

FLAG Committee Meeting

Date: Wednesday 16th July 2025

Time: 19:00

Location: Estate Management Office

Present: Kathleen Laing (KL), Lorna Reith (LR), Melissa Carames (MC), Michael Baumgartner (MB), Pelagia Elefthiriades (PE), Quentin Given (QG), Tui Lin (TL) and Vicky Ladizhinskaya (VL).

1. **Welcome and introductions:** LR shared apologies sent by committee member Kath Sims.

2. **Minutes of meeting held 1st May** were agreed.

3. Matters arising:

a. **Community Green Day on June 28th:**

PE reported on the success of the event, including the involvement of the Engine Room (Hale Village's residents association) and Sortera, and new faces attending. She highlighted all the different sections were ready before opening and that the boat trips by Canal & River Trust attract a lot of attendees. The total fundraising was £5,500 and the clear profit was £1,200. She thanked FLAG on behalf of the school's headteacher and governors. Following the event, Ferry Lane Primary School received new applications and the nursery is now full.

b. **Walkabout with Police on June 15th:**

LR reported on the walkabout, which had been organised by the South Tottenham Police Ward at short notice. A few residents turned up and all together looked at problematic areas: anti-social behaviour outside the shop and Armadale Close; mobile phone theft around the estate was also discussed. Since the walkabout, officers were seen patrolling the river towpath. She added the Police have a new website, Met Engage, where residents can register for information and notifications on actions to tackle crime and anti-social behaviour in the ward.

VL suggested to have signs warning about phone theft (e.g. Watch out for snatchers) on Ferry Lane.

LR suggested to propose the installation of those signs to the liaison group on the Highway Project (following matter).

c. **Planning decision Ferry Lane Highway:**

QG reported TfL's proposal was approved with conditions by Haringey Council on June 30th. The condition is to create a liaison group, which FLAG asked to be a part of, so we are consulted/involved in the detail of the project; for instance, proposing the installation of signage warning of phone theft and how cyclists should safely cross between the retail park and the station.

LR notified the Engine Room, in case they wanted to apply to be a part of that liaison group. She also pointed out the Government had paused the roll out of floating bus stops, which was a feature included in the proposal to replace the current Mill Mead Road (Stop H) –North pavement, on Hale Village side.

d. **Reducing waste/re-use project:**

LR informed posters of the Waste Not project, run by resident Serena and supported by Veolia, had been displayed by some of the boiler houses and areas where people dump waste. She also advised she had approached the North London Waste Authority to

arrange evening or weekend tours of the Eco Park (waste management facility in Edmonton) for residents.

QG pointed out the project's informational cards with wildflower seeds embedded in them, distributed at the Green Community Day.

e. Estate staff:

LR praised both the new housing officer apprentice looking after Armadale, Dominic Jukes, who has been very proactive since taking this position; and the Estate Services Team Leader, Nikola Serdarova, who approached FLAG to introduce himself and is also promptly responding to requests and queries.

QG reported FLAG were still waiting for a response from the Council regarding the green areas maintenance, as the Parks staff covering the long-term sickness are not adhering to the arrangements agreed during the consultation.

VL pointed out the next step could be a formal complaint, as the grounds maintenance is one of the highest costs on the service charge and the council are not delivering that service.

LR suggested to request a meeting.

VL supported the suggestion and added that meeting should be not a committee one but with the residents which are interested in nature.

4. Report back on CCTV walkabout on estate on June 24th:

LR reported Izzet Bicman (Safer Estates Manager) and Chris Vavlekis (Head of Estates and Neighbourhoods) walked with FLAG. They looked at the current cameras –some new, some ancient, some to be replaced- and at possible sites for additional cameras. FLAG enquired about the ownership of an identified camera fitted on a lamp post on the towpath; it had been noticed during the Police walkabout and neither of the council staff knew who it belonged to; the matter is now under investigation.

