

MINUTES OF THE ENFIELD ISLAND VILLAGE RESIDENTS ASSOCIATION
MEETING HELD AT THE COMMUNITY HALL
ON THE 14TH DECEMBER 2004 at 7.30pm

Present: Tony Thake (Chairman)
Iain Campbell
Ian Mitchell
Lydia Bennie
Gary Archer
Bill Pryke, CPM Asset Management
Steve Grimmer, London & Quadrant

Simon Neville, Sedgwick Independent
Financial Consultants
Michelle Costi, RSA Centre
Bridget Snaith Shape (Consultants)

Apologies for Absence:

Colin Tait
Lucy McFarlane

Not in Attendance:

Kevin Allanso
Chris Wilkins

1. **Minutes of the Last Meeting** **Action**

The minutes for the last meeting dated the 18th November 2004 were approved unanimously subject to an insertion regarding payments of three invoices.

2. **Financial Reserves Investment Policy**

Simon Neville of Sedgwick Independent Financial Consultants attended the meeting. He mentioned tax ramifications for investments and suggested that ENVIRAL speak to the accountants regarding this. Capital Gains tax is possible with investments.

The risk was discussed. TT stressed that ENVIRAL would not accept a downward risk. Accessibility was discussed. IM suggested the reserves could be divided up into different investment packages, some of which would be readily accessible if required.

Simon Neville will make recommendations to the Board and give a menu of possible options for consideration. Fees were discussed which Simon Neville clarified. ENVIRAL

unanimously agreed that preliminary work on this matter should be undertaken by Simon Neville.

3. **Plans for Play Area**

The Enfield Island Community Trust have been working with a play ground architect Bridget Snaith with a view to installing a penned play area on Enfield Island Village. Two areas have been earmarked for the possible location for this play area; beneath the pylons on the public open space or in place of the existing childrens` play area near the new river bridge. This will be financed solely through the Youth Trust. TT stressed that local residents should be consulted regarding this before any decision is reached. The aesthetic appeal of the new facility is a concern as is the noise issue associated with the facility. IC suggested the proposals should be posted on the website and go out with the newsletter.

4. **Items brought forward**

Rapid Pumps

A verbal quote has been received with a letter to follow from Rapid Pumps. ENVIRAL are keen to ensure that a comprehensive maintenance service is carried out. Rapid Pump's letter to be forwarded to IC and SG.

BP

Car Park Resurfacing

Dave Jones of Fairview has confirmed that Shairwoods will start the resurfacing of cracked carparking surfaces on the 11th January 2005.

Signage

TT is meeting council officials regarding this matter.

TT

Site Map

The water tower map has now been taken down and will be installed in the new location opposite Tesco shortly. GA suggested that a noticeboard could also be installed in the Tesco's window to advertise ENVIRAL issues in general.

GA

Covenants

BP explained that covenants within the Transfer Deeds could be enforced by ENVIRAL, Fairview or other property owners on the site. IC questioned whether ENVIRAL were to enforce covenants regarding windows replacement. ENVIRAL decided that if a covenant was breached then residents should be

made aware that ENVIRAL *may* take action to prosecute.
IC to draft a letter in this respect.

IC

GA requested a copy of the title deeds for the website.

BP

Ward Homes

ENVIRAL are concerned at the lack of progress made on the various issues surrounding Ward Homes, in particular the road resurfacing. Ward Homes must clarify their intentions regarding these issues and propose a timescale for the handover of the land to the Residents Association. IC suggested the council should inspect the road resurfacing when it is done, to confirm to ENVIRAL that it is up to the required standard. SG suggested that the Council would not be interested in this because it is not their land. The Council should be pressed however regarding the apparent contravention of the planning conditions which included the resurfacing of Government Row up to the electric barrier. Dave Taylor of the council should inform ENVIRAL of what action they propose to take on this matter.

BP

Encroachment of Land by Ward Homes Residents

Although the Ward Homes resident has removed the fence restricting access to the land behind his property, he is yet to replace the fence. GA suggested that as it is his fence he is not obliged to replace the fence if he so wishes. BP to inspect to see whether the fence has been replaced and, if not, insist it be replaced.

