

Pembury Estate Residents Association

General Meeting 29th March 2023, 7.30pm Pembury Community Centre

MINUTES

Apologies: Richard, Lottie, Kat

Present: Senait (minutes), Lewis, John, Cindy, Yvonne, Toni, Berto

Matters arising:

Lewis:

1. Action: Lewis to condense complaints leaflet: not done
2. Action: Lewis to follow up Peabody satisfaction surveys.: not done
3. Action: Lewis to ask James Glass about provision of air freshener in the gym. Berto spoke to Kay and she said no to plugin.
4. Action: Lewis plans to write to CEO of Ardmere with official complaint about process and to find out who the fire safety contact is: not done
5. Action: Lewis to follow up re: Amazon lockers. Lewis to send address contact to amazon, they are keen to review situation.
6. Action: Lewis to lead workshop on this Peabody Reform Strategy, Lottie to email members about it. not done

Lewis is at his finals for his masters finishing July. The above will be on hold till after July.

Lottie:

1. Action: Lottie to find John's email address.
2. Action: Lottie to email community centre about hybrid meeting equipment.
3. Action: Lottie to email members asking to see if anyone interested in organising events and to include list of jobs that people can help with, including; overall organisation of event, leading on children's entertainment, catering, facilities, equipment required, on the day help, including set up, clean up, BBQing, organising volunteers on the day.
4. Action: Lottie add inactions to agenda with Peabody – if actions aren't actioned within 30 days we will submit an official complaint. Lottie put in action table into the minutes and date of proposed action.
5. Action: Lottie to ask Peabody for a dog bin and no fouling sign for 13 Atkins Square. (Get un update by email from Lottie).

Kat:

1. Action: Kat will let PERA know dates so someone can go to the gangs meeting.

Sheila:

1. Action: Sheila to find out if Hackney Council can give us some funding. (Cindy to follow)
2. Action: Sheila will let us know when the Ward Forums are. (Cindy to follow)
3. Action: Sheila to enquire as to the police patrols on Pembury Estate.

4. Action: Sheila to ask the police to increase their presence.

Hackney SNT ward panel meeting, met last week Friday. They have stepped up patrol up Bodney Road, team are expecting more patrol.

Berto : antisocial behaviour from Co-op. Co-op to clean up the area.

Write a letter to the management of Co-op. Berto to write a draft letter to Lottie

Cindy will reach out to the safer neighbourhood team.

Richard:

1. Action: Richard to send spreadsheet to Lottie to put on website.

Berto:

1. Action: Berto (PERA's Twitter account holder) to consider whether he has capacity for running cleaning complaints through Twitter, or whether another person should share logins to assist. (Berto walks around the estate and if any issue takes a picture and post it on twitter. If anyone has a personal twitter account tag PERA account raise it with a reference and thy respond by DM) Graffiti has been removed

Cindy:

1. Action: Cindy will email Arc about electrical stuff and intercoms to see what is happening and when due to finish. (No one has responded and will give it to the end of the week and follow up)

Senait:

1.Action: Senait to let Lewis know details of bike ability (Carried it over to summer after July)

2. Action: Senait to work with Lewis re challenging kitchen renovation time frame. 9Not managed to do this due to other commitment, carried over to summer after July)

Ash:

1. Action: Ash to enquire as to cost of market licence.

All:

1. Action – Individuals to log complaints raised with Dele on the customer care hub until successful tracking spreadsheet implemented and received from Dele.

Berto treasurer: £32.50 spent on flowers for Dele. Current balance £1893.44. Bank statement sent to Lottie.

Dele acknowledged receiving flowers and sends his gratitude for the flowers.

Minutes from last minutes approved.

Friday 31st March 8.30 am estate walkabout. Yvone is available to attend the walkabout, email her: theyvonneWalker@gmail.com

Peabody meeting, no show or apologies sent from Peabody. We need to complain, Berto and Lewis to send a complaint.

Events co-ordinator (advertise again)

John thinks the time of meeting at 7.30pm might be an issue, 6.30 might be better.
Suggested survey monkey for the frequency of meetings and time. When it use to be 6.30 still attendance was the same.

Branches update:

Burchington House- sent a complaint regarding large items and rubbish

Hindrey road: drug dealers have moved on, absent for 6 weeks. Has quieten down now.
Middle of Hindrey Road is in darkness. Issue with door.

Atkins square: Gym is open till 11pm. To request code of contact

Service charges:

John went line by line on his service charge that is not reasonable.

Section 22 to give an estimate and be time bound.

John didn't receive anything and he put an application to tribunal.

i.e, gardener was £180000, cost of that is not reasonable.

Peabody overcharge service charge. Each block to challenge it.

Berto flat 45 sq metre, service charge tripled a month.

Caretaking for the block increase 82%.

Berto block to each individually challenge the service charge.

Next meeting 26th April 2023.