

General Committee of Strawberry Vale Residents Association (SVRA)

Minutes of the meeting held on Saturday 20 May 2017, 10am – 12.00 Green Man Community Centre, Strawberry Vale, N2 9BA

In attendance:

Laurence Williamson (LW)	Chair
Terry Copas (TC)	Vice chair
Shona Perkins (SP)	Treasurer
Dylis Dias (DD)	Secretary

See separate attendance sheet for residents that attended.

No.	Item	Action
1	Apologies	
	David Azouelos (Peabody neighbourhood manager), Bill Power, Jonathan Hodge, Christine Rodrigues, Dr Mansoor.	
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	
	The minutes of the last meeting were confirmed as a correct record.	
4	Update on what we have been doing	
	<p>a) <u>Drainage</u> SVRA was awaiting Peabody to acknowledge the ongoing problems. The new development had put extra load onto the main sewer. Chris Alder (CA) stated that the problems were caused by residents; however, this was not acceptable and contradicted the Peabody engineer. A new pump would be required. It was noted that gully cleaning no longer took place.</p> <p>b) <u>Meter cupboard doors</u> Many cupboards on Old Farm Road had missing or broken doors and it was questioned why these were not part of the major works. It used to be the responsibility of the utility company but this now lies with Peabody. Axis (the contractor) stated it was done, but this was not true.</p> <p>c) <u>Burst water main in boiler room</u> There was a poor service from Access and T-Brown in relation to the response time for this emergency. LW questioned whether this would be covered by the insurance or if residents would be charged; Peabody have yet to respond to this. SVRA need assurance that this would not happen again. The group felt that it was important for Peabody to ensure their contractors had keys and correct contacts for ease of access.</p> <p>d) <u>Electric problems</u> CA carried out an inspection with Vinci of approx 6 properties and claimed there were no problems. It was suggested that a complaint be made against CA. Some residents had their circuit boxes changed</p>	

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	<p>– this was probably due to a product recall.</p> <p>e) <u>Door locks</u> Houses will not have locks changed. The upper flats on Stable Walk will be done. It was felt that Peabody should pay for this as it was their initial error. This would be raised with Peabody.</p> <p>f) <u>Gingko</u> LW reviewed previous service charge letters and noted it was the second biggest cost and had doubled in 7 years. LW questioned whether the previous company was any better. As Strawberry Vale has more green space than any other Peabody estate, not all areas were done, therefore it was raised whether this was value for money. LW had requested the itinerary. Chris Waters (manager) was keen to have residents involved in the procurement process for the new contract, however this would not be done until the merger of Family Mosaic. LW had raised the issues on behalf of the SVRA, however Peabody only accepted this as one person raising the issue.</p> <p>g) <u>CCTV</u> It was questioned whether all cameras were working during the day/night. DA was looking into changing the direction of the cameras, as some cars had been damaged but the footage was not captured. However, a drug dealer was caught on camera, which was positive. A neighbourhood watch scheme had been raised with DA but he was not sure that this would be effective.</p>	
5	Update on rubbish bins	
	There were still bags on top of the bins. The issue was a combination of needing more bins and residents taking responsibility.	
6	Update on parking, cars and garages	
	<p>LW and DA had discussed this and DA was hopeful that there would not be charges for parking. DA had been very proactive in rectifying the parking signage that had been put up in error. His first priority is the disabled bays; there were concerns about badges being stolen. DA was progressing with the lock-up garages and the abandoned cars.</p> <p>ACTION: if residents have information on the abandoned cars, please contact David, area manager, with information.</p>	ALL
7	MaD bid – how to use the funding	
	<p>Funding has been approved for:</p> <ul style="list-style-type: none"> • 3-4 speed bumps • Litter bins • Dog litter bins • Repairs to the football pen <p>The group discussed placings for the speed bumps and suggested Nursery Road and near playground in Old Farm Road, but noted that access to bays would need to be considered. For the dog litter bins, suggestions included near the shop, play area and corner of Old Farm Road.</p>	

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	Concerns were raised about the husky hair problems. ACTION: SP to raise with owner	SP
8	Community Fun Day – news and plans	
	The outcome of the funding application will be out next week. Activities to be organised to engage and involve the community. A sub-committee would be set up to help plan the event. The group began to discuss some ideas.	
9	Finance and legal	
	The hearing has been scheduled for 23 June. Further updates will be given at next meeting. £300 has been granted from Peabody to the SVRA. Hopefully other applications will be successful to help fund some of our improvement ideas.	
10	Any other business	
	<p>a) <u>Congratulation to our Chair</u> SP informed the group that LW is now part of the Peabody Residents Council. This was positive news in terms of representing residents.</p> <p>b) <u>Smart meters</u> Residents did not have to have these fitted. The group then discussed the gas bills and how tenants were charged. There were inconsistencies with Peabody billing and service charges. A comparison exercise would be undertaken.</p> <p>c) <u>Locks</u> Letters were issued. Note that the second letter had the correct telephone number.</p> <p>d) <u>Internet speed</u> It was raised that the estate had slow internet connection as the cabling was not fibre-optic. Apparently re-cabling would be done in local area next year which should improve the connection. According to Virgin website, they are offering to do the cabling if enough people show interest. This can be done by expressing an interest online. ACTION: to complete the online form (link to be provided)</p> <p>e) <u>Windows certificate</u> The certificates appear to be incorrect. DD raised with Peabody and awaiting response. ACTION: all to check their window certificates for accuracy.</p>	ALL
11	Date and time of next meeting	
	SVRA: TBC Green Man Community Centre AGM: 14 June	