BP

Tree Surgery

Three quotes have been received for the urgent tree work required along the riverbank, the lowest of which is in the sum of £1,374 plus VAT. No decision was reached regarding instructing the contractor. GA requested a copy of the specification.

BP

Sewage Pumps

ENVIRAL agreed to the installation of a beacon on the Rifles bridge sewage pump to warn of failure. It was suggested that stickers be placed on the sewage pump cabinets, so that residents could phone if they were aware the beacons were flashing.

BP

Repair of Lighting

Two quotes have been received for street lighting repair, two quotes awaited. Quotes to be sent to Directors as soon as received for consideration.

BP

Litter Clearance

BP was asked why Tunfield had been instructed to clear the recently of dumped rubbish. BP explained that, based on quotes and invoices previously received, Tunfield were cheaper. BP explained that quotes could not be compared before collection as the Council invoice is based on hours spent and weight, whereas Tunfield's is based on a van load. IC suggested that Tunfield again be asked to see whether they would be willing to offer a fixed contract price for removal of dumped items from the site. ENVIRAL agreed the policy set out in the litter strategy be adhered to and the Council be used in the short term.

BP

5. Items on the Agenda

Meetings:

- (a) ENVIRAL are meeting the council on the 19th January
- (b) ENVIRAL are meeting Joan Ryan MP on the 27th January 2005
- (c) ENVIRAL are also meeting Enfield Lock councillors.
(date ?)

Newsletter

GA discussed the contents of the newsletter which is to be issued as soon as possible. The contents were agreed unanimously by ENVIRAL.

Contract Report

IC has spoken with Dalemarsh regarding the canal cleaning contract. There was a dispute regarding how the canal could be cleaned quarterly; Dalemarsh had carried out duties strictly according to the contract. Both Dalemarsh and IC agreed that the whole gardening and landscaping contract could be tightened up and this will be done in the New Year.

IC

IC has contacted local garden centres to see if they would be willing to sponsor the canal basin and arm.

IC

Financial Report

BP explained to IM which of the debtors had been sent to

Property Debt Collection due to non payment of service charges.

Expenses summary was accepted although the gardening/tree surgery row was to be separated for clarification purposes.

BP

ENVIRAL approved the payment of CPM's invoice for December.

Neighbourhood Watch/Events

S Ahmed wishes to hold a drop-in session/disco on the 1st January 2005. It was suggested that this be publicised in the newsletter. She also wishes to hold an event in the community centre on the 6th January 2005 regarding `Regeneration of Enfield Island Village`.

Website

IC explained that this is now up and running but requested help from other directors who can anonymously answer questions posed on the forum.

All

Community Centre

Lucy McFarlane has done an analysis on the community centre and how it should be managed in future. ENVIRAL agreed that the RSA centre were still best placed to carry out these duties but their costs were too high. This is possibly a job which could be carried out by a volunteer and advertisements for that should be posted on the website/put in the newsletter.

**LB/GA
IC**

6. Any Other Business

CPM's solicitor enquiries fees were questioned and a schedule of these was requested by ENVIRAL.

BP

Arriva Buses

BP read out an apology received from Arriva regarding the reported behaviour of their bus drivers. They stressed that without further proof of the perpetrator, they were unable to take any direct action. BP to ask the litter picker if he could formally identify the driver/s responsible.

BP

Sweeping of Road and Pavements

Fairview have been asked to sweep the adoptable roads and pavements of leaves. ENVIRAL to insist that this be done by

Fairview as previously promised by Dave Jones.

Old Police Station

The issue regarding the wall behind the Old Police Station remains. TT suggested that the offer regarding incorporating this area into the freehold title of the Old Police Station also remains. At present, as there is no access to this area due to a gate installed by the owners of the Old Police Station, ENVIRAL do not consider this a threat to passers by. The owners of the Old Police Station have offered to remove gates so that work can be carried out on the wall.

Christian Action Housing

TT is keen that the new residents will have an opportunity to become involved in The Residents Association, much in the same way that housing association tenants can. BP to make further enquiries to Mike Taylor of the RSA centre.

BP

Problems on EIV

IC is to publish a letter recording his thoughts on the reasons for the various ongoing issues/problems on the site on the website. These are his personal views and not necessarily the views of The Residents Association.

There being no further issues to be discussed, the meeting closed at 11.15pm.