

## General Committee of Strawberry Vale Residents Association

### ANNUAL GENERAL MEETING

**Minutes of the meeting held on Saturday 29 October 2016, 10am – 11.30am  
Green Man Community Centre, Strawberry Vale, N2 9BA**

**In attendance:**

Laurence Williamson (LW)	Chair
Shona Perkins (SP)	Treasurer
Dylis Dias (DD)	Secretary
Arjun Mittra (AM)	Cllr. East Finchley, London Borough of Barnet
David Azouelos (DA)	Neighbourhood manager, Peabody (items 1-3 only)
Wells Chomutare (WC)	Head of Neighbourhoods East, Peabody (items 1-3 only)

See separate attendance sheet also.

No.	Item	Action
1	Apologies	
	Ryan Rankin-Hirst; Caroline Ball; Jonathan and Emma Hodge; Johnson and Asha Paily; Dr Mansoor.	
2	Expression of thanks	
	Expression of thanks to the Green Man Community Centre was noted and to Sandra and June for opening.	
3	Minutes of last meeting	
	<p>The minutes of the last meeting were confirmed as a correct record.</p> <p><u>Welcome and introductions</u> The committee welcomed Arjun, David and Wells to the meeting. Wells informed that David was new to the post of neighbourhood manager (responsible for the east region) but familiar with Peabody. A letter would be coming out shortly to introduce David to the estate. His work pattern/availability on site is being finalised.</p> <p>Historically, the relationship with Peabody and residents had been difficult but the group wish to work together for the benefit of the community. It was suggested that residents contribute to the solution ideas to help resolve issues.</p> <p>It was recognised that the response rate from Chris Alder was very poor, but that he does have a duty to do so. Wells informed that Kevin Richard from Vinci should be an initial point of contact, however the committee was familiar with previous contractors and the difficulties Peabody had with regards to managing them e.g. TBrown.</p> <p><b>Action:</b> Clarify route for enquiries.</p>	W

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	<p>It was suggested that monthly meetings were held to discuss issues and to invite key players (i.e. Patrice, Chris) perhaps bi-monthly.</p> <p>There was no response from Mike Freer yet, regarding the road safety issue.</p>	
4	Election of committee	
	<p>At this AGM, the below positions were elected to. Each person stated below was put forward by a committee member and seconded/agreed by another committee member:</p> <ul style="list-style-type: none"> <li>• Chair: Laurence Williams</li> <li>• Treasurer: Shona Perkins</li> <li>• Secretary: Dylis Dias</li> <li>• Vice Chair: Terry Copas</li> </ul> <p>Dan Bordch put himself forward to be part of the committee.</p> <p>Further representatives for the committee were welcomed and if anyone wished to join in future, this could be facilitated. The residents association had a constitution by which the committee was governed.</p> <p>It was agreed that the committee would meet every month and the residents would meet every two months.</p>	
5	Legal proceedings update	
	<p>SP went to the Royal Court of Justice and provided an update to the group about the group litigation order. There were implications to this and the judge wished to have additional time to look into this and the proceedings have been adjourned to 25 November 2016. The case has been referred to the chancery division.</p> <p>Barrister, Martin Westgate, had provided formal advice to our solicitors. Further meetings may be required after the group litigation order.</p> <p>The cut off date for residents to join the group litigation has now passed.</p> <p>Some residents received a call from our solicitors regarding compensation. This does not affect the claim.</p>	
6	Rats and drain news	
	<p><u>Rats</u> Arjun was thanked for his support and it was noted that the council had been very active.</p> <p>Peabody's initial response to the rat problem was that it was not urgent; this was then escalated to the council and environmental health. They informed us that the issue was preventable and rat</p>	

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	<p>boxes were set up. The infestation was being tackled and the situation was slowly improving. In summary:</p> <ul style="list-style-type: none"> <li>• The rats needed to be killed first</li> <li>• Then carcasses removed</li> <li>• The nests could then be filled/blocked</li> <li>• Set a few traps to ensure no further come back</li> </ul> <p>The main issue was that bin lids were not being closed, so a request was made to the council to ensure the collectors closed them. It was noted that this had been actioned, however residents still needed to comply.</p> <p>There were also issues with cardboard placed in bins and the council need to review the provisions, including the re-cycling bins. It was suggested that the number of collections should also be reviewed.</p> <p><b>Action:</b> Inform LW or SP if you know of anyone who throws rubbish inappropriately. To be discussed with David also.</p> <p><u>Drains</u>  Overflowing of drains was an inherent problem and part of the quality homes project to address. The main drain was the issue and this was noted as a public health risk. It was not clear what actions have been taken, nor the where the investment of £250k has been spent to improve matters. The committee discussed several issues relating to the drains.</p> <p>Once again, it was noted that the Peabody had difficulty in managing their contractors.</p> <p>Arjun informed that drainage was a general problem in the East Finchley area.</p>	ALL / DA
7	Vinci works completing issues – snagging and payments	
	<p>Many residents still experienced problems with the newly installed windows and doors. The response from Vinci was that they were compiling a list of issues. Once there were enough issues identified, arrangements would be made for contractors to come back and deal with all.</p> <p>It was recognised that there was a one year warranty, but this time was slipping due to the delay in Vinci responding and acting on the above issues.</p> <p>Arjun informed to the group that this problem was familiar across Barnet and appeared to be a manufacturing issue. Arjun suggested a central list of all the defects be collated so he could take this forward. A separate meeting may be required to discuss further. Some of the issues listed were:</p> <ul style="list-style-type: none"> <li>• Windows not closing</li> <li>• Doors not closing / opening</li> <li>• Doors not closing automatically</li> </ul>	

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	<ul style="list-style-type: none"> <li>• Locking mechanisms not appropriate</li> </ul> <p><b>Actions: All to inform LW details of issues.</b></p> <p>Peabody was obliged to give leaseholders/freeholders sufficient notice with regards to payment of the final bill. It is likely that the bills will be scrutinised by the residents committee and challenged where relevant.</p>	LW / AM
8	<b>“MaD” bids for small estate improvements</b>	
	<p>Applications for the “Make a Difference” (MaD) items for the estate need to be in by end November. The committee discussed some ideas which included:</p> <ul style="list-style-type: none"> <li>• Football cage improvements</li> <li>• Speed restrictors</li> <li>• Signage</li> <li>• Wildlife area</li> <li>• Allotment</li> </ul> <p>Discussions about the surrounding green areas and responsibility for the upkeep also took place.</p> <p>A separate meeting to formalise the application would be discussed on Saturday 5 November 2016. Please attend if you wish to contribute ideas.</p>	
9	<b>Finance</b>	
	<p>SP and LW would be opening the residents’ association account today with Santander. Once this was set up, SP will send a request to Peabody to put in their contribution that they had previously agreed.</p> <p>There will then be further opportunity to apply for funding.</p>	SP / LW
10	<b>Any other business</b>	
	<p>Kitchen extractor fans were an issue because they were on permanently with no option to switch off.</p>	
11	<b>Date and time of next meeting</b>	
	TBC	