

# Annual General Meeting 2024

29 April 2024 at 7 PM

Golden Lion

88 Royal College St, Camden Town, London, NW1 0TH, England

## Agenda

1. Officer reports
  - a. Chair - Peter M
  - b. Secretary - TBA
  - c. Treasurer - Peter W
2. EVTRA achievements during 23-24
  - a. Gardening society
  - b. Parking
  - c. Gardening contract
  - d. PfP/RMG accounts corrected
3. EVTRA activities
  - a. Service charges: why are different residents paying different amounts to PfP/RMG?
  - b. Estate maintenance: repairs to brickwork, paving, gutters, trees, etc.
  - c. Local police liaison update
4. Gardening contract update
5. Any other business

## Minutes

### Officers

- Peter M
- Peter W excused and sent a written report

### Attendees

- 41 Rossendale Way
- 13 Rossendale Way
- 57 Rossendale Way
- 61 Rossendale Way
- 95 Rossendale Way
- 79 Barker Drive
- 45 Rossendale Way
- 55 Rossendale Way
- 39 Rossendale Way
- 4 Blakeney Close
- 10 Bergholt Mews
- 24 Bergholt Mews
- 37 Barker Drive

- 35 Barker Drive
- 8 Blakeney Close
- 73 Rossendale Way
- 23 Barker Drive
- 71 Barker Drive
- 37 Rossendale Way
- 57 Barker Drive
- 26 Bergholt Mews
- 101 Rossendale Way
- 113 Rossendale Way
- 2 Bergholt Mews
- 89 Barker Drive
- 51 Rossendale Way
- 6 Rossendale Way
- 29 Barker Drive
- 53 Rossendale Way
- 5 Rossendale Way

## 1. Officer reports

### Chair - Peter M

- EVTRA is financially viable, but we may be getting into a crunch year.
- Solid participation throughout the year as well as today during the assembly.
- Reserve are low as you'll see with the treasurer's report

### Treasurer's Report - Peter W

Represented at the AGM by Peter M

There was very little activity from July 2022 to July 2023.

- We didn't collect any subs so there was no money into the account. The only outgoing payment was £165.68 paid to Nigel for the maintenance of the website.
- The bank balance at 11/07/22 was £878.95 and the closing bank balance at 10/07/2023 was £713.27.

There was slightly more activity from July 2023 up until now.

- We still didn't collect any subs but we did receive £250.00 from the CIC.
- We spent £34.97 on a memorial rose for Susan, who is fondly remembered and sorely missed.
- We then also paid a further £139.14 for the maintenance of the website.
- The opening bank balance at 11/07/23 was £713.27 and the closing balance today, 18/04/24, is £789.16.

We do, as ever, need to collect subs at some point, preferably annually, although we were saved by the money received from the CIC - I don't know if this will happen annually?

And the expense on the website seems quite high for the amount of usage that it gets.

- Note from Benjamin M: we're about to launch a new website on a cheaper platform

Membership will now be £5 per household from the next drive.

## Secretary

- This role wasn't filled recently.
- Only Benjamin M proposed himself as a candidate and was unanimously elected by the assembly.

## 2. EVTRA achievements during 23-24

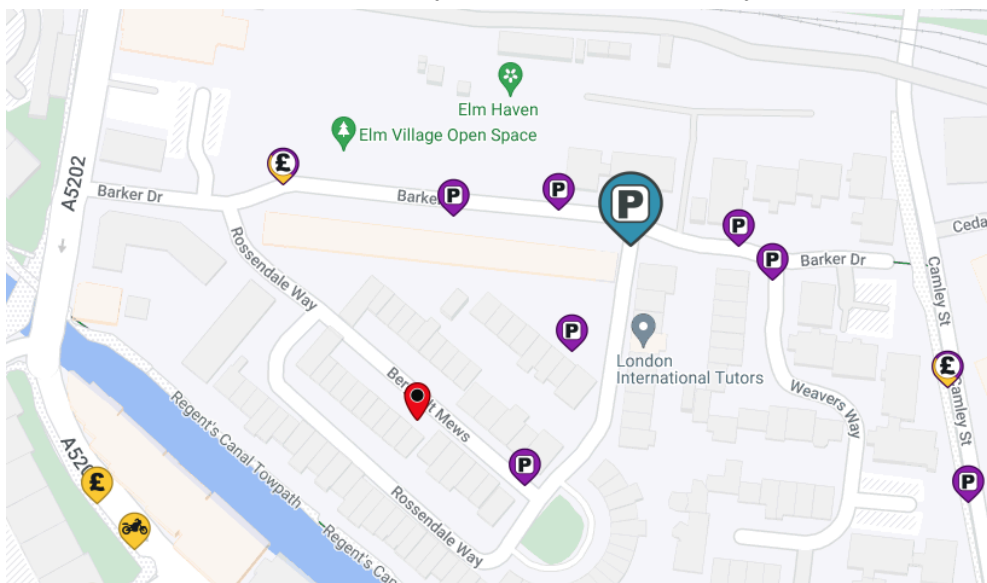
### Gardening society

Represented by Benjamin M and Michelle B

- Reboot following the Autumn's election of 7 chairs
- New website will be released shortly with updated plot maps and other information
- Already did the first annual clean up. The second one will be on 12 May at 10 am. Everyone is welcomed!
- Submitted an application at the Community Fund ([tnlcommunityfund.org.uk](http://tnlcommunityfund.org.uk)) for £11,000 grant to refurbish all of the allotments due to their poor state. 2 lots are now unusable and a few others will soon be as well, sadly.
- Looking into what to do with the 3rd space currently unused
- New email to reach out to the committee: [elmvillagegardensociety@gmail.com](mailto:elmvillagegardensociety@gmail.com)

