

PERA Executive Committee and Peabody Meeting

DRAFT Minutes

Wednesday 4th February 2026 at 12-1pm, Zoom

Present

- Dele Fatogun
- Ben Siegert
- Guy Snowdon
- Sunny Vadher
- Lottie Story
- Cindy Shuster
- Senait Mebrahtu
- Ash Patel
- Richard Harris
- Lewis Fleming

Apologies

- Lizzie Houghton
- Stephen Knight
- Chloe Campbell
- Heather Mendick
- Jane
- Maria Lee
- Pawel

1. Minutes of the Previous Meeting

The minutes of the previous meeting were approved.

2. Review of Previous Actions

Doors - 10 AS doors fixed.

CCTV - ACTION: Dele to email Lottie the CCTV SLA by 06/02/26

Fire remediation update Atkins Square - ACTION: Ben to email Lottie fire remediation update by 06/02/26

Gutters - ACTION: Ben to email Lottie update on gutter cleaning by 06/02/26

Shellness Road - ACTION: Ben to liaise with Beverly regarding update on door repairs on Shellness - asap.

Atkins Square loading bay - ACTION: Ben to go back to planning team regarding this - asap.

Hindry Road - ACTION: Guy to look into getting bollards raised and gate by Monkton House/Hindry Road closed - asap.

Gym Atkins Square - discussion about procurement and section 20 consultation. ACTION: Lewis to follow up via email with Edward. Discussion about Peabody's wider communications and systems failing all of us, including Peabody staff.

Bungalows - ACTION: Dele to liaise with residents in bungalows to see if anyone experiencing mould and damp - feedback to Lottie by 20/02/26

Letter to residents re repairs and language line: ACTION: Dele to arrange printing and distributing to all residents on the estate by end February.

PERA Survey results - ACTION: Guy to meet with Lottie and Cindy - Lottie to email Guy with times.

Vulnerable Resident - discussed vulnerable resident on Hindry Road who is disturbing neighbours, Peabody encountered difficulties with him and he is not engaging - Peabody and Hackney Council withdrawing from engagement. Discussed PERA's concern over this, lack of duty of care, in particular to neighbours affected by him. Cindy and Ash stayed on the call with Ben and Dele to discuss in more detail.

3. Tracker Updates - see Tracker for updated actions.

4. AOB:

Lifts - Yalding/Eltham/Dymchurch - all out of action for months, vulnerable residents stuck upstairs. Lottie expressed concern that Hackney Mosaic Project concerned about their volunteer who is trapped upstairs. Lottie requested Guy lets us and residents know about timescale for repair. **ACTION: Guy to provide update on lift repairs by 06/02/26.**

Neighbourhood Manager Walkabout - Raised Toni's concerns re Birchington Lights and insulation and asked whether NM do walkabouts. Ben confirmed estates are inspected quarterly, if a block is at risk it is monthly. **ACTION: Guy to look into lights on in Birchington and Ben find out about insulation from sustainability team.**

Hindry Road cleaning - Sunny provided an update on lack of cleaning on Hindry Road, Pawel back Monday.

Communications - Lottie appealed for comms to include flats 5-9 Atkins Square, as always left off block comms.

Meeting times - agreed to hold next meeting during the day.

Date of next meeting: tbc.