

VPRE Committee Minutes 7/11/23.

Present.

Alex Wheeler – Chair

Gill Fairbanks

Clare Barry

Virginia Clements – Treasurer

Alberte Lauridsen

Mick Cooke

Michael Gallagher

Harry Miller – guest.

### **Apologies**

Will Egan – Joint Secretary

Laura Cade – Joint Secretary

Lisa Turner.

**Harry Miler** – 13 Combe Mews – updated the committee on the successful results of his mediation with RGB over the cost of the green roof on the block. Although stressful it resulted in 8 residents being awarded a refund on this cost after a fight lasting three years.

There are 21 leaseholders on the outer blocks but not all are interested in going to a tribunal.

Leasehold payments: 1993 £234, 2023 £927 + increased insurance costs.

### **Future issues for leaseholders:**

1. Caretaking charges
2. Refuse collection -lack of space in 'palladins' leaseholders currently charged for extra collections
3. Invoices for repairs undertaken by RBG and contractors lack accurate description of work.

CB – high level of incompetence when repairs/maintenance are undertaken. MG agrees and thinks RBG should be challenged about this.

AL – suggested an FOI be raised to ask about use of money raised from leaseholders and amount spent on amenities.- value for money/transparency/fairness. Concern from leaseholders about cost of replacement of paving – should be covered in street repairs and not charged to leaseholders.

### **Action – form a group of leaseholders from across the estate to review varied charges**

HM was thanked for his efforts. HM left the meeting. The committee discussed ways of gathering details of outer block leaseholders and the setting up of a sub-committee of these individuals. MG - repairs to crumbling stairs on Vanbrugh Park Rd block had been delayed until the spring of 2024.

MC – fed back on repairs.

Pat Slattery and Pat Coyle RBG had stated that VPE is a heritage site and will now require planning application

CB – suggested Risk Register meeting with top 10 topics with Pat Slattery, Andy Eglinton, Pat Coyle, Richard Parkin – all RBG and ward councillors – Christine St Matthew Daniels, Leo Fletcher and Mariam Lolavar. **Action:AW to arrange preferably on a Friday.**

Code of contact for WhatsApp group has been written

VC – requested bank details to pay printing invoice. **GF will supply**

Drains – survey is ongoing.

Children’s Book Exchange – VC has requested that the book hub be made by Men & Women in Sheds and has asked permission from RGB. Hub to be sited along western walkway near steps.

Painting group – proposal to start this group to paint areas of the estate in need of maintenance. **Action: MG – to ask Andy Eglinton if permission needed from RBG for this**

**Action: AL to ask Phin to contact Polly Powell for photos for proposed. VPE Calendar**

**Action: AL to provide posters for Winter Gathering**

CB suggested a poster with contact details for Councillors, committee, Westcombe Court Group, outer blocks group.

**Action: Committee members to door knock around estate re. keeping residents informed and to gather preferred contact methods.**

**Freeholders fund** – is set up and **VC will add to website**. Funds to be split 50/50 gardening and resident’s association

**Halloween** – successful event

**Winter Celebration- 17<sup>th</sup> December 16.00-18.30**

Colin will be Father Christmas

Raffle donations to **AW**

Drinks?

Bubbles for children – **VC**

**Location** – drying area, lights and kitchen run from **GF**’s house. **AW** to consider use of gazebo.

**60<sup>th</sup> Anniversary** - creation of calendar discussed.

**Greening update** – *apple* trees have been delivered from Woodlands Farm. RB have supplied plants and bulbs currently with Danielle. Plans for planting day possible on Sunday 19<sup>th</sup> November. Other trees have been ordered by AL.

Next meeting 5/12/23