be switched on. • T-Brown, the new contractors for the boiler room do not have enough staff to carry out the checks. In addition, there will be access issues. <p>JH queried whether Peabody could isolate each property's gas supply.</p>	

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	<p>The group discussed communications, installation of previous meters, incl type and pipe size.</p> <p>It was noted that Peabody were informed of problem on 15/12/15, but no action was taken, as far as we knew.</p> <p>Points to be raised to Peabody:</p> <ul style="list-style-type: none"> • Urgent actions should have been taken to resolve the issues. • Why was maintenance not carried out? <p>RRH highlighted that there is a payment in our service charge for the boiler and maintenance. It is not clear whether there would be compensation for no gas provision.</p>	<p>LW</p>
4	<p>Service charge</p>	
	<p>RRH carried out a detailed analysis of the service charge statement. LW went to Peabody HQ and met with Yerusalem Gebu in finance to obtain further detail; it was confirmed that there were errors and our bills will be adjusted. There was more to be investigated.</p> <p>Gingko (gardeners) contract runs out in September. The group questioned the work carried out. It is Peabody's responsibility to monitor this. A procurement process will be carried out and a representative from the residents association to be involved.</p> <p>LW informed by Abdul that Peabody had not recognised the residents association, despite the group fulfilling the requirements in November.</p> <p>The following points were also raised:</p> <ul style="list-style-type: none"> • Clarity required on where to dispose of heavy/large furniture • Fire gates made it difficult to access e.g. deliveries. <p>LW to raise access issues with Abdul.</p> <p><u>Parking</u></p> <p>Lack of parking continues to be a problem and will not be resolved by introducing charges.</p> <p>Other points raised were:</p> <ul style="list-style-type: none"> • The previous residents association had a meeting to discuss plans for additional parking proposed by architects in 1997, but Peabody did not follow these proposals and reduced the available spaces. • Installation of bars on parking spaces • Only some have access to the undercroft parking • Clarity required on disabled bays/current status of bays • Should we carry out a petition against controlled parking 	<p>LW</p>
5	<p>Dates of next meeting</p>	
	<p>Saturday 27 February 2016, 10am.</p>	