

**Pembury Estate Residents' Association
Executive Committee**

Minutes

Date	6:00pm, Monday 21 October 2024
Venue	Google Meet call
Present	Chloe Campbell, Valentina Cipriani, Lewis Fleming, Elizabeth Houghton, Stephen Knight, Senait Mebrahtu, Heather Mendick, Lottie Story, Cindy Taplin.

Agenda item	Discussion	Action
1. Appointment of facilitator	SK appointed as facilitator.	
2. Apologies for absence	Richard Harris, Ash Patel.	
3. Minutes of last meeting	No meeting took place in September 2024 and there are no available minutes to approve.	
4. Chairs' update	CC and EH fed back on their meeting with Peabody. EH has prepared a report which will be emailed to members. The issues raised with Peabody included the following. Flooding in Tolsford Road: a downpipe is leaking, which means this is a structural issue. Peabody Management Group are investigating the source. Peabody were not aware of all of the flats that were affected until we informed them. Subsequent to the meeting with Peabody, Neighbourhood Manager Justin confirmed that Peabody are investigating the whole of the block now because of the issues Refurbishment of rented flats: Peabody say that the refits of bathrooms and kitchens is done based on age of the room and the condition of the room. This is funded exclusively from social rent, and is not subsidised by leaseholders. Uneven paving in Atkins Square: Peabody said that they would not carry out repairs until after the remediation works to the building. EH noted that this may lead to injuries and asked if a legal risk assessment had been made. Peabody are now carrying out this assessment. Caretaking: Caretakers are happy to be contacted directly about outstanding work. This should only be done in work hours. Peabody drop in sessions: Peabody are reviewing the timings so they can work better for people who are in work. Parking: Peabody are discussing with PCM the issue of cars vehicles driving dangerously and taking up residents' spaces in New Pembury and Pembury	SK & SM to email report to members.

	Circus. Reports can be made to the Neighbourhood Managers. Hindrey Road painting: Hindrey Road has been part painted, but there is one outstanding area. Peabody pushed again on having less frequent meetings, and we successfully pushed back. Peabody have updated the task tracker prior to the meeting and did not complain about it.	
5. Membership update	No update.	
6. Financial update	There has been no expenditure since the AGM. We need a follow-up for meeting with Peabody about getting the block grant.	EH and CC to liaise with Peabody about the block grant.
7. Confirmation of Committee membership	Maria Lee tendered her resignation in writing. The Committee thanks her for her work. It is unclear whether all other committee members wish to remain on the committee. A direct approach needs to be made to each person who is not attending meetings to check if they wish to continue.	CC to contact people directly about whether they wish to continue.
8. Dalston Lane funds raised	We cannot donate funds from the RA. However, we can be a conduit for donations of other people's funds. The General Meeting on 30 October 2024 will decide how we provide the funds raised to residents. By 28 October 2024 options for how to divide up the funds should be sent to secretary@pemburyestate.com. Committee members will buy shopping vouchers currently held by LS so that we only have cash to donate.	LS to post in the Committee group how much of each voucher we have.
9. Hybrid meetings update	It was agreed to go ahead with hybrid meetings. £300 expenditure authorised to purchase equipment.	EH and CC to get WiFi login details from Justin.
10. General meeting preparation	"Guide to complaints" will be a theme for the next General Meeting.	
11. Update on actions from last General Meeting	No specific updates, updates will be provided at the next General Meeting. HM volunteered to phone people to get them more involved.	SM and SK to coordinate with HM about phone-banking.
12. Any other business	<u>Dalston Lane Fire</u> EH has submitted a Freedom of Information Act request to the Ministry of Housing, Communities, and Local Government about the information they have had from Peabody on the Dalston Lane fire. EH has been in contact with Peabody about the failure by Peabody to extend residents' stays in temporary accommodation in good time.	
	<u>Repairs tracking and refunds of service charges</u> LF expressed concern about Peabody not updating repairs trackers, and will liaise with EH and CC about	EH, CC, & LF to coordinate about the refund of

	how to ensure that Peabody do their job in this regard. Refunds of service charges for failure to provide cleaning services has yet to be done.	service charge for cleaning, and any future tracking issues.
	<u>Twitter and information sharing</u> Committee members should make clear to HM what should go on social media.	
	<u>Issues with windows in Pembury Circus</u> A resident informed SK of issues with getting windows repaired in Pembury Circus. If anyone else has similar issues please contact SK.	

Date and time of next meeting: to be confirmed.