

Vanbrugh Park Estate All Residents Meeting

Tuesday 22nd September 2026 20.00 -21.30

St John's Church, Stratheden Rd, SE3

Welcome, Introductions, Apologies

Residents association members present

- Virginia Clements
- Laura Cade
- Gill Fairbanks
- Hannah Mugenyi
- Kathleen Hehir
- Duncan Brown
- Jackie Duckworth
- Nina Lundvall

Residents

- Tilda, Doug, Siobhan, Irene

Repairs and Maintenance

- Committee continuing to raise issues of standing water in Combe Mews undercroft and outside Combe Avenue. So far no action has been taken. Committee to continue to raise this and flag the related health and safety issues.
- 'Street' Lighting – some lights have been repaired after the committee raised this issue but some lighting issues remain including lights not working and lights on at the wrong times. Committee have followed up a number of times and will continue to do so.
- Cracks and repointing – committee asking for various cracks on the buildings to be repaired and for the half painted wall by the swings to be fully painted
- Suggested that the committee do another walk around the estate to check for other issues that need to be raised
- Discussed issues around reported repairs not getting done and contractors not doing work well
- **LC** to contact Carey Gay on behalf of the committee to raise all the above issues

- Waste Management – As a result of work with the committee, some issues have been resolved, new signs have been put up and recycling is now collected 2 times a week. Residents raised that the recycling bin by the caretakers is always full and not being emptied regularly. Issue of contamination of bins outside the chambers raised again. **GF** to continue to follow up with the waste management team.
- Traffic Calming – committee have been in contact with the council to improve safety on Combe Avenue when children are playing out. **LC** working on getting a meeting.

Westcombe Court Refurbishment

- Work has started

Combe Mews/Undercroft

- Now news but committee continue to chase

Gardening club report

- Heat has been a challenge
- Lots of bulbs in the spring and council has promised more bulbs this year
- 8-9 trees planted but not all survived
- Some residents adopted trees and made sure they were watered during the hot weather. Gardening club would like to get more people involved in this next summer
- Council will plant wildflowers by Combe mews again next year
- Vines doing well and some wine is being made!
- Some beds looking a bit messy and gardening club will tidy and add some plants
- Request for strimmer/ manual lawnmower
- Gardening club have purchased two large hoses and requested water butts
- Gardening club have requested that the grass is not cut during hot spells as this creates fire hazard
- Gardening club planning to have planting days in the Autumn and time when residents can input into future plans

Social events

- Halloween 31st October – trick or treat trail for children planned
- Winter Party Sunday 13th December

Merchandise

- Calendars, Christmas Cards, Tea Towels – to raise money for community events

People's Emergency Briefing

- Film encouraging communities to be more resilient to climate change. Could hold a screening where the film is watched and residents discuss how they would like to respond

AOB