

General Committee of Strawberry Vale Residents Association (SVRA)

Minutes of the meeting held on Saturday 10 January 2018, 10 – 11.15am Green Man Community Centre, Strawberry Vale, N2 9BA

Members:

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

See separate attendance sheet for residents that attended.

No.	Item	Action
1	Apologies Ryan Rankin-Hirst, Dan Bordch	
2	Expression of thanks Expression of thanks to the Green Man Community Centre (GMCC) and Sandra for allowing the committee to use the meeting room facilities.	
3	Minutes of last meeting The minutes of the meeting held on 28 October 2017 were confirmed as a correct record.	
4	Estate issues Not discussed.	
5	Art work proposal The committee discussed options for the mural on the wall. Other ideas included: <ul style="list-style-type: none"> • A tree with residents' handprints to form the leaves • A mosaic The resurfacing of the football pen was also raised. There is a possibility that Peabody may pay for this.	
6	Vinci Quality Homes snagging issues LW invited feedback from the committee to find out how well issues were being resolved, given that November 2017 was the end date for reporting these concerns. It was felt that the issues were not being addressed and the following comments were received: <ul style="list-style-type: none"> • There was a lack of communication with regards to when the workers would attend • One resident did not have the bathroom done at all and was still waiting for this • There was condensation on windows, which also left the room cold and noisy • Taps were not the correct size • Door fittings not aligned 	

No.	Item	Action
	<p>It was noted that Access were now responsible for these repairs.</p> <p>ACTION:</p> <ul style="list-style-type: none"> • Residents to email LW with details of outstanding issues • To raise the collective issues with Peabody and Vinci 	<p>ALL LW</p>
7	Tenants service charges	
	<p>Confirmation was received from Peabody Finance that there was a variation between tenants and leaseholder / freeholder service charges.</p> <p>Tenants were on a fixed service charge, whereas leaseholder / freeholders were on a variable rate. Due to this variation, tenants may have been overcharged and may still be overcharged. Councillor Mitra wants to take this to the local AM Andrew Dismore.</p> <p>ACTION: To obtain two more direct comparisons between leasehold / freehold and tenants charges.</p>	<p>LW / SP</p>
8	Gas case legal update	
	<p>A Round Table meeting took place on Thursday 18 January with Peabody and SVRA lawyers.</p> <p>Information regarding the outcome to follow.</p>	
9	Any other business	
	<p>a) <u>Disabled parking</u> The designated bays had not yet been sorted. Low cost options for increasing parking spaces were discussed. ACTION: To follow up disabled parking with David Azouelos</p> <p>b) <u>MAD bids</u> The outcome of our submitted bids would be announced in March.</p> <p>c) <u>Health, safety and security – control room</u> TC raised concern with regards to the two rooms at the bottom of the green: one is the mess room, the other a controls room for gas etc. Before Christmas, TC noticed that the control room was open and there was no contractor around. While immediate action was taken (Mick locked the room), it was unknown how long these were open for. ACTION: to inform DA about this incident.</p>	<p>LW</p> <p>LW / SP</p>
10	Next meeting date	
	TBC	