

## General Committee of Strawberry Vale Residents Association

### Minutes of the meeting held on Saturday 10 September 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	
	Ryan Rankin-Hirst. Dan Bordch,	
2	Expression of thanks	
	Expression of thanks to the Green Man Community Centre was noted and to June Cox for opening.	
3	Minutes of last meeting	
	The minutes of the last meeting were confirmed as a correct record.	
4	Legal proceedings update	
	<p>A conference with the barrister (who is a silk) took place.</p> <p>We have applied for a Group Litigation Order, which is listed for 27 October, when timetable will be set. The benefit being that we will be treated as one claimant. Peabody was aware of our application. It was noted that Sandra Skeete no longer worked for Peabody.</p> <p>Support was required from committee members to provide evidence/documents that show a contract to receive gas for cooking within the leasehold/freehold/tenancy agreement. This would give us the opportunity to regulate agreements.</p> <p>Shona offered to review the Camden transfer agreement. There were discussions regarding "lost" tenancy agreements.</p> <p>Solicitor costs have not yet been agreed. They work to a "no win, no fee" arrangement.</p>	<p>ALL</p> <p>SP</p>
5	Neighbourhood manager absence and solutions	
	LW informed that Abdul was on sick leave, with Peter Mitchell covering the role at present. He appeared to be effective e.g. sorted out the re-cycling bins, however, issues with TBrown (letter re hot water) and Vinci (painting double yellow lines) were not dealt with, as these contractors were acting independently.	

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	<p>It was not acceptable that residents paid for a neighbourhood manager, but do not have one. Laurence and Shona were due to meet Peter and Patrice on 13/09/16 and list of discussions items will be raised, including pest control.</p> <p>It was felt that a relationship with the police would be beneficial in relation to the drug dealer issue on the estate.</p>	
6	Communications with Peabody	
	<p>There was limited Peabody presence at the community centre which made it difficult to communicate with Peabody.</p> <p>Residents were informed that the telephone in the centre could be used: <b>dial 4000, then 4 to get through to speak to someone.</b></p>	
7	Parking plans	
	<p>A further consultation will take place after Vinci leave (at the end of the year). Abdul made a start to improve conditions, however, the group identified a need to enforce people to park considerately. This was important to ensure emergency vehicles could gain access.</p> <p>It was noted that the barriers and gate had been left open. To be included at meeting with Peter and Patrice.</p>	LW / SP
8	Octavia Hill garden ideas	
	At the Green Man Community Centre meeting on Wednesday, there was a request for residents to submit their ideas/proposals for better use of the garden.	ALL
9	Service charges	
	Review of the service charge costs had begun however more examples were required to understand the variations. Rateable value (council tax band) required also.	ALL
10	Finance	
	Request for funding to followed up at meeting with Peter and Patrice.	LW / SP
11	AOB	
	<ul style="list-style-type: none"> <li>• Reminder to all to look for documents/evidence re gas case.</li> <li>• Charges for new front doors need to be done appropriately.</li> <li>• No ventilators in new kitchens.</li> <li>• Problems with new windows need to be emailed to Kevin.</li> <li>• Electric meter box not re-furbished.</li> <li>• Peabody representative may attend future meeting.</li> </ul>	
12	Dates of next meeting	
	TBA	