

VPRE Committee Minutes 30/01/24.
The meeting was held at 45 Combe Avenue.

Present.

Alex Wheeler – Chair
Gill Fairbanks
Virginia Clements – Treasurer
Laura Cade – Joint Secretary
Lisa Turner
Mick Cooke
Hannah Mugenyi

Apologies

Alberte Lauridsen
Emily Gunsell

AW -welcomed Hannah Mugenyi to the committee.

LC – informed the committee that Alberte Lauridsen had moved away from the estate and would give a detailed handover of her outstanding responsibilities to the committee in due course. All members of the committee expressed their thanks to her for her time as a member of the committee.

Minutes of the last meeting and Matters Arising

AW has booked the room for the AGM at Mycenae House on 12/03/24 beginning at 7.30.

LC will email councillors and council officials to invite them to the event.

Agenda for the meeting tbc.

Risk Register

AW – will chase the councillors again to arrange an estate walk round before the AGM on either 9th or 23rd February.

The walk round agenda will be based on the Risk Register compiled by Nina Lundvall, Steve Davies and Clare Barry which has been sent to RBG but we have not yet received any feedback or action although our ward councillors have enquired about progress.

Estate Management and Repairs

Drains

Drains throughout the estate have been surveyed and flushed.

Paving

Paving throughout the estate has been replaced and the new flower beds created.

Combe Mews – tenants and leaseholders in the mews flats are still experiencing a lot of problems with damp, poor and random repairs and general lack of engagement with RBG around long term solutions to the state of their properties. These issues need to be explored with the councillors during their walk round and at the AGM. One possible avenue would be the installation of a false ceiling in the undercroft to create more insulation under the flats, this was proposed about 20 years ago but not acted on.

Coping Stones

GF – showed the committee a coping stone that Carl Parsons has made to hopefully replace some of the missing ones whose absence is allowing water ingress into walls around the

estate. The committee agreed that permission to install them should be sought from RBG to cover any future potential accidents/incidents.

Westcombe Court refurbishments

LT – no real progress on this. It is noticed that leaseholders have been paying monthly for the repairs for 8 months and have seen no movement on the start of the repairs. Condition reports are being carried out in the flats occupied by council tenants but not those of leaseholders. **LT** noted that she believes that not all the windows need replacing but the engagement with RBG is so poor that there has been little or no discussion between residents and the council. The main point of contact is with Priscilla John, Head of Customer Experience and the committee will add her to the AGM invitation. Work on WC was meant to be starting by April this year but it is not known whether this is still the council's intention. **AW** will email Pat Slattery to see if she has any updates on this

MC left the meeting at 20.12.

Effective Communication with residents.

The committee discussed the issue of effective communication again especially as residents with repair and maintenance problems often have no sense that we are working on their behalf. It was proposed that a central email address be set up under the VPRE name so that we can use this to communicate as a coherent group with RGB and residents alike – **AW** to action. Committee members volunteered to knock on doors and deliver leaflets about the AGM and the 60th Anniversary. Posters will be put up and **AW** will cut copies of the keys to the poster boxes so more members of the committee have access.

The templates for the posters need to be retrieved from **AL** or Pete and Jess Sampson. **HM** offered to take on some of the design work now that **AL** has left.

Children's Book Hub

RBG denied permission for this as they considered it to be a fire hazard. The committee discussed a variety of ways to facilitate an exchange of books between families and decided that, if the construction of the hub was underway/complete we would use it at events. There was also discussion around organising story telling sessions.

Emily Wilding Davison

This was very much **AL** initiative and **LC** will consult her on ways forward. A number of different ideas were voiced from a plaque to a statue, The committee agreed that having this in place in time for the 60th Anniversary would be ideal. We discussed what women's organisations might support this memorial – Fawcett Society, Women's Equality Party etc. **LC** to research

Social Events

Winter Celebration 17/12/23

This event was a success and generated a small profit despite the committee providing all refreshment for free.

60th Anniversary

The date for this is Saturday 6th July – 16.00-20.00.

The committee discussed ways of getting more residents involved in this event , particularly those who don't usually join in on estate events. We will up publicity and invite residents to join a specially convened celebration committee. We proposed having workshops to create decorations – particularly involving estate children. LT to see if she can get a large tent via a contact at a reduced rate so that we always have one for events and can run these workshops in it – we need to spend some funds before April and it was agreed that this would be a good thing to have.

The early part of the celebration will be geared towards children – 60s fancy dress, games and races, fire engine etc. with a dance for everyone in the evening. We will approach local groups e.g. Westcombe Morris Men to see if we can get more entertainment.

AW will ask RBG for formal permission to hold the event

Committee Vacancies

Residents will be encouraged to join the committee at and before the AGM

Financial Report

VC (treasurer) – reported that the Associations Finances are in good order

Future Meetings.

20/02/24 VPRE committee 7.30. 86 Combe Avenue

AGM – 12/03/24 Mycenae House