

Elm Village Tenants and Residents Association

Minutes of the 2015 AGM, 7pm Constitution Cellar, 42 St Pancras Way

1) Minutes of 2014 AGM approved

2) Officers' reports – *Peter fill in*

3) Reports on negotiations with Places for People (PFP)

a. The maintenance charge – this was increased because it was approaching a deficit. The fund is now building up again.

b. Landscaping Contract – there were tenders from 4 contractors when this came up for renewal. PFP invited input from EVTRA and individual residents with the result that the contract was awarded to Mike Jackson who was formerly responsible for overseeing the work until he left the Garden Centre, and is now a sole trader. Residents asked about the maintenance of the large concrete planters in Barker Drive, currently full of weeds. It was pointed out that the architects of EV had failed to provide for a source of water for these and Peter Hewlett from CGC had said it was therefore not possible to look after these as part of the contract. Mike has confirmed this and plans to put down mulch to keep the weeds down. However, individual Barker Drive residents are very much encouraged to adopt these and Mike would be very happy to make suggestions for suitable plants.

Action: Barker Drive residents

c. Refreshing the north canalside area – PFP have agreed that this area should be cleared of rubbish and a plaque put up confirming that it is for use as a community space. The meeting agreed that volunteers would meet there from 11.00 am on Sunday 26th July to clear the rubbish and the clean up would be followed by a barbcue.

Action: EV volunteers and PFP

d. Front Garden Fences – according to documents held by PFP individual householders are responsible for the maintenance of these. A number of residents disputed this but Peter explained that EVTRA was powerless to contest this unless people could provide documentary evidence to the contrary.

Action: residents to search for documents.

e. Redecorating Contract – a tender was awarded last year by PFP but rejected by EVTRA as being incomplete with the omission of some dwellings. It was retendered in Spring this year and quotes are now being evaluated. Notification is expected within the next 2 weeks with the work due to begin mid-August and finish in October. To maintain a unified appearance the predominant colour for fascias and window frames would be white and there would be a choice of colours for front doors. In the light of past experience, residents raised concerns about a security risk when gardens were entered and scaffolding put up for the purposes of

repainting. Conservatories also pose practical problems. EVTRA have succeeded in getting agreement from PFP that all small jobs such as gutter clearance (including rodding out of downpipes) and pressure washing of stains on walls would be carried out while the contractors have access. They will be required to notify residents when this is the case. Steps and tiles on Barker Drive are to be reattached and repainted at the same time. Confirmation of replacement of street name tiles is still awaited.

f. Roadway Repairs – sinking bricks in the roadways have been replaced with bricks of a slightly different colour but these should “wear in”. Kerb edges have been replaced with ordinary house bricks of a markedly different colour, the contractors claiming that matching bricks were not available. Residents expressed scepticism at this and Peter said that if anyone could locate appropriate matching bricks EVTRA could get the contractors to redo the work.

Action: residents to try to source matching bricks.

g. Window and door replacement – there are insufficient maintenance funds to allow this to be carried out at present except on an individual request, place by place basis, possibly with shared payment by the resident and PFP. Such repairs as are necessary to allow repainting will be done. Replacement frames will be PVC not timber. Peter agreed to send out the specification.

Action: Peter.

h. Buying Freehold or Extending Leasehold – obtaining the freehold could involve a different arrangement for maintenance and repairs. Mat has been looking into this and would be happy to liaise with any interested residents (matlong30@hotmail.co.uk). It was pointed out that in the Barker Drive flats all floors would have to agree.

4) Events

a. **Clearing N. canalside see above 3c**

b. **The Camley St. Harvest Festival will take place on Friday 25th September** from about 5.00 pm – bonfire, food, local councillors and celebrities.

c. **Christmas celebration** – Pat reported that the new landlords of the Constitution would be happy to continue to accommodate us. Helene offered to obtain a Christmas tree for the Green.

5) Election of Committee

a. The existing members were reelected and were joined by Marina Castelbranco as a new member.