

General Committee of Strawberry Vale Residents Association

Minutes of the meeting held on Saturday 9th July 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	
	Dan Bordch, Mr Lee, Ryan Rankin-Hirst, Jonathan Hodge, Dr Magdy	
2	Expression of thanks	
	Expression of thanks to the Green Man Community Centre (GMCC) was noted.	
3	Minutes of last meeting	
	The minutes of meeting held on 14 May were approved as a correct record.	
4	Gas saga update	
	<p>Hawthorne Dene to be reconnected to gas main. Health and Safety Executive (HSE) have approved the application for the Gas Safety Case.</p> <p>LW, SP and Atike met with lawyers re the legal case, who will be making a Freedom of Information (FOI) request for further details about gas safety.</p> <p>One resident raised concern over the gas testing during reconnection as she had a gas leak that was not picked up during the check and questioned the quality of the testing.</p> <p>There had not been much progress in the past month, but legal case is on track with the timetable. Peabody had made an application to amend their defence, which now reads that the gas meter was not faulty. Our lawyer responded with evidence to show that this statement was false. The judge would be able to see the changed statement.</p> <p>Approx 35-40 cases have now been served in addition to the original 5. Within these, there were 5 cases of severe repair work. Peabody has employed a lawyer who guides them (rather forcefully) on the approach to this case.</p> <p>The group was reminded that our case is only about liability. A deadline will be set for claimants to put in their statements.</p>	

No.	Item	Action
	Residents who are not involved in the legal case can still take part in other things. ACTION: Contact LW / SP if you are interested in helping.	ALL
5	Neighbourhood manager	
	<p>LW wrote to Abdul, but no response received to date. Concern was raised about CCTV and road safety. One resident informed that Abdul said there was no funding.</p> <p>It was suggested that the committee write to the council to raise the issue.</p> <p>It was noted that Patrick's hours had been reduced, therefore he will only be available in the mornings at the GMCC</p>	
6	CCTV and Peabody response	
	<p>CCTV had been raised previously and recently a car was broken into but police were unable to view any footage. The lighting on the estate also needed to be improved.</p> <p>LW had asked Peabody what the position was on the CCTV. No further progress as yet.</p>	
7	Gingko contract	
	<p>There were concerns about the increase in costs and the level/quality of service provided i.e. some areas had been neglected. Gingko headquarters were now within Peabody. Their contract is due to be renewed in the next 3 months.</p> <p>Chris Waters will be on the estate on Friday 15 July to do the walk around if anyone would like to join.</p>	
8	Service charges	
	<p>It was noted that service charges varied between properties and further detailed work around the breakdown will need to be done. LW circulated a form to gather basic information.</p> <p>ACTION: All residents to provide copies of their service charge statement / estimates to LW / SP. These can be posted to 149 Old Farm Road or 13 Nursery Road.</p> <p>The group discussed some of the variations. ACTION: Terrence/Harry to provide LW will service charge history of charging/rates.</p> <p>Repairs were also noted as an issue however, LW required evidence to put forward to Peabody. ACTION: Provide Lawrence with details of outstanding repairs (including those with door lock issues), so that a combined case can be put forward.</p> <p>It was noted that the occupational therapist working for Peabody was very good.</p>	<p>ALL</p> <p>Terrence /Harry</p> <p>ALL / LW</p>

No.	Item	Action
9	Finance	
	The committee's account will be opened in 2 weeks.	
10	Any other business	
	<ul style="list-style-type: none"> • New garden notice One resident felt that the notice was misleading, however it was noted that the funding for the garden came jointly from the GMCC and Peabody. • Highway fund To confirm, the money was spent on: the 2 play areas, the garden and IT which is underway to develop a homework club. A consultation was done. • Leaseholder / freeholder forum It was positive to see the committee well attended and represented. It was questioned whether there was a separate forum for leaseholders and freeholders. The committee evolved as we all share some of the same issues. • Consultation The committee is recognised as a legal body and Peabody should consult with the group over future decisions, however, it was noted they were not very good at this. • Parking To be raised with Abdul. Another consultation will be done. There were issues with the football team who use the parking spaces. It was unclear when this arrangement was put in place. • Bins/refuse collection This was becoming an issue on the estate and it was suggested that we opt out of Barnet providing this service. 	
11	Date of next meeting	
	TBA – September 2016	