

MINUTES
of
THE ANNUAL GENERAL MEETING
of THE ELM VILLAGE TENANTS' AND RESIDENTS' ASSOCIATION (EVTRA)
held at the Constitution at 7pm on Tuesday, 18 July, 2017.

Present: 12 residents

Apologies: Marina Castelobranco

There was no formal agenda, but this meant that, because the attendance was low, the residents were able to engage in a frank but friendly exchange of views. The relevant points are recorded below, though not necessarily in the order in which they arose.

(1) The Minutes of the 2016 AGM were approved.

(2) Attendance

It was noted that the attendance was much lower than in previous years. It was suggested that on those occasions there had been a written reminder the weekend before. Though some of those present queried the need for this degree of support, the general feeling was that this should be done.

ACTION: A reminder will be sent out just before the next AGM

(3) Report from the Chair

There was no Report from the Chair, but a comprehensive summary of EVTRA's work over the last year was made available to all residents (not just members) in the leaflet put out before the Membership Drive.

(4) Treasurer's Report.

Pat gave the details (attached) and explained the items. The situation is very healthy. Last year 66 households were members (44% of the population). So far this year the number is 62, but this is expected to rise. He explained that there was no entry for the Christmas Event (mulled wine and mince pies), as the Constitution had very kindly provided these without charge. The Meeting asked Pat to express our gratitude

(5) Election of officers

The various people who are currently involved were all offered for election. Those present stated that they were willing to continue. There were no contested nominations. There were no additional offers of help in response to the invitation of the Chairman to do so.

The situation for the year 2017-18 is therefore:

Chairman: Peter McGinty

Treasurer: Pat MacGowan

Secretary: post vacant

Committee: Marina Castelobranco, Sandra Dystant, Cara Jones, Frances Lee, Matt Long, Rob Small

Co-opted:

[Note: in this context “co-opted” means that (a) the named person is willing to undertake this role on behalf of the Committee, and will report periodically in some way convenient to them (b) they have the right but not the obligation to attend Committee meetings]

Susan Cokyll: Garden Society

Hélène Fawcett: Garden Society

Nigel Homer: Website

Ed Lee: Minutes Secretary

Sheila Sansbury/Nigel Homer: Security and Policing matters

Garry Taylor: Surveying and related advice

(6) PfP matters

Peter noted that various issues were still unresolved. The looser structure of the meeting meant that Ed Lee was able to propose a resolution protesting against the recent changes to walkabouts and to contacting the Estate Manager. These had been imposed, and were counterproductive, inefficient, involved more cost, and made it more difficult for residents to draw attention to practical problems arising. The personal relationships which had been formed were no longer possible, to the detriment of all sides. Often the quickest and most efficient way to deal with a practical problem was for the Estate Manager to be there and see it for him/herself. (Ed quoted a past episode of a leaking overflow pipe on Barker Drive).

Peter gave a resumé for the meeting of the PfP position, which had been circulated to various of those present. The organisation wished to systematise the complaints procedures for individual households, meaning that they would only be handled through a central authority in Preston. However, certain issues were broader and EVTRA could then deal with the Estate Manager directly, working through the Chairman.

Stella Timmins objected, seconding Ed’s proposal. She argued that her lease had not been changed and that she had not been consulted, and that the right she had had

for decades, of direct communication, had been taken away. She objected most strongly to this.

Matt argued that the changes were not done for the benefit of residents, but to save money, and that it seemed practically difficult to get through.

Hélène Fawcett suggested that Roger Robinson should be included in the circulation of a letter, because of his interest (expressed at EVTRA meetings he has attended) in the environment of local estates. Councillor Robinson was a friend who had been so for several decades. He should be included at all stages.

Sheila Sansbury also agreed that Cllr. Robinson had not been included in or notified about any of these changes, although the Council has a clear interest in Elm Village, both in its responsibility to Camden residents, as well as for the provision of lighting, road maintenance and cleaning.

Ed withdrew the motion, even though there had been no opposition from those present, on the grounds that Peter had stated the new position, had voiced his opinion that it would not be changed, and was the officer named by PFP to deal with them.

However Pat said that the meeting clearly wanted some sort of action to be taken and so he would take up the motion, which was passed *nem con*.

Action: Pat will draft a letter which will be discussed by the Committee, then sent to PFP voicing our concerns and objections to the imposition of this new system.

