

**Pembury Estate Residents' Association
General Meeting**

DRAFT Minutes

Date 6.30pm Wednesday 29 January 2025

Venue Pembury Community Centre and Google Meets online

Due to technical issues the online and in-person attendees could not interact, and so both sets of attendees held the meeting simultaneously with the same issues discussed.

Present Chloe Campbell (Joint Chair) [in-person], Lizzie Houghton (Joint Chair) [online], Stephen Knight (Secretary) [online], Senait Mebrahtu (Secretary) [online], Ash Patel [online], Cindy Schuster [online] and enough members to form a quorum.

Agenda item	Discussion	Action
1. Appointment of facilitator	CC appointed unanimously.	
2. Apologies for absence		
3. Minutes of previous meeting	Minutes of the meeting of 27 November 2024 approved.	
4. Housing Ombudsman complaints	There were presentations in both parts of the meeting on pursuing complaints to the Housing Ombudsman.	
5. Update from the Joint Chairs	<u>Fire Safety Update</u> We asked for an update about proposed fire safety work to be carried out in Atkins Square and in New Pembury (fire breaks in the roof). We were told there is nothing new to update on. We have asked for details of the Peabody team leading on these works so we can ask them directly for updates. <u>Gardening Club</u> 85% of residents said they were interested in transforming the community garden space at Hindrey Road. Peabody is working again with Ecoactive [Kay to confirm] and the Gardening Club will be running again in 2025. We know in the past there were issues with accessing the community garden. The current plan is for the [??] lead to work with Neighbourhood Manager Kay to issue fobs. <u>Door issues on Hindrey and Tolsford Roads</u>	

	We asked for an update on repairs to the doors and told the Peabody team about the attempted break in on Tolsford Road. The doors on Tolsford received a temporary fix [TBC] and a more permanent fix will happen in February. The Hindrey doors are scheduled to be fixed in January. <u>Contractors' parking</u> We asked whether a garage on New Pembury could be used by Peabody contractors so that residents' parking was not disturbed. Peabody are looking into this. <u>Atkins Square paving</u> Some parts of the paving has already been fixed, and Peabody are hoping to complete it soon and remove the fencing. Peabody are planning to put bollards up to stop contractors parking on the square. We have asked that Peabody share plans so residents are notified. <u>Water pressure in New Pembury</u> Peabody have investigated and believe the issue is with Thames Water. Peabody have told Thames Water about this. <u>Leaks on Tolsford Road</u> Peabody told us that there seems to be a combination of issues with the construction on Tolsford Road causing the flooding issues. Currently some Tolsford balconies are being resurfaced. We asked how long the scaffolding will be up. <u>Caretaking survey</u> We shared feedback from our survey of residents. Peabody explained that they are introducing more ways for them to check that cleaning has been done well. They are testing a new system, which means caretakers must take photos of their cleaning work and submit these to their managers. They will also be putting up signs showing what will be cleaned and when in the blocks, so residents can check cleaning jobs have been done. If you have any concerns about cleaning in your block, the new person responsible is Pawel. He can be reached during weekdays. <u>Fly tipping</u> As part of the changes to cleaning, Peabody have new policy to clear any fly tipping on the day it's spotted, but they are finding that it is replaced quickly. We discussed the fact that Peabody do not have the power to issue on the spot fines, and that taking fly tippers to court is a lengthy and	
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	complicated process, but that they have successfully partnered with local authorities in other areas to give councils permission to issue penalty notices on Peabody land. We are going to work with Peabody to see if this can be done for the Pembury estate.	
6. Update from the Secretaries	SK provided an update on the number of members.	
7. Update from the Treasurer	The accounts of the RA are on pemburyestate.com.	
8. Morning Lane development: consultations and campaigns	An update was provided on the ongoing campaign, which can be found at https://morninglanepeoplespace.org/	
9. CCTV and security issues: a campaign to check whether CCTV works	SK and LH are undertaking subject access requests that will form the basis of this campaign to work out which CCTV cameras work and which don't.	
10. Community event in April 2025	LS: 6 April 2025 is not available. ❖ Agreed date 26 April 2025.	
11. Serving dinner at General Meetings	The suggestion of serving dinner at General Meetings was discussed. The first such event would be covered by our budget if we did this. People put concerns about the practicality of it. Who is organising it and collecting? Also, how will dietary requirements be considered? It was noted that every event that was done we always catered for all the dietary requirements. The suggestion was broadly supported as it means that people coming from work will not have to go and prepare dinner as well. It was noted that London Renters Union have food in the middle and have meetings while eating.	Committee to find out more about how London Renters Union integrate food with their meetings.
12. Should we be called Pembury Estate Residents' Union?	Carried over to next month.	
13. AOB	None	

Date and time of next meeting: Wednesday 26 February 2025 at 6:30 pm at the Pembury Community Centre and online