

General Committee of Strawberry Vale Residents Association (SVRA)

Minutes of the meeting held on Saturday 4 March 2017, 10am – 11.45am Green Man Community Centre, Strawberry Vale, N2 9BA

In attendance:

Laurence Williamson (LW) Chair
 Terry Copas (TC) Vice chair
 Dylis Dias (DD) Secretary

See separate attendance sheet for residents that attended.

No.	Item	Action
1	Apologies	
	David Azouelos (Peabody neighbourhood manager), Shona Perkins (treasurer), Ryan Rankin-Hirst.	
2	Expression of thanks	
	Expression of thanks to Sandra and June for opening/booking the Green Man Community Centre (GMCC).	
3	Minutes of last meeting	
	Subject to the following amendment, the minutes of the last meeting were confirmed as a correct record. <ul style="list-style-type: none"> • Correct spelling: Arjun Mittra 	
4	Update on doors, drains and WCs	
	<p><u>Front doors</u> Fire regulations confirmed that the current doors were not compliant and will therefore be changed. Finer detail re eligibility to be confirmed.</p> <p><u>Drains</u> Despite the planned investment, there does not appear to be any progress; issues have not been resolved. Letter sent to Head of Asset Maintenance by LW.</p> <p><u>WCs</u> It was noted that the new WCs did not flush properly and there were flooding issues following the contractor's handiwork. The changes in water regulations had contributed to the cause. It was suggested that ball valves could be changed to speed up re-filling or wall-hung cisterns installed instead.</p> <p>Some residents raised that there were still issues with their windows.</p>	
5	Update on satellite dish removal	
	This was currently on hold, therefore no further progress.	
6	Update on rubbish bins	
	It was noted that a few rats had been seen. Pest control was not a regular service from Peabody; they would only take a reactive approach if several calls were received regarding the problem.	

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	David was still trying to obtain large recycling bins. Residents were restricted from obtaining free bins from Barnet council and collection issues were noted. There was also difficulty with obtaining green waste bins. One on the estate has never been emptied.(DB)	
7	Update on parking	
	<p>With David's work on this, one underground car park was now being used by residents. The alarm, locks and lighting were raised as issues. Dumped cars still to be removed.</p> <p>Disabled parking provisions continued to be main the area of concern. LW informed the group that David was working on this. The group discussed issues and options in great detail.</p>	
8	Update on "MaD" bids	
	<p>There will be meeting week commencing 6 March where the outcomes will be shared.</p> <p>LW also informed that there was a community funding opportunity which SVRA could put forward suggestions. The deadline is in three weeks.</p> <p>Action: to email strawberryvalecommunity@gmail.com with your suggestions.</p>	ALL
9	Query of electrical safety new installations	
	<p>Those who had new kitchens installed had informed of the following problems:</p> <ul style="list-style-type: none"> • Light switch causing small electric shock • Flickering lights • Gas tap not accessible • Sockets not wired correctly • Blown light bulbs <p>The gas safety checks were not sufficiently carried out; therefore dangerous implications.</p> <p>Action: to email strawberryvalecommunity@gmail.com with details of issues.</p>	ALL
10	Changes at the Green Man	
	<p>The Working Men's College class will no longer be using the hall, therefore there was a loss in income, but changes within the office space may provide more utilisation opportunities.</p> <p>Mr Ahmed complained that the Green Man was not made available for his use. It was recorded that he had previously used it.</p> <p>Action: There was a plea for new members to join the GMCC committee and to encourage more people to use the building. All were welcome.</p>	ALL
11	Finance and legal	
	The legal case was still in progress with hope that there will be a negotiated settlement. Additional evidence was submitted to support	

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	the case.	
12	Any other business	
	<ul style="list-style-type: none"> • Tenants had been issued with a service charge increase. • There was a query regarding the central heating allocations as this appeared to be very similar regardless of being in a 1, 2 or 3 bedroom property. 	
13	Date and time of next meeting	
	TBC	