



**Notice is hereby given of a**

**GENERAL MEETING**

**To be held on Wednesday 10th October 2018 at 7:30 pm  
In the Meeting Room at Southfields Library**

**Meeting chaired by Shaun Wilcox**

**MINUTES**

**1. Apologies**

Mary Cunningham

**2. Voting in of New Board Members**

Linda Stevens proposed by Kirsty Corcoran and seconded by Shaun Wilcox

Hugo Pastor proposed by Bernard Koudjo and seconded by Shaun Wilcox

**3. Minutes of the last General Meeting**

Approved

**4. Updates:**

**4.1. Gardening Contract Update**

Shaun Wilcox (SW) reports on having spent a number of hours going round the estate meeting with the gardening contractors and is in the process of putting something together to put something out to the residents to advise how we are going to meet the significant decrease in the budget. He is working on something to distribute. Also having an external person coming in to advise on things like when the grass should be cut, leaves collected etc so that we can have a manageable spec.

There will be a consultation on any changes. Bernard Koudjo (BK) suggests that it may be down to residents deciding to top up the fund.

#### **4.2. Estate Security**

WPC - Cecilia Barrett (CB) reports that the Board has agreed to look into security gates for the front of WPC and push exit doors to the bottom of the stairwells. Residents need to continue to make reports to the police - the more reports the more they will take action. You can report it to them on Twitter. It is a police matter. It probably would be a door entry system so emergency services have access.

Lift in Fernwood is closed because it has been vandalised and repair team felt it could be a fire risk. They are looking at what to replace it with. It had been changed because of acid damage on the old interior. SW asks CB to send another email to St Cecilia's about youth urinating in WPC. CB did invite the local Safer Neighbourhood team.

- *Question about fly-tipping - has the bin shed worked behind Allenswood?* it seems to have, but the cleaners are also very hot on it. No complaints.

#### **4.3. Electrical Cupboard Upgrades**

All the main fuse boards have been inspected and need upgrading - the 'Ri-Field' boards. They are a bespoke size. This is being processed and going into Major Works, programmed for 20/21, except Ambleside which is going to be done now (in next month or so) because of the leak and the damage caused. It won't be more than £250 per lease-holder. They have been made safe for the time being.

#### **5. Any other business**

- *When is the rent going back to WBC?* CB reports waiting for BT to sort it out.
- *Cracked paths are getting bigger.* BK agrees that we need to find some way to deal with it. CB reports that they are working on everything that is a big trip hazard and have dealt with sink holes. We will have to discuss it at Board level to see what we would do as it all will probably need to be reviewed.
- *Are all our car parks down to us to maintain?* Yes.
- *When are they coming back to finish the trees?* All finished around Fernwood, just one left to do WPC.
- *What about trees coming over from private properties.* Can we send a letter out to all those on Augustus Road.
- *They ivy on WPC between the tower block and the small block is really high now what is being done about it?* We will look at it.
- *What about the cyclical fund? What is the point of it and can't use it for anything?* Sarah explains the process and she needs to put our ideas to her

finance team but it is all service chargeable. On the railings they only painted half of the railings around the estate when the windows contract was done. Sarah will look whether if anyone was charged for this. Suggested that a list be put together of all the things that were not done that could be sent to WBC Major Works.

6. **Date of next meeting:** 12th December 2018