

General Committee of Strawberry Vale Residents Association (SVRA)

Minutes of the meeting held on Saturday 7 July 2018, 10.00 – 11.30am Green Man Community Centre, Strawberry Vale, N2 9BA

Members:

Laurence Williamson (LW)	Chair
Terry Copas (TC)	Vice chair
David Azouelos (DA)	Neighbourhood Manager
Dylis Dias (DD)	Secretary

Residents: Christine Rodrigues and others

No.	Item	Action
1	Apologies Shona Perkins, Dan Bordch, Bill Power.	
2	Expression of thanks Expression of thanks to the Green Man Community Centre (GMCC) and Sandra for opening the centre.	
3	Minutes of last meeting Subject to the following change, the minutes of the meeting held on 24 March 2018 were confirmed as a correct record. <ul style="list-style-type: none"> • The date in the title of the document was incorrect and should have read 24 March 2018. LW went through the minutes and the following matters arose: <ul style="list-style-type: none"> • Peabody have paid for two re-cycling bins and awaiting delivery from Barnet. • Strawberry Vale will receive a ping-pong table. The location has yet to be identified but will be near the football pen. • A walk-around of the estate took place on Friday. There was still an issue with regards to weeds and rubbish despite having three caretakers on site. There also did not appear to be a standard of cleanliness e.g. gold / silver / bronze standard. • One resident questioned what “extra caretaking” was as this appeared as a new item on the service charge statement. • Area by the bus stop needed attention and it was agreed that the Barnet Council cleaner would be called to action this. • The request for the football fun day was unsuccessful. • DA had raised all the estates issues that arose from the previous meeting. There were still complaints about the street light even though the bulb had been changed. It was suggested that “shading” the bulb would help to deflect the light. 	DA
4	Drug dealing Drug dealing appears to be an increasing problem, however it was difficult to obtain the evidence. The security cameras on the estate were unable to produce a clear recording, although live images were fine. DA informed the committee that he was looking into upgrade options.	DA

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	<p>It was noted that Peabody have neighbourhood enforcement teams (wardens). DA offered to ask them to attend Strawberry Vale.</p> <p>DA also informed the committee that he needed more specific information i.e. number plates, times, dates, so that this can be passed on to the police to look into further.</p> <p>One of the entry doors had been reported several times, but has not been fixed yet. DA offered to raise a report with Peabody.</p>	<p>ALL</p> <p>DA</p>
5	Old Farm Road works – now and to come	
	<p>Roof works were being carried out, but unfortunately this was not communicated to residents. DA informed that a letter would be sent out. Leaseholders and tenants would not be charged.</p> <p>DA offered to find out if the scaffolding was alarmed.</p> <p>One resident raised whether the electrics had been checked since the properties were built and whether this would be coming up in the future. DA advised that leaseholders needed to check their terms of the lease, but believed that anything internal was the responsibility of the leaseholder.</p> <p>Another resident raised some queries in relation to service charges and responses were as follows:</p> <ul style="list-style-type: none"> • Service charge was for maintenance of communal and external areas. Freeholders were allowed to request information about the breakdown of the charges. LW to request this on behalf of the resident, as they had not received a response from Peabody. • Similarly, any residents who had not received the service charge estimate booklet should contact Peabody, as advised in their letter. • Electricity supply problems should be reported via the supplier. • Blocked drainholes should be reported via Peabody Direct. <p>There was a query with regards to the new windows and who was responsible for any issues. DA informed that there was a 1 year defects period, but the windows should have a longer guarantee. One resident informed that there was no further response from George McIntyre of Vinci, so DA offered to follow this up.</p> <p>DA would also look into an arrangement for having all windows cleaned externally.</p>	<p>DA</p> <p>LW</p> <p>DA</p> <p>DA</p>
6	Rubbish bins and pest control	
	<p>As mentioned in item 3, Barnet will deliver two bins.</p> <p>DA to follow up pest control as there were still issues.</p>	<p>DA</p>
7	Tenants service charges update	
	LW had met with Craig Robinson of Peabody (Head of Finance -	

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	<p>Management and Property Accounts) , to challenge the over-charging of service charges to tenants. Craig had confirmed that the charging was incorrect, as most of the charges had shifted to heating and hot water, for which Housing Benefit is ineligible. Craig had provided assurances that this would be corrected and provide refunds where tenants had lost out.</p> <p>LW explained how the billing was done for tenants (fixed bills) and leaseholders / freeholders (variable). HK questioned why there was a distinction which did not exist historically.</p>	
8	Other estate issues – David Azouelos	
	DA informed the committee he was leaving in August and that we would have a new neighbourhood manager. DA was commended for his work since being in post.	
9	Any other business	
	RSPCA could be contacted if residents saw any abandoned cats.	
10	Next meeting date	
	TBC	