



St Andrews Park Residents Association				
Meeting	January 2022			
Date & Time	Thursday, 20 th January 2022 19.00 – 20.00			
Attendees	Vanya Allen (VA)	Seema Ansari (SA)	Kat McKay (KM)	Welby McRoberts (WM)
	Abs Gupta (AG)	Goretti Thomas (GT)	Arif Jaffer (AJ)	Chandike Mallawaorachihi (CM)
	Sonia Dhir (SD)	Susan Hampshire (SH)	Michèle Needleman (MN)	Matthew Nelson (MaN)
	Jodie Lynch from MS (JL)	Jana Stone from VSM (JS)		
Apologies	Adam Bennett (AB)	Jeremy Forrester (JF)	Janine Parker from VSM (JP)	Gemma Richards from MS (GR)
Agenda	Agenda Item		Duration	Time
	Apologies		1 min	19:01
	Discharge of actions from the previous meeting		4 mins	19:05
	Issues carried forward: AP 002 - PCM AP 004 - MG Hamper AP 007 - Solicitor response times AP 008 - Estate CCTV AP 009 - Martin Goddard Update		10 mins	19:15
	Welcome New members: Matthew Nelson - Phase 3a Defiant House		2 mins	19:17
	Residents Reported Issues: Dog Park - The residents reported use of children's play area in the square and the petition for a dog park in Dowding. St Modwen are asked to make a decision about how they will enforce the children's only play area or potentially use this area as a cheaper option to satisfy the dog park petition. Either way a decision must be made. Reported HMO at number 11 Nicholson Walk - House is being ill maintained at the exterior which is causing an eye sore for neighbours, tried to create a dwelling in garage and is parking multiple vehicles blocking access for others. It is reported that the house is one of multiple owned by another resident on Burbage Gardens.		20 mins	19:37
	St Modwen Update		10 mins	19:47

SAPRA

St Andrews Park Residents Association

Chairman: Vanya Allen
Deputy Chair: Seema Ansari
Treasurer: Welby McRoberts
Secretary: Kat McKay



<http://www.sapra.uk> | committee@sapra.uk

Mainstay Update	10 mins	19:57
Catalyst Update	10 mins	20:07
It is at this stage that we can bid farewell to any of those members who have family or business duties to attend to		
AOB During this section we can be free to have further discussion and debate	Not time bound	

Abbreviations:

JLA – John Locke Academy

PCM – Parking Control Management

LBH – London Borough of Hillingdon

VSM – Vinci St Modwen

MS – Mainstay



Minutes & Actions	Reference
Apologies	
<p>Discharge of actions from the previous meeting and Issues carried forward</p> <p>AP 002 – PCM – JS to give update later in the meeting.</p> <p>AP-007 – JL confirmed that the SLA for solicitors’ response time is 10 days, or if one pays for the ‘express pack’, it is 5 days. This has not been met, JL to escalate the issue to GR.</p> <p>AP-008 – JL confirmed that she has access to the CCTV footage, but only for police request, not residents. GT asked about the process of getting a footage from Catalyst as they claim Mainstay owns the recordings.</p> <p>WM raised the issues around Ring cameras over the estate which are considered CCTVs. JS confirmed that there is a working group looking into this and will send out communication on guidance regarding the signage to keep it consistent as much as possible. Estate signage was proposed for some of the roads which could also cover some residential areas.</p> <p>AP 009 - Martin Goddard Update. AB was not attending, no further update.</p>	<p>AP-010</p> <p>AP-011</p>
<p>Welcome New members:</p> <p>Matthew Nelson (MaN) representing Phase 3a Defiant House. MaN confirmed that the flats are leaseholds and managed by Mainstay. MaN offered to find out who manages the social housing sides.</p>	<p>AP-012</p>
<p>Resident Reported Issues</p> <p><i>Dead-end signs</i></p> <ul style="list-style-type: none"> VA raised if it was possible to have a dead-end sign put up on Tangmere Crescent. KM also asked for dead-end signs for Masterman Place and Overload Close. <p><i>Dog park</i></p> <ul style="list-style-type: none"> The little play park is being used for dogs, which upsets residents, causing clashes. Without enforcement it is difficult to police its usage, even though the sign says dogs are not allowed. Installation of CCTV was proposed however it is not a viable solution due to laws around videoing children. MaN said that there is a petition in with the Council to turn the area around the shooting range in Dowding Park into a dog park. JS is happy to speak to the project team if they have any suggestions and put any possible options forward however the park is owned by the Council. <p><i>Issues with an HMO house</i></p> <ul style="list-style-type: none"> Residents reported an HMO house on Nicholson Walk which is not maintained and there is anti-social behaviour in the garden. The owners of the house also live on the Estate. It was discussed that TP1 agreements regarding HMO differ from phase to phase. Suggestions for the residents who are unhappy about the situation: First point of contact is the Council to see if the house is licenced. The Council also have a specific team who are very effective. 	<p>AP-013</p> <p>AP-014</p> <p>AP-015</p>



