

VPERA Meeting 18/02/25

Held at 45 Combe Avenue 7.30pm

Present

Laura Cade

Virginia Clements

Kathleen Hehir

Emily Gunsell

Gill Fairbanks

Alex Wheeler

Hannah Mugenyi

Update on general committee and other financials

- VC gave finance report detailing money set aside for specific areas
- Some money available to spend - ideas for expenditure
 - o Gazebos, hot plates, thermos flask
 - o Toys - Big connect 4/ Jenga, 2 x Goals
 - o **GF** to Research. **VC** to buy once decided
- Fundraising
 - o 3 calendars left – **GF** to advertise 3 remaining calendars on WhatsApp group at £10
- Barbecue
 - o **AW** to offer BBQ to John Roan

Estate Communications

- AGM – March 18 Mycenae House
 - o Mycenae fully booked - **HM** to check availability at St. John's Church
 - o **LC** to invite councillors (including someone from waste disposal)
 - o **EG** – to invite Tracy (project manager for Westcombe Court)
 - o **HM** to make Posters & flyers
 - o Put a form on AGM flyer – e.g. what do you love most about the estate? If you could make one improvement to the Estate

what would it be? Have you had any issues with mould / repairs? Anything else you would like to raise?

Estate Management Updates

- Westcombe Court – refurbishment
 - o All doors being replaced, residents able to choose door colour but some have not responded slowing progress
 - o Still no scaffolding, unclear when work will start
- Combe Mews, letting of flats known to be in poor condition by RGB
 - o **LC** to follow up previous email raising this with councillors
- Bins
 - o Bin issues ongoing – not being used well, not being put back in chambers, getting full and overflowing so need emptying more regularly. To be raised at AGM
 - o Broken glass not being cleared away properly – **EG** to take pictures and follow up with caretakers
- General Maintenance and repairs list
 - o Estate walk around needed – continue adding to risk register
 - o Work party to repaint areas looking scruffy, e.g. bollards & handrails - **GF** to research suitable paint
 - o **HM** to work on form for residents to report council work not getting done/ done poorly

Gardening/ Outdoor Areas

- Gardening Group met 28/10/24
- Planting day in November with
- Spring plans hundreds of bulbs planted
- Grass needs reseeding near swings where hoardings were up
- Gardening club to look at making raised beds near swings

AGM Agenda

- Westcombe Court
- Bins & Caretaking
- Mould
- Garages
- Work party to repaint communal areas looking scruffy

- Social events – Easter & Summer

Future dates

- Next meetings - 11th March, 15th April, 13th May, 10th June, 8th July
- Easter Egg Hunt – Monday 21st April @ 2pm
- Summer Party – Sat 12th July
 - o **LC** to contact Morris dancers
- Outdoor film in laundry area?

AOB

- Emails
 - o London play email – **HM** to reply
 - o C20 Magazine – **GF** to reply
 - o Emails not going to committee – **HM** to make sure emails forwarding to all members, discuss on WhatsApp group who will respond
- John Roan School - **EG** to contact new principal at John Roan to introduce residents committee and encourage future partnership