

General Committee of Strawberry Vale Residents Association (SVRA)

Minutes of the meeting held on Saturday 24 March 2018, 10.00-12.00 Green Man Community Centre, Strawberry Vale, N2 9BA

Attendance:

Laurence Williamson (LW)	Chair
Terry Copas (TC)	Vice chair
Shona Perkins (SP)	Treasurer
Dylis Dias (DD)	Secretary
David Azouelos (DA)	Neighbourhood Manager, Peabody
Arjun Mittra (AM)	Local Councillor, London Borough of Barnet

See separate attendance sheet for residents that attended.

No.	Item	Action
1	Apologies Danie Girard, Christine Rodrigues, Councillor Alison Moore.	
2	Expression of thanks Expression of thanks to the Green Man Community Centre (GMCC) and Sandra for allowing the committee to use the hall facilities.	
3	Minutes of last meeting The minutes of the meeting held on 20 January 2018 were confirmed as a correct record.	
4	MAD bids The bids that were submitted in November were discussed at a regional meeting on Thursday 22 March, attended by Dylis Dias and Christine Rodrigues. DD informed that Strawberry Vale was awarded £7k for their bids however this did not include the recycling bins. DA would look into this with Peabody as to why bins were removed. It was also noted that the request for addressing the garden overgrowth was not listed. With regards to the location of the ping-pong table, DA checked with the group if outside the shop was a suitable place. The group were happy with this, but DA would check with nearby residents. There still appeared to be an issue with litter on the estate, in particular near the boiler room. DA would feed this back to the caretaker. DA reminded residents about the walk-arounds on the estate and encouraged people to attend. Clarification was required for the ownership of the area near the bus stop, which was subject to graffiti. DA would confirm whether TFL or Peabody or TFL owned this, so the issue can be raised with the relevant organisation.	DA DA DA DA
5	Football Fun Day SP submitted an application; the result will be announced in June. This event would not be the same as the fun day held last year, but would focus on football. As part of an ongoing project, there would be Friday Football evenings. This would start once the pitch has been re-surfaced.	

No.	Item	Action
6	Estate Issues	
	<p>Residents brought the following issues to attention for DA to follow up:</p> <ul style="list-style-type: none"> • Some areas of the estate were not gritted during the snowy weather. This would be raised with the caretaker. • Overly-bright street light outside one property was not suitable. It was noted that there were intermittent problems with the lighting on the estate. • Littered cigarette stubs near Nursery Road. • Request from one resident to put flowers on the estate was not supported by a neighbour. <p>Thanks were noted for the speed bumps which were installed last year, as this had made a significant improvement.</p>	DA
7	Tenants' Service Charges	
	<p>LW carried out some analysis on the service charges between tenants and leaseholders/freeholders, in particular the heating and hot water charges which had increased considerably for tenants the last year. This had been raised to Peabody for justification.</p> <p>It was noted that the rents for tenants had been reduced, but benefits did not cover service charge. AM informed that the council were looking into this from a legal point of view and was aware the issue was also happening in other areas.</p>	
8	Gas case legal update	
	<p>SP informed the group that the case was now settled. Cheques had been issued and Peabody have agreed to pay the residents' legal costs. SP reminded everyone that this case was about Peabody's guarantee to provide gas for the foreseeable future, and not so much about the compensation. It was acknowledged that this experience has resulted in a sense of community and union, allowing the committee to have stronger voice.</p> <p>The committee was made aware that any vacant properties and properties that are becoming vacant, would have their gas supply capped. This was because Peabody are under no obligation to provide gas to new tenants.</p> <p>Peabody are responsible for the gas maintenance and residents were asked to ensure their gas checks had been carried out.</p> <p>AM and his fellow councillor Alison and Andrew Dismore, were thanked for their assistance during this time.</p>	
9	Any other business	
	Nothing was raised for discussion at the meeting.	
10	Next meeting date	
	TBC	