

## General Committee of Strawberry Vale Residents Association (SVRA)

### Minutes of the meeting held on Saturday 5 March 2016, 10am Green Man Community Centre, Strawberry Vale, N2 9BA

**In attendance:**

Laurence Williamson (LW) Chair  
 Shona Perkins (SP) Treasurer  
 Dylis Dias (DD) Secretary  
 SVRA members (See appendix 1)

No.	Item	Action
1	Apologies	
	Three councillors were invited. Apologies received from Arjun Mitra	
2	Minutes of the last meeting	
	The minutes from the meeting held on 20 February 2016 were agreed as correct.	
3	Freer/Howlett meeting on 22/02/16 update	
	<p>SP and LW met with Mike Freer (MF) and Steve Howlett (SH). Sandra Skeete was also present. LW recapped the background that led to this meeting and informed that MF was keen to move forward. It was noted that Peabody's approach had changed once lawyers were involved; however the issue regarding Peabody's message when the gas was turned off, will be dealt with at a later stage.</p> <p>Our main priorities now were:</p> <ul style="list-style-type: none"> <li>• To get the gas turned back on</li> <li>• To ensure the necessary measures are taken to ensure this does not happen in the future</li> <li>• For appropriate action to be taken with the Peabody executives who had apparently not told us the truth.</li> </ul> <p>It was noted that Peabody had employed rather aggressive lawyers.</p>	
4	Gas saga	
	<p><u>Safety case</u>                      SP provided an update on the gas safety case. The key points raised were:</p> <ul style="list-style-type: none"> <li>• Health and Safety Executive (HSE) regulations confirmed that Peabody was responsible for the network (gas transporter) and that a gas safety case was required.</li> <li>• Peabody is in breach of this, therefore enforcement action is being taken while Peabody make an application for a gas safety case.</li> <li>• HSE has allowed Peabody to switch the gas back on and also issued Peabody with an improvement notice i.e. obtain the gas safety case. This would be subject to relevant checks.</li> <li>• HSE has visited the estate and met with Peabody. There were no problems identified with the meter or pipework.</li> <li>• Gazprom supply the gas.</li> </ul>	

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	<p><u>Legal case update</u></p> <ul style="list-style-type: none"> <li>• An application for an injunction had been applied for, however this was prior to the information obtained about the gas safety case. Due to this situation, a judge would be unable to force Peabody to switch the gas on.</li> <li>• Peabody was aware the gas was low on 15/12/15. A report from our expert is due next week.</li> <li>• It was questioned why the supplier not do due diligence on the requirements. It was possible that this was overlooked incompetence but should have been recognised as the landlords have responsibility.</li> <li>• A defence has been received from Peabody lawyers regarding the injunction and stated that they are responsible for the pipes and meter but not the supply of gas. This will be discussed with our lawyers. Agreements ( for tenants/leasehold/freehold) state that they cannot interfere with supply.</li> <li>• It was questioned whether this would set a precedence for Peabody to do the same with our heating, as it had already happened with water supply, and now attempting to do it with gas. It was noted that there was no consultation with regards to the water (no longer being included in bills).</li> <li>• The legal case injunction is not applicable to all, but we will have claim to damages.</li> </ul>	
5	<p>Lawyers back 16/03/16, 6pm, to meet residents</p>	
	<p>It is possible that there will be an offer to settle for compensation.</p> <p>Residents who had received their information packs were reminded to send back the required information:</p> <ul style="list-style-type: none"> <li>• Signature agreement</li> <li>• Questionnaire to detail how you have suffered which will be part of the witness statement.</li> </ul> <p>Peabody will be aware of new members who join the action.</p> <p>Two experts (one from Peabody, one from our lawyers) had visited the estate and both had agreed that something could be done if pressure dropped too low e.g. a pump or national grid to increase the pressure. There was no problem with the ring main either.</p>	ALL
6	<p>Survey results</p>	
	<p>125 received. 98% for gas. Reminder to residents to return the survey if not already done so.</p> <p>It was questioned how often new residents were informed that they could not have gas. Please inform LW if you know of any cases or if this has happened to you. One example was noted.</p> <p>It appears that Peabody has a hidden agenda to switch to electric and the current gas situation was the perfect opportunity to take advantage. This was reinforced by the website only providing advice on electric energy.</p>	ALL

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7	Service charges	
	<p>Next year's service charge statements have been received. Ryan Rankin-Hirst (RRH) and Dan Bordch (DB) have questioned charges previously, which therefore gives us reason to enquire how service charges are calculated. Peabody is obligated to provide leaseholders and freeholders with further detail. It was recognised that the service charges were variable.</p> <p>It was suggested that a separate sub-committee for rent and service charges should be formed.</p>	RRH / DB
8	Repairs issues	
	<p>LW has been making enquiries with other estates and would like to collate a list of outstanding issues.</p> <p>SVRA members were asked to inform LW of any outstanding MAJOR repairs e.g. water damage.</p> <p>Details of Peabody's compensation scheme to be obtained.</p>	<p>ALL</p> <p>LW</p>
9	Any other business	
	<p>The group were asked how effective the SVRA communications were. The following points were noted:</p> <ul style="list-style-type: none"> <li>• Email was good</li> <li>• Information on the website (<a href="http://www.strawberryvale.org.uk">www.strawberryvale.org.uk</a>) was also helpful</li> <li>• Updates and minutes will be displayed on the notice board outside the Green Man Community Centre and in the local shop on the estate</li> <li>• Word of mouth was encouraged</li> <li>• We recognised that it was not always feasible to leaflet the estate</li> </ul> <p>For information, Axis (contractors) had been sacked.</p>	
10	Date and time of next meeting	
	Saturday 9 April 2016, 10am subject to room availability.	

## **APPENDIX 1**

### **SVRA members in attendance on 05/03/16:**

Brook Walk = BW  
Nursery Road = NR  
Hawthorne Dene = HD  
Old Farm Road = OFR

<b>Name</b>	<b>Address</b>	<b>Name</b>	<b>Address</b>
Harry Kerens	29 BW	Tri Dong	2 NR
Ahmed ElBoulaky	10 NR	T Fleetwood	71 OFR
Sandra Doherty	125 OFR	Dr Mansoor	32 OFR
Assunta Criscuolo	152 ORF	Nihad Ali	79 OFR
Christine Cole	3 OFR	Monica Coburn	57 OFR
Caroline Ball	2 OFR	P Deason	8 NR
G Hampton	2 OFR	K Begum	9 OFR
Tom Matthews	5 BW	Mr Kanghou Lee	6 OFR
Lok Kam Kau	4 NR	Jason Earl	17 NR
Ben Stewart	21 BW	Heru Tumun	17 NR
Gary Connelly	26 NR	Atike Gorur	1 HD
Norma Lavin	2 HD	B A Bailey	161 OFR
Dr Magdy	1 NR	Dan Bordch	11 OFR
Mohammed			