

General Committee of Strawberry Vale Residents Association

Minutes of the meeting held on Saturday 14 May 2016, 10am - 12.00pm Green Man Community Centre, Strawberry Vale, N2 9BA

In attendance:

Laurence Williamson (LW) Chair
 Shona Perkins (SP) Treasurer
 Dylis Dias (DD) Secretary

See separate attendance sheet also.

No.	Item	Action
1	Apologies Lee, Dan	
2	Expression of thanks Expression of thanks to the Green Man Community Centre was noted.	
3	Minutes of last meeting Not available at present.	
4	Gas saga / reconnections Old Farm Road and Hawthorn Dene <u>Royal Court of Justice update – 29 April</u> <ul style="list-style-type: none"> • The original case was for an injunction to reconnect the gas. • The first stage of the legal process is a timetable. • Peabody and Hodge Jones & Allen LLP, both drew up directions. • Peabody requested a 'stay' request until 10/06/16 and this has been agreed. • It is anticipated that Peabody will offer to settle. The trial date is set for February 2017. • Initial 5 cases showed a good cross-section (i.e. tenant, leaseholder and freeholder) with very detailed witness statements. Information is now being gathered from approx 100 claimants. If Peabody does not settle, Jayesh will put forward a group litigation process. <u>Re-connection of gas</u> <ul style="list-style-type: none"> • All properties should be connected by 13/05/16. If this has not yet happened, contact Angela on 07803 455 008. • The downpipes will be replaced along the roof as they are old and corroded. The pipes are safe, but need replacing. This means that the gas will have to be switched off again, but this will be done in sections. • Angela confirmed verbally that this would be at no extra cost to residents. • Hawthorn Dene is an exception. ACTION: Laurence to write to Peabody requesting a temporary solution. 	LW

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	<p><u>Service charges</u></p> <ul style="list-style-type: none"> • Next meeting will focus on service charge statements so we can compare and discuss discrepancies. ACTION: All to bring recent statement to next meeting. • Leaseholders are paying towards front doors, but not receiving one. ACTION: To raise with Peabody. 	<p>ALL</p> <p>LW/SP</p>
5	<u>Door locks and Peabody response</u>	
	<p>LW had raised door locks with Chris Alder, but the response received was not helpful: only people with medical conditions could contact Vinci to have their door lock changed (so it does not need to be locked with a key). A locksmith investigated this and the only option would be to have a thumbturn.</p> <p>There was also an issue with the front door self-closer/fire door. It was noted that Peabody did not undertake consultation with the new doors, which have resulted in very dark hallways/poor lighting. Residents are unable to see the keyhole. ACTION: To raise with Peabody.</p> <p>Abdul has worked to change the lighting in the street however Brook Walk is still very dark. The walk around the estate on 13/05/16 did not take place.</p> <p>The CCTV has not worked for a year according to a letter received by one of the residents. ACTION: Resident to send the letter to LW/SP, so this can be raised with Peabody.</p>	<p>LW/SP</p> <p>LW/SP/resident</p>
6	<u>Tenants fences – change of responsibility</u>	
	<p>Since January, tenants were liable for the dividing fence with neighbour. Peabody changed this without consultation. ACTION: All to look at tenancy agreement. There is an obligation for tenants to upkeep their garden.</p> <p>Reminder to always ask for confirmation in writing from Peabody, following any telephone conversations.</p>	<p>ALL</p>
7	<u>Water charges</u>	
	<p>As of last year, tenants were responsible for their water charges. This again, was done without consultation. LW read an extract from a letter from Peabody outlining their reasoning. This should go towards claim.</p> <p>There is help to reduce water bills, but this information is not common knowledge. ACTION: Information to be made available on website and notice board.</p>	<p>LW</p>
8	<u>Car parking plans update</u>	
	<p>There was an update from Abdul that there will be another consultation. The group discussed problems regarding:</p> <ul style="list-style-type: none"> • Disabled parking • Bollards • Underground parking 	

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9	Other Tenants Residents Association	
	LW has tried to make contact with other resident associations. One response from Chingford showed that they were in a similar situation.	
10	Finance	
	SP to put forward application for lotto funding.	SP
11	Any other business	
	<ul style="list-style-type: none"> • The group was asked if any personal belongings had gone missing during the time of any works in their property. • Everyone was encouraged to attend the Green Man Community Centre meeting on 01/06/16. 	
12	Dates of next meeting	
	TBA	