

**Pembury Estate Residents' Association
General Meeting**

DRAFT Minutes

Date 6:30pm Wednesday 25 June 2025

Venue Pembury Community Centre

Present Chloe Campbell (Joint Chair), Lewis Fleming, Richard Harris, Lizzie Houghton (Joint Chair), Stephen Knight (Joint Secretary), Senait Mebrahtu (Joint Secretary), Heather Mendick, Ash Patel, Lottie Story, and enough members to form a quorum.

Agenda item	Discussion	Action
1. Appointment of facilitator	LH appointed unanimously.	
2. Apologies for absence		
3. Minutes of previous meetings	Minutes of the meetings of 28 May 2025 were not available and will be approved at the next meeting on 30 July 2025.	
4. Election of Treasurer	Maria Lee elected as Treasurer.	
5. Election of Trustees	Our trustees are: Senait Mebrahtu; Lottie Story	
6. Chairs' update	<p><u>Treatment of Dalston Lane residents.</u></p> <p>We continue to support the Dalston Lane residents. We have requested a meeting with Meg Hillier but not received a response.</p> <p><u>Community garden</u></p> <p>We have obtained fobs to get access to the community garden. They are available for residents. Contact the RA to get one.</p> <p><u>Casework</u></p> <p>Officers have been undertaking casework arising from the door knocking that we did previously.</p>	
7. Membership update	An update was provided on the current number of members. We continue to grow.	
8. Finance update	The accounts of the RA are on www.pemburyestate.com .	

9. Block representatives	We will have representatives in each block who can distribute leaflets and feed back issues.	HM to collect names of reps and organise.
10. Atkins Square paving	The paving was damaged by Peabody contractors. We are being charged for it. We need to collect evidence of contractor cars parking there, causing the damage. We can then challenge the service charges.	LH, HM, CC, and Paul to draft a complaint. AP and LS to gather evidence.
11. Water pressure across the Estate and Hindrey Road	LH has emailed Vatel at Peabody to request a meeting to discuss this but there has been no progress. There are now also water pressure issues at Addisham House	Hindrey Road residents will keep pursuing the issue with Peabody and Thames Water
12. Fob issues	We need to lobby Peabody to have a person in the Community Centre who can provide new fobs. We suspect fob use can be tracked by Peabody and this is why they insist on tight control of fobs. At Staplehurst House the fob system did not work for a month. At 10 Atkins Square fobs have not worked for 3 months.	
13. AOB	Thanks to HM for providing food.	

Date and time of next meeting: Wednesday 27 August 2025 at 6:30 pm at the Pembury Community Centre and online.