Minutes & Actions	Reference
<p>Mainstay Update</p> <ul style="list-style-type: none"> JL informed the group that there are arrears in P4. She explained that if the service charge is not paid, Mainstay cannot instruct work as they don't have the funds and therefore, gardening and cleaning will not be done. It seems there are particular areas within the Estate where this payment delays occur. JL can't instruct repair work due to lack of funds. Cleaners also pulled off site as invoices were not paid, again due to lack of funds. JL is about to send a letter out regarding this, WM suggested to include the relevant text from TP1 in the letter. JL also confirmed that the service charge letter regarding the service charge from December onwards is with VSM for approval. Everything seems to be OK around Fulmer House as it has gone quiet. 	AP-016
<p>St Modwen Update</p> <p>Road Safety</p> <ul style="list-style-type: none"> School Street trial for Bader Way, information will be sent to residents. The concern around the School Street is that the traffic will move elsewhere on the Estate. <i>Walking Bus</i>: SA is working hard to make it happen, 34 parents are willing to step up. There are talks with the Bunker to use them as a drop off point. <i>Footpath</i>: JS confirmed that they want to finish the foot path but it costs £80k. They applied for funding and there will be more update by mid-February. <i>St Andrew's junction</i>: they are looking at different options, no further update on it yet. <p>Parking</p> <ul style="list-style-type: none"> 120 responses and JS is working on the summary of the findings. This will be communicated shortly. <p>Car hire</p> <ul style="list-style-type: none"> Car/Van rental: VSM is looking for a good location in P1. <p>Newsletter</p> <ul style="list-style-type: none"> JS was surprised to hear that the newsletter didn't go out, it has a Travel Pack in it with voucher offer towards sustainable travel. JS asked SAPRA members to post it on WhatsApp groups. 	
<p>AOB</p> <ul style="list-style-type: none"> JS to be invited to the meeting in Feb 	AP-017

Action Log

Ref	Action	Date raised	Owner	Notes/Updates
AP-002	Ask PCM if income from tickets can be used to reduce costs for residents.	18/11/2021	JS	
AP-006	Next meeting is a partner meeting, invite Catalyst and Shannon to find a solution for parking	16/12/2021	VA, KM	
AP-009	Try to get an update from Martin Goddard	16/12/2021	AB	
AP-010	Jodie to escalate the length of solicitor's response time and report back on reasons why the delay	20/01/2022	JL	



Ref	Action	Date raised	Owner	Notes/Updates
AP-011	Jana to email Catalyst to clarify the situation around CCTV	20/01/2022	JS	
AP-012	Matt to find out who manages the social housing	20/01/2022	MaN	
AP-013	Send a picture of the pole the dead-end signs can go.	20/01/2022	VA, KM	
AP-014	Jana to speak to the project team for any suggestions regarding a location of a possible dog park (or alternative)	20/01/2022	JS	
AP-015	Jana or Jodie to confirm if TP1 for Nicholson Walk allows HMO	20/01/2022	JS, JL	
AP-016	Jodie to circulate some sort of a comparison of paid and not-paid	20/01/2022	JL	
AP-017	Invite Jana to the Feb meeting	20/01/2022	VA	

Closed Actions

Ref	Action	Date raised	Owner	Notes/Updates
AP-001	Circulate the gardeners' schedule	18/11/21	JL	16/12/21: SA received and shared the gardeners' schedule.
AP-003	Add the Christmas Advent Window Display to Social Calendar 2022 and start discussions early	18/11/21	KR	16/12/21: Will add it to agenda again in Spring.
AP-004	Getting a card and small items for a hamper for Cllr Ray Graham	18/11/21	VA, SA	16/12/21: SA to buy card, message to WhatsApps group so they can be printed and glued to the card
AP-005	Contact various stakeholders to set up a quarterly meeting	18/11/21	VA, JS	20/01/22: Jana is working on this with stakeholders.
AP-007	Add solicitor response time to next meeting's agenda	16/12/21	VA, KM	On the agenda
AP-008	Add the issue around CCTV to next meeting's agenda	16/12/21	VA, KM	On the agenda