

VPRE Committee: Minutes 10/10/23.

Present:

Alex Wheeler – Chair

Laura Cade – Joint Secretary

Gill Fairbanks

Clare Barry

Virginia Clements – Treasurer

Alberte Lauridsen

Mick Cooke

Lisa Turner

Apologies

Will Egan – Joint Secretary

Approval of Minutes of the last meeting – All Resident's Meeting 5/09/23.

The minutes were discussed and approved. **Amended minutes to be circulated by LC.**

Estate Management.

Gutter cleaning – completed. RBG to be contacted to ask about scheduled cleaning of gutters – how often it should be done.

Staircases – MC had photographed underside of the Mews stairs – rebar is broken and rusted and concrete is crumbling. **MC will send photos to Andy Eglinton, Richard Parkin, Carey Gay and Pat Slattery at RBG.** Conservation at RBG now involved which has delayed reconstruction so that works are sympathetic to original designs.

Westcombe Court refurb – LT reported no real progress other than new 'air quality' surveys carried out checking for draughts. Some concern over whether new findings could add to costs for Leaseholders - **LT to monitor and ask for results of survey.** No contractor has been appointed yet but work still scheduled to begin before April 2024 and last for up to a year. Leaseholders have been making payments against works for 4-5 months already.

Drain inspections – notification letters have been received by residents inspections are over next few weeks.

Open City – very successful. All open flats/houses had many visitors, up to 200. Money from sale of Gills' cards raised a total of £250.66, printing costs of £96 gives a net profit of £154.66 . Huge thanks to Gill. Agreed to print more and to look into possibilities for additional merchandise – T shirts, tote bags, calendars, tea towels. **Committee members to explore.** Picnic not well attended – better arrangements /publicity needed next year.

New flower beds/paving renewal – work is progressing well and is very successful.

Next issues.

External decoration and maintenance of buildings, fixtures, fittings on estate. Walk round with Carey Gay on Tuesday 19th September raised many issues. Steve Davies, Nina Lundvall and **Clare Barry** are arranging a visual survey of the estate to look at all issues against Nina's original risk register. Report will be sent to RBG.

AW – to approach councillors to arrange new walk round.

RBG to be re-approached regarding street light timings.

Parking Zones – LT had bought a residents parking permit that has been issued for area W much of which is free parking especially on Westcombe Park Road . Having parked on Vanbrugh Park Road West she was fined as this is in a different zone. RBG need to be questioned about issuing of essentially useless residents parking permits. **AW will raise with Christine St Matthew Daniels** (local Councillor)

Communication with residents – It was agreed that some people are misusing the VPE WhatsApp to sell things. Some posts on the WhatsApp have also been unkind and inappropriate. Following community values statement for residents meeting it is proposed that something similar is drafted for WhatsApp group – **WE nominated to write.**

Play equipment – Andy Eglinton has budget. Greening/gardening will discuss.

Emily Wilding Davison – successful consultation carried out – residents contributed ideas and enthusiasm, residents concerned about plans were reassured. Further work necessary **AL.**

Service Charges

The back and forth with RBG continues. Some issues are being resolved others are still outstanding.

Social Events

Halloween – Treasure Hunt/trick or treat 29th October 4.00 – 5.30. **AW to organise.** GF, LC, AL offered to have trick or treaters. Map of participating houses to be produced – AL to design LT to print. Start and end in square.

Christmas/Winter – 17th December. 4.30-6.30.

Christmas songs, Father Christmas, cartoons projected in laundry area, raffle, mulled wine mince pies, fairy lights.

60th Anniversary 2024 – agreed that will begin planning after Christmas event.

Greening/Gardening

Greening the estate continues. Bulbs have begun to be planted and residents are taking ownership of the beds near their house and flats.

Trees are on order from Woodlands Farm.

Greening group meets again on 24th October where future plans will be discussed including allocation of any remaining funds for plants.

We need a standard plan for consultation residents on major plans which can be controversial.

Financial report.

VC – money from voluntary fund is coming in. Open City funds also in.

AOB

VC – proposed children's book store where children can swap books. VC will see about getting one built.

Next meeting: 07/11/23 8.00.