

Vanbrugh Park Estate Resident's Association

AGM Minutes

18/03/25, 20.00 – 21.30, St John's Church, Stratheden Road, SE3 7TH

Introductions and apologies

Ward councillors Christine St Matthew-Daniel & Mariam Lolavar attended

Residents Association members

- Laura Cade
- Hannah Mugenyi
- Virginia Clements
- Kathleen Hehir
- Lisa Turner
- Emily Gunsell
- Gill Fairbanks
- Alex Wheeler

Residents

- Imelda Cavanagh, Adrian Joyce, Robert Biden, Jean Ryan, Matilda Agace, Duncan Brown, Carl Parsons, Annie, Beth

Code of conduct for the meeting

- Attendees were reminded to be kind and courteous

Chair's annual report - Alex Wheeler/Laura Cade

Events report 2024

- Record breaking attendance at 60th Anniversary Summer party, bring and share food worked particularly well. Thanks to all who got involved
- Easter 2024, Halloween, Winter Celebration events also ran with good attendance
 - o Suggestion made to have events celebrating other religious festivals

Committee actions – meetings and communication with councillors

- Committee try to get things done on the estate and support those with issues by contacting the relevant people
- Recently, 2 burst pipes have been fixed and wall at the end of Combe Mews has been repointed mended.

Committee expenditure

- Raised lots of money this year and are buying some large outdoor games and a gazebo. These will be used at Residents Association events and available for residents to borrow
 - o Safety deposit for borrowing items suggested

Treasurer's annual report – Virginia Clements

Income (including fund raising events, calendars & card sales, RGB grant) - £1593.99

Expenditure (including events, printing costs, room hire, equipment, insurance) - £1209.22

Remaining funds - £384.77

Election of Committee

- Committee members all stood down
- All current members plus Jackie Duckworth and Rebecca Franklin were elected to the Residents Association Committee
- Committee to decide on positions of chair, treasurer and secretary at their first meeting (The committee were reminded that they cannot stand for the same positions more than 3 years)

Repairs & Maintenance

Westcombe Court Refurbishment

- Meeting took place recently, only attended by residents from 3 flats
- Planning is going though at the moment, in the meantime scaffolding will be erected
- Windows to be replaced one a time, each flat should be done in a day
- Cladding will be removed and replaced
- Works should take a year
- A booklet will be circulated
- Scaffold covering will be netting not solid to allow air flow and natural light
- Doors to lift shaft will not be replaced
- Bottom area of Westcombe court will not be addressed in this round of works

Other Westcombe court issues

- Caretaking in Westcombe Court continues to be an issue
- Resident asked about water metres in flats, one resident shared that it was possible to have them fitted but others have been told differently (Similarly, some houses have been told that it is not possible to have a water metre however some houses have them)

Bins & Caretaking

- Christine St Matthew-Daniel did a walk around with committee members where issues including bins left out of chambers and a large amount of fly tipping outside caretaker's office were raised

- Issues with lack of caretaking in Westcombe court, raised flats and other areas of estate. Lease holders are paying for work that is not being done
- Food waste bins have been contaminated and pushed to the back of a bin chamber. They need to be brought out to be collected by black bin lorry and then returned to the right locations
- Flap missing from bin waste chute on Combe Mews leading to smell and flies, this needs to be replaced
- Committee requested that someone from waste management would meet them to discuss these issues. Marriam Lolavar agreed that this would be a good idea.

Combe Mews Mould

- Resident had to move out because of mould, this flat now has new occupant but the Residents Association have concerns that necessary work was not carried out
- Some paint/sealant has been put on outside areas on Combe Mews
- Councillors have got Combe Mews on a list that recognises that there are structural problems and that investment is needed. Hoping to be allocated funding to carry out these works
- Council now has a dedicated damp and mould team
- Undercroft pigeon proofing seems to have been successful
- Issue with water pouring into the undercroft from a property remains

Garages

- Scruffy and no one knows who they belong to. Residents Association continuing to try to get action on this so that they can be cleaned up and used by residents

Work party to repaint communal areas looking scruffy

- Committee plan to organise this in the near future

Other issues people wish to raise

- A Consultation regarding bike storage took place with Ashley Burton from Studio 11. Residents raised concerns about the proposals to add bike charging, seating and lighting to laundry area. Since raising those concerns nothing has been done to suggest alternative solutions for bike storage.
- Resident reported rat infestation concerns to the council in October. Council said they would look for mass nesting in the drain near the swings on Vanburgh Park Road West but nothing has been done. Pass on details to Marriam Lolavar who can help pursue this
- Rendering falling of one of the end walls in estate is a safety hazard
- Lighting – 11 lights are out, caretakers light left on continuously
- Issues with work not being done and being done poorly persist. Residents can report these issues to the Residents Committee who will try to help them and inform Councillors

Social Events

- Easter Egg Hunt – Monday 21st April @ 2pm
- Summer Party – Sat 12th July

- Future ideas
 - o Invitation on WhatsApp Group for people who may wish to have support in running events for other religious festivals

Greening/Gardening Group

Achievements

- Many bulbs planted
- Wildflower meadows extended
- Ideas to have some raised beds
 - o Resident raised that it would be good to have consultation on gardening plans such as raised beds, especially those that effect the swing areas where some residents already experience issues
- Gardening club offering help with overgrown back gardens causing issues with the walls

Easter Weekend Gardening – Good Friday & Easter Saturday

AOB