### Parking

- Parking permits are changing. CA-X zone if you want to purchase a permit.
- As per the Camden Council's website:
  - Type: permit holders only
  - Controlled parking zone: CA-X
  - Controlled hours: mon-fri 08:30-18:30, sat 08:30-12:30
  - Outside of these hours anyone can park in this bay without a permit.



### Gardening contract

- Tony is Elm Village's new gardener. He's self-employed and will work on the estate for a few hours a week. It will take some time before he plows through the whole tasks list, prioritized by

the recently created *Elm Village Garden And Landscape Maintenance Community Interest Company* (represented by Peter M)

- Attendees were pleased by the arrival of Tony and had good words about his work so far.

#### PfP/RMG accounts corrected

Report from Peter W:

- They [PfP] have said that in 2017/2018 an error occurred and they accidentally added a figure of £60,003 to the balance when they SHOULD have deducted it as expenses for "General structure, painting costs, roofs and windows" ( I can't remember if any if this did actually happen in 2017 - it was nearly seven years ago). I did go over the figures for 2017/18 when I first noticed the discrepancy but I simply checked that everything added up and was carried over properly.
- This error wasn't noticed and it was carried over in the accounts until the year end 2020 when, instead of making a correction in the accounts and giving an explanation in the pages of documents that we receive - as they should have done - they simply changed the carried over figure by deducting £60,003 from the total twice when they issued the new statements - without saying anything.
- I suspect that at this stage - and throughout the first stages of my complaint - they hoped to be able to cover the matter up, as to make a mistake in the accounts and add over 60K to the balance instead of deducting it and then not notice for three years is pretty bad practice.
- Anyhow, I now accept their explanation and apology and I accept that the total amount in the reserve fund for Blakeney and Bergholt was £489,213.46 as at 31st March 2023.
- Because of the original error, and because of the behaviour of the PfP/RMG representatives throughout my complaints, they have now offered me £100.00 compensation that I have accepted. If I ever actually get it I will pay it into the Garden Society account to help cover the costs of water and bee repairs in the allotments area.

### 3. EVTRA activities

Service charges: why are different residents paying different amounts to PfP/RMG?

Subcommittee led by Gary S

- Variations in service charges are due mostly observed for flats with a lease of less than 80 years or for freehold flats.
- As a reminder, anyone can purchase the freehold after a 2-year wait period following the purchase of a property or extension of the lease (the lease has to be more than 80 years). It is a nominal amount and will reduce the service charges since the maintenance is no longer covered by RMG/PfP.
- A few residents noticed really long delays before the change of status is acknowledged by RMG/PfP mostly due to incompetence at RMG/PfP or long processing times at the Land Registry. The service charges won't be changed until the process is completed, unfortunately. Better to sort this matter directly with PfP. Freeholders have to contract insurance directly as well.
- Really important to keep everything in writing and include the EVTRA subcommittee.
- There will be a subcommittee meeting organised to dig into more details. TBC.

Estate maintenance: repairs to brickwork, paving, gutters, trees, etc.

- Peter M, Rob S, and James L regularly meet with RMG for communal areas review and general maintenance work. Email them or EVTRA ([secretary@evtra.org.uk](mailto:secretary@evtra.org.uk)) if you want to alert them about any issues.
- Attendees raised concerns about the poor state of the pavement, becoming a hazard. It's taking too long to fix them.

#### Local police liaison update

Liaison done by Duncan G

- Two meetings in a year. Short of resources considering that they cover the whole Kings Cross area. The focus of the community police's attention is the college down the road.
- Need to report things to get the police attention and appear in the statistics
- Watch out for pickpockets on bikes, especially on Camley Street. The road looks much safer, but could be deceptive.

#### 4. Gardening contract update

Two contracts awarded by PfP to the Elm Village Garden And Landscape Maintenance Community Interest Company (represented by Peter M) to oversee maintenance work both in Elm Village and on St Pancras Way. Both renewed for another year. Going well.

#### 5. Any other business

- The involvement from all residents is important to keep the association alive.
- Watch out when RMG sends the contractor for gutter maintenance. They could be clumsy and break the roof.
- The new website should be launched within a week
- A resident requested to inquire about the plans to offer bike storages
- A resident complains about refurbishment rubbish in front of one of the Barker Drive unit
- Tree trimming has started. It was approved a year ago by the Camden Council and should proceed in sequence. There aren't any specific plans to share. There is also a plan to replace a few trees including one mistakenly removed by the contractors.
- Peter M will gather opinion about the tree type (aiming for white beams at the moment) before proceeding.

Meeting ended at 19:53