(7) Damaged structures

Matt Long raised this issue and the damaged spots were listed:

1. Wall replacement - EVTRA want like-for-like replacement
2. Entrance Pillar replacement, and lorry company to pay for the damage
3. Brick Flowerbed repair
4. Street signs replacement
5. Granite wall pavers repair

Apart from the ongoing dispute about the proposal and tendering for the Rossendale Way site, none of these matters had been attended to. In a previous Committee meeting it had been agreed that a list of practical matters needing attention should be kept and that regular reminders and pressure should be sent to PFP. Typically there had not even been a reply.

Matt argued that for a management fee of £16 000 p.a., it was not unreasonable to expect a response time of a maximum of 2 weeks.

Stella Timmins suggested that we should be more proactive, as she believed she had found a weakness in the PfP position and had set a precedent.

During the redecorating a window had been broken. She was convinced that it was due to one of the employees doing the painting, though she had not witnessed the breakage. Requests for action had achieved nothing, so she had engaged a glazier herself, paid him and then presented PfP with the bill. PfP had not contested her version of the incident and had reimbursed her.

Action: Matt will maintain this list. He will only add issues to the below list once he and the majority of EVTRA committee members agree that an issue is common to EVTRA and should be tracked by the committee. The plan is that these will be followed up with Andrew Shelley and PfP every 2-3 weeks as appropriate.

(8) Drug dealing

Substantial concern was expressed about what seems to be a growing problem. Peter described an incident with an unconscious addict on Cedar Way, Matt mentioned towpath issues, notably at the steps by the Co-op, and there were several accounts of addicts and dealers gathering at the end of Barker Drive, along with intimidating behaviour. It was agreed that we must continue to press for action on this matter, and in particular draw on the determination of Cllr Roger Robinson to combat the problem.

Sheila drew attention to the fact that the Police are willing to act and have done so, and that Mayor Khan has promised to strengthen Neighbourhood Policing. However she stressed that residents must notify the Police promptly - she quoted examples of people who waited 4 to 6 weeks before complaining, meaning that there was nothing the Police could do. Residents need to understand that in order to get action, they must take action, by sending in prompt reports – but they should certainly not get involved with the drug addicts and dealers. The first line of call is to dial 101. Otherwise there is an email address on the Metropolitan police website.

Action: Though this had already been included in the last Newsletter, the message should again be stressed in the next issue.

Matt noted that the Canal side is managed by the Canals and Rivers Trust (CRT) and that attempts to notify them led to a voicemail which was always full and was never answered.

However, Sheila pointed out that, when there is criminal activity, the Police have the right to go onto the canal side and take action.

Action: Residents agreed that a complaint should be made to an appropriate body about the incompetence of the CRT.

(9) Garden Society

Hélène gave a brief account of the success of the recent reorganisation. She also described the very successful meeting and social event which was held on July 15th.

(10) Camley Street Forum

Peter gave an update. In particular the proposal described on an earlier occasion has gone forward to Camden Council. The latter are obliged to take professional advice about the validity and viability of the spending plans, and this was now in the hands of BNParibas.

(11) Intrusive plants

A resident mentioned a continuing problem of ivy being allowed by the flat below to grow up onto her balcony. It was suggested that she should contact Mike Jackson, who will be able to use a herbicide which will destroy the plant, thus saving the need for pruning or potentially difficult requests for action.

(12) The Big Lunch

This will be held in the Community Allotment on September 10th.

The meeting closed at 7.59pm

ELM VILLAGE TENANTS & RESIDENTS ASSOCIATION

INCOME AND EXPENDITURE AS AT 17/7/17

<u>INCOME:</u>	£	<u>EXPENDITURE:</u>	£
Subs. 2016	72.00	Web Renewal	59.94
Donations 2016	6.00	Photo copy	22.00
Subs 2017	186.00	Wine/food Big Lunch	27.00
Donations 2017	25.00		
Excess Income			180.06
	<hr/>		<hr/>
	289.00		289.00
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Accumulated funds as at 17th July 2017			710.31
Plus excess Income over Expenditure			180.06
Represented by Cash in LLoyds/TSB			890.37
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I certify this is a true and accurate record of EVTRA Accounts:

signed P.M.MacGowan (Treasurer)

