

Strawberry Vale Residents Association

Annual General Meeting Report

2017

Secretary's Report by Dylis Dias

Report

Introduction

Following our last AGM on 29 October 2016, the SVRA has become a firm-standing committee for the benefit of the Strawberry Vale community, and has achieved many positive outcomes over the past year.

Appointments and attendance

Under the leadership of re-appointed chair of Laurence Williams, with Terry Copas as vice chair and Shona Perkins as treasurer, the committee has representation from freeholders, leaseholders and tenants alike. This ensures equality and diversity throughout the meetings, which are held on a monthly or bi-monthly basis.

The representation has been extended wider with Laurence Williams actively a part of the Peabody Residents Council. The members (chair, vice chair, treasurer, secretary) received some training to assist them in being an effective committee.

The SVRA meetings have a good attendance record from residents. On occasions, our local counsellor, Arjun Mitra, has attended, as well as Peabody Neighbourhood Manager, David Azouelos.

Communications

The Strawberry Vale website is a useful tool for all residents. It contains the latest news updates so that everyone is aware of the positive work, developments and issues that arise. All previous committee papers are also available. Leaflets are posted through everyone's door to promote certain events and we have been lucky enough to receive media coverage during the gas issues.

Key achievements

The committee has been a resourceful voice on behalf of all residents, and has achieved positive outcomes as a group. Some key achievements include:

- Gas switched back safety remedied
- Environmental issues addressed including rats, drains
- Road safety including abandoned cars, additional parking, speed bumps
- Vinci work such as fire safety compliant door locks, windows snagging
- MAD bids were a success and new bins and speed bumps put in
- Family fun day on 9 October 2017. This was a true testament of the Strawberry Vale community spirit with a great turn out across the day.

Chairman's report

Please see the chairman's report for a more detailed account of the year.

Treasurer's report

Please see the treasurer's report for a more detailed account of the year.

Chair's report October 2017

The Strawberry Vale Residents Association is now entering its third year and continues to work for the benefit of all residents on the estate.

At the beginning of the year we made a successful application to Peabody for its Make A Difference Fund to get small improvements to the estate. These all came from suggestions by various residents and included dog waste and litter bins, repairs to the football pen goals and the speed bumps. The application was supported by several hundred signatures of residents and put forward by our Neighbourhood Manager. The works cost about £7,000. About 15 other estates were also successful, only a few weren't, and so it is well worth the effort to submit a bid again this year. The deadline is 30th November.

Around the estate we have also been active to get improvements made with the assistance of David Azouelos. These include improved lighting at the east end of Brook Walk and more rubbish bins both general and for recycling. Hopefully we will soon have some green waste bins. It is Barnet policy not to provide general use green waste bins on estates with gardening contractors. There are about 130 homes here with gardens and no green waste disposal – which puts extra load on the inadequately provided other waste bins. Even the caretakers have no green waste disposal for all the autumnal leaves. This leads to unsightly overflowing bins and eventually to rats. So improving waste disposal arrangements continues as a priority.

We have also been working to ensure that Peabody properties comply with fire and safety regulations. The areas that have been problematic on some properties are the new front door locks, their self closers and electric meter boxes. Getting these things fixed is incomplete but there is progress.

As Chair of the RA I have attended East Forum meetings for nearly two years. These are quarterly meetings attended by about a dozen reps from other estates. Various senior Peabody staff attend and are open to questioning. It is generally quite informative and provides a useful perspective into the workings of the organisation and the problems other estates face. From what I understand Strawberry Vale is particularly well served by its NM and we are fortunate to have him.

About six months ago I was invited to apply to join the Residents Council. This used to be called the Scrutiny Panel and is intended to give feedback to the Peabody Board as to how well the Resident facing services are functioning. Involving residents in the decision making processes is a requirement put on all Housing Associations by government and Peabody are taking it seriously. How effective The Residents Council proves to be is yet to be seen and I am by no means the only sceptical member. However the Peabody Resident Involvement Team, lead by David Newsome, is enthusiastic and helpful so good things may develop.

Being on the Residents Council has given me some insight into Peabody. As an organisation it is facing change. The merger with Family Mosaic to double in size is causing internal upheaval with changes at senior staff level that make it seem more of a takeover than a merger. However it could be that the Family Mosaic merger will benefit residents here. The inside view is that FM manage their contractors more effectively than Peabody and it is an area that all know needs improvement.

As a result of Government policy, Peabody is moving significantly into becoming a builder developer of new housing. New developments will be only a third social housing; the rest will be market rent and shared ownership. Therefore the proportion of social housing that Peabody manages will be in a long slow decline. I am not alone on the Residents Council in questioning this.

The Residents Association has close ties with the Green Man Management Committee. We recently made a joint application to Aviva for funding to improve the Football Pen and worked together to support the Community Fun Day.

The Fun Day on October 6th was supported by a grant of £5,000 which we applied for at quite short notice awarded by The London Community Foundation, an independent body distributing Peabody funds. We also received additional support from some local businesses and large grocery chains.

The intention of the Fun Day was to try and involve as many residents from all ages and groups living here as possible. It was organised and run by a small handful of very hardworking volunteers from the Church, the Green Man and the RA. We also had help and support from some Peabody staff. The event achieved its objective with many people taking part from enjoying the live music in The Green Man to competing in the Strawberry Vale football tournament. All who took part seemed to regard it as a particular success and have requested another Fun Day next year.

Looking forward we will continue to make funding applications for further estate improvements. The football pen has shown itself to be of particular importance for young residents and is deserving of as much effort as is needed to get it improved. We will also work with Peabody to get the best service available for residents.

Laurence Williamson

27th October 2017

Treasurer's Report

By

Shona Perkins

Income & Expenditure Account year ending 28th October 2017

INCOME **2017**

Donations to SVRA-Sponsors 5,290.00

Bank Interest 0.00

5,290.00

EXPENDITURE

Events 4,856.10

Administration 0.00

4,856.10

SURPLUS (DEFICIT) 433.90

BALANCE SHEET as at 28th October 2017	2017
Accumulated Funds as at 1st January 2017	0.00
Surplus/Deficit for the year	<u>433.90</u>
NET ASSETS of the society at year end	433.90

Represented by:

Current Account	433.90
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	<u>Natwest</u>	<u>Events</u>	<u>Donations</u>	<u>bank int</u>
Opening bal	0.00			
17.03.2017	300.00		-300.00	
05.09.2017	4990.00		-4,990.00	
27.09.2017	-1000.00	1,000.00		
28.09.2017	-65.00	65.00		
05.10.2017	-150.00	150.00		
06.10.2017	-59.40	59.40		
06.10.2017	-3500.00	3,500.00		
09.10.2017	-81.70	81.70		
	433.90	4856.10	-5290.00	0.00