

## PERA Committee and Peabody Meeting Minutes

Tues 14<sup>th</sup> May 2024 6.30pm, Zoom

1. Apologies: Lottie, Lewis, Justin and Valentina

2. Matters arising from previous minutes - here is the list of actions from the last meeting:

**I. Action: Ben to see what happened to the newsletter mail out (done by contractor) and to update PERA by 12th April.**

Ben said they were working from a non updated list for distribution. Should be better and an apology.

**II. Action: Kay agreed to put a bigger fly tipping sign on Hindrey Road by next week (19th April).**

Signs have arrived and PGM to put them up by end of May.

**III. Action: Ben to follow up bike shed door repair/replacement – update in 8 weeks (4th June).**

Still working on this and no update.

**IV. Action: Ben to follow up with Purdy re repairs – update to PERA by 7th May re: door closers and 4th June for repairs.**

Door closures are to be done in next Month PGM to do this but cannot fix the magnet closures, need to be picking up with investments.

**V. Action: Del to add two columns to the trackable actions spreadsheet – dates and persons responsible – and share with PERA.**

Done.

**VI. Action: Lewis to email Tracy Packer about a pilot for the trackable actions spreadsheet.**

Need update from Lewis.

**VII. Action: Ben to look into the terms in which the blocks were repainted, who signed off the colour and the costs of painting and repainting and provide an update to PERA by 23rd April.**

Looking at tiles and need to look at a paint colour. Need 2/3 weeks. By 04/06/2024

**VIII.** **Action: Lewis to share map of where Justin covers, and where Kay covers.**

Done

**IX.** **Action: PERA to email Ben and Dele with concerns about out of hours service.**

Needs to be done by secretary.

**X.** **Action: Ben to contact Alan and to find out what happened to the PMG hiring a resident liaison officer.**

Ben contacted Joshua, they have recruited twice and were non starters, recruiting again! Do not know the deadline. Ben to get an update. By 28/05/2024

**XI.** **Action: Lewis to upload photos to a google doc folder and share with Dele**

Photos have been done and sent to Dele, he will check and get back to us by 28/05/2024

**XII.** **Action: Ben to find out if we can have fibreoptic put into Pembury estate**

Ben has looked at this is rolling out and Ben has asked for Peabody to be prioritised. But there has been an issue. No date. this is due to network issues community fibre has stopped operating. Are looking at other providers.

**3. Security in Atkins Square – residents of block 4 Atkins Square attempted to steal bikes in broad daylight from block 13 Atkins Square. They had a fob for access. Lottie and Lewis emailed Justin regarding this and with video evidence. Please can Justin update PERA on the review in security re: fobs.**

Justin is liaising with police, alleged that residents Children or family were part of the theft and will be spoken to.

**4. PERA event – 20th July. PERA are planning a community event on this day and will liaise with the local church as they are also having an event this day.**

Senait, Peabody might have a contact with them and might be working with them. Susan Doboe is already working with the Church. They use space by Sandgate house and Childrens activities. Kay will send an email to Secretaries of contact details. Lottie, Cindy, Kat, Ash, Lottie is applying for funding.

5. AOB

Cables for ariel are hanging all over the estate and need to be looked at and resituated. Kay has requested this 2 weeks ago. Cables are not working very well for a lot of people. Kay to chase this up with Justin again. Kay is chasing up this tomorrow and chase with PGM. A walkabout on the 27<sup>th</sup> of May.

Residents door closers. Richard pointed out that Peabody works effectively when the need is to protect themselves but not when protecting residents property ie bikes lock ups. Need to receive letters about appointments.

Email to go out from Secretaries email.

Subject: Concerns Raised Regarding Emergency Response

We, the TRA (Tenants and Residents Association), are raising concerns on behalf of the Pembury Estate community. Urgently, we request Peabody's attention to investigate the issues at hand, delineating the problems encountered and outlining Peabody's plan for resolution.

Residents have expressed dissatisfaction regarding the lack of action or response when contacting out-of-hours services for emergency repairs. For instance, there was a resident with a blocked drain that caused backup into their flat. After nearly two hours of waiting, the line was abruptly disconnected. Additionally, other tenants have resorted to calling emergency services (999) due to perceived unresponsiveness, particularly during bank holidays and weekends.

Next meeting: Tuesday 11<sup>th</sup> June 6.30pm Zoom