

## **VANBRUGH PARK RESIDENTS' ASSOCIATION:**

### **AGM AGENDA MARCH 10TH 2026**

Meeting to be held at St John's Church, Stratheden Road, SE3 7TH at  
March 10<sup>th</sup>, 8.00pm

#### **Introductions and apologies**

##### Committee

- Virginia Clements
- Laura Cade
- Gill Fairbanks
- Hannah Mugenyi
- Kathleen Hehir
- Emily Gunsell

##### Apologies

- Alex Wheeler
- Lisa Turner
- Jackie Duckworth

##### Ward Councillors

- Christine St Matthew-Daniel
- Mariam Lolavar

##### Residents

- Duncan, Carl, Nina, Siobhan, Adrian

#### **Code of conduct for meeting**

##### **Chair's annual report - Laura Cade**

- Residents' Association have been working with council to solve issues around the estate
- Events 2024– summer party, winter celebration, Halloween & Easter events for children. All went well but the committee would like the events to be better attended

##### **Committee expenditure & Treasurer's annual report – Virginia Clements**

##### Events

- Easter -£46.79
  - Summer -£117.23 + £54 postcards
  - Halloween -£55.11
  - Winter event +£138.28
- Total events cost £134.84

#### Grant:

- Mycenae House affiliation £48
  - Web domain £30
  - Bank charges £14.97
  - Insurance £130.81
  - Photocopying £21
- Total £223.78 (£126 left)

#### Other finance matters

- We only received the 2025 grant in spring of 2026. Mariam Lolavar can follow up and chase this years application if we have problems again
- Production company gave £500 inconvenience fee for recent filming. £400 to be used for gardening club, £100 to be used for events

#### **Election of Committee – call for new members**

- Committee members all stood down
- All present committee members plus Nina were elected to the Residents Association Committee
- The Committee would like new members. Residents were encouraged to consider joining and invited to contact the committee at a later date if they were interested
- Committee to decide on positions of chair, treasurer and secretary at their first meeting

#### **Repairs & Maintenance**

##### Westcombe Court

- Refurbishment - Building regulator approval has now been received meaning work should commence soon
- Antisocial behaviour continues to be an issue and residents feeling frustrated and not reporting it because doesn't feel like it is making a difference. It had been agreed that a CCTV camera would be installed but it has still not been done
  - o Christine St Matthew-Daniel & Mariam Lolavar said they will follow up on the anti-social behaviour reports and actioning the CCTV
- Cleaning in the communal area improved for a few weeks after a meeting with the caretaking manager but the cleaning standard has dropped again and the communal areas do not seem to be being cleaned at all
  - o Christine St Matthew-Daniel & Mariam Lolavar said they can ask the caretaking manager to do a spot check

##### Bins & Caretaking

- Some changes have been made since a meeting with the waste management team but it has not been communicated with residents so there continues to be issues with some bins empty and some overflowing
- There continues to be issues with green bins not being emptied, GF has reported multiple times and will continue to follow up
- Residents Association committee trying to get another meeting with Sarah Puce to continue the conversation on implementing the waste plan agreed at the waste management meeting
- Fly tipping continues to be an issue around the estate. All encouraged to report and photograph numberplate if possible
- There has been more and bigger things outside the caretakers office – committee have asked the waste management team for clarity on what can be placed there and when and for this to be communicated with residents. Committee will follow up with waste management team

#### ‘Street’ Lighting

- Many bulbs have now been replaced after numerous outages were reported and chased by the residents association, however 6 are still out

#### Bike bays

- Lime bike bays are being proposed with one somewhere near the estate, although it was hard to tell where from the paper. Mariam Lolavar will send the Residents association better maps.
- Bays are being suggested to deal with ebikes being left in unsuitable places. Consultation is open and residents can object & suggest alternative positions

#### Undercroft

- Severe ongoing damp issues in multiple properties, Residents association and Councillors have campaigned for something to be done. councillors informed us that we have been successful in securing funding for some refurbishment but no timescale at the moment
- Similar cold bridging issues exist on the other mezzanine flats. If this project is successful then we could consider applying for similar work to be done on other flats

### **Social Events**

Easter Egg Hunt - TBC

Summer Party

- 21/06/26
- Midsummer theme

AOB

- Resident suggested jumble sale

- Resident raised ongoing issue of rats in drains – ML said she will follow up