

VPRE Committee Minutes 20/02/24.

The meeting was held at 86 Combe Avenue.

Present.

Alex Wheeler – Chair

Gill Fairbanks

Laura Cade – Joint Secretary

Lisa Turner

Mick Cooke

Hannah Mugenyi

Apologies

Virginia Clements – Treasurer

Minutes of the last meeting and Matters Arising

The minutes of the previous meeting were agreed.

AW – apologised that the extra keys for the poster boxes had not been cut.

Estate Management and Repairs

Members of the committee - AW, LC, GF, MC are meeting members of the council and ward councillors on Friday 23rd February to discuss the risk register, the general state of ongoing repairs and problems being experienced by tenants and leaseholders and the proposed refurbishment of Westcombe Court. Also attending this meeting are Steve Davies who, with Nina Lundvall, compiled the report and Clare Barry a resident of Combe Mews. The meeting should address the problem of contractors arriving unannounced to do repairs without knowing the scope of work they are expected to carry out and often without the correct tools and equipment. Repairs are often poorly executed and piecemeal and rarely address the root causes of problems, their work is also not inspected and signed off as being complete and of a good standard. Combe Mews in particular has long-term issues caused by a leaking roof and poor window seals, the knock-on effect of the undercroft area being exposed and uninsulated.

Westcombe Court residents have not heard any more regarding the refurbishment due to begin in April.

Green Party survey of residents.

The Green Party are conducting a survey of residents on Saturday 24th to ascertain what issues people have with repairs. **LC** – showed the committee a sample of the survey, Results of the survey should help to inform future areas for the committee to address.

Effective Communication with residents.

This is an on-going issue which it is hoped can be addressed by a round of door knocking/flyer delivery about the up-coming AGM and the 60th Anniversary celebrations. It

was discussed that gathering email addresses might help particularly if residents are not on the estate WhatsApp group.

HM – volunteered to create posters and flyers and AW will get the files needed for her.

AW – will send out a message on WhatsApp in advance of Friday's meeting to gather information about people's problems with repairs and maintenance.

AW – will do a weekly WhatsApp update on Sundays with any news.

LT – asked that we give a cash contribution to her school to cover printing costs. **VC** – to organise

It was decided that having more poster boxes by the general waste bins on the estate would be a good way of communicating with residents. **AW** to source

Emily Wilding Davison

LC has emailed AL and will do so again to check on financials etc for this project. A number of different ideas were voiced from a plaque to a statue, committee members will contact artists they know to see what ideas come forward.

Social Events

Easter – **HM** will lead on organising an Easter egg hunt for the estate children. After some discussion it was decided that holding this on Thursday 28th March at 5.00. would be a good start to the Easter weekend and would potentially allow more families to join in.

60th Anniversary

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

The event will be for residents, family and friends only.

Food will be 'bring some to share' finger food rather than the barbecue.

Drink will be bring a bottle.

It was decided not to have a raffle but to fund raise simply by asking people for cash/card payment on the day.

HM will get the trestle tables from St John's Church.

MC – will try and contact Chris Difford of Squeeze who grew up on the estate and who follows our Instagram to see if he will help/appear.

LT – will try and get a second hand, 5 metre tent/marquee for this and future events.

Estimated cost £175-£200.

Entertainments – 60s fancy dress, traditional races – egg and spoon, bean bag, 3 legged etc for the children **HM** will get equipment from St John's Church.

LC - will contact the Westcombe Morris men.

The Kimberleys will be asked to perform again.

LT - will ask a resident who is a DJ about music.

It was decided that creating sub-committees to organise different aspects of the celebration would be most effective. These would be Activities, Decoration/crafts, Entertainments. We will ask all residents to volunteer for one of these groups. On 22nd June we would like to run a craft workshop for adults and children to make decorations **GF** will lead on this

AW will ask RBG for formal permission to hold the event

Greening Group.**Bulbs are coming up all over the estate.**

Phin Harper has secured a grant of £964.55 from a community initiative run by Veolia Sustainability Fund. The money will be applied for in the coming weeks.

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

Website – AW had some analytics for January -July '23. 90% new users.

This suggests that it is not well used by residents.

Future Meetings.

AGM – 12/03/24 Mycenae House