QG pointed out residents on Armadale Close had reported anti-social behaviour by Gate 4 (the steps leading to the towpath) and Izzet was looking for a new CCTV camera to be installed as a deterrent of anti-social activities.

VL suggested to get rid of the bench on that area to prevent peoples from gathering in there.

LR informed since the CCTV walkabout, FLAG had been chasing for an update on upgraded CCTV and also requested to check CCTV to try and find out the culprits of rubbish dumping on Kessock Close. She will share the email address for the CCTV team with residents so they can report issues.

5. Estate inspection with council officer Yogesh Manji and local councillors on June 20th:

LR explained that, following the inspection, one of the councillor and she compiled a report of the issues raised during the inspection and sent it to the officer and his manager to ensure there was a follow-up; the council responded on July 16th (the same day as this Committee meeting). She mentioned the challenges of getting this council officer to address issues outside of their direct control, such as private tenants and leaseholders. Two of those issues she raised during the inspection were:

- Yarmouth Close: a house with a fence down and rubbish on back garden which residents had complained about.
- Erskine Crescent parking bays: some bays are privately owned by Jarrow Rd residents, marked with the owner's house number painted on the road and a bollard; the rest of the bays belong to the council, marked 'LBH' painted on the road and can

be used by all residents and visitors. Jarrow Rd residents had complained about drivers using their bays and even breaking bollards. FLAG pointed the issue to the council officer and suggested to have the LBH bays repainted, as the paint was fading. **LR, VL and MC** discussed it and concluded fitting signs explaining what LBH meant and how parking work on that road would be also appropriate. **MB** pointed out hiring a private company could be another option.

6. Car repair business:

LR described the issues with the car repair business, including the noise and the presence of untaxed and un-MOTed cars. Part of the difficulty with enforcement is that the Council cannot access driver's details through DVLA to fine them. She has sent endless emails regarding the car repair business (dates and times of activities) and also of untaxed/abandoned vehicles.

QG pointed out that when they introduce the new scheme (where all roads within the estate will be transferred to Highways and not Housing), different legislation will be applied and the council will have the ability to find out driver's details and fine offenders.

7. Request for coach trip:

LR explained a couple of residents had asked to bring back the coach trips to the sea side organised by FLAG, so she had looked at the cost of renting a 53-seater coach with driver. Two different companies provided a similar price, between £900 and £1000. In the past, adults had been charged £20 and children £10 for the coach trip. In her opinion, the coach wouldn't be cheaper than taking the train. She mentioned the need for wheelchair accessibility and toilet, and the challenge of filling the coach.

MC pointed out the convenience of the coach trip, which would pick up residents at the estate and saving them the journey to the train station.

MB added the benefits to strengthen the community ties and build up relationships amongst neighbours.

PE and LR discussed how to collect feedback from residents on interest and willingness to pay for a coach trip: run it on the newsletter and publicise it at the next CGD. People could sign up on the day (CGD) and be given a deadline to pay for it.

LR and PE discussed the potential for a joint Christmas social event between the school and FLAG.

LR to find out if Haringey Council will be giving away free tickets for the fireworks at Alexandra Palace to residents.

8. Borough wide residents association:

LR attended the last RA Network online meeting, instead of MC, who wasn't available, on June 9th. Since then, the Resident Engagement Continuous Improvement Group reached out to RAs to attend the group meetings held four times per year; KS will be attending these.

9. Leaseholder issues:

LR to reply to Sylvia Morgan individually. She reported on the lease extension process and the challenges faced by leaseholders.

MB mentioned an article in The Guardian about the challenges of leasehold reform and the long-term impact on property values.

LR discussed the increasing costs of insurance for leaseholders.

10. Finance & Newsletter:

QG shared the finance accounts: £1,470 in the bank account; expected costs are 4 newsletters in the next 12 months (£700) and the Annual General Meeting (£150). There is enough money to last a bit more than a year, so he highlighted the importance of managing the association's finances carefully. £500 extra from the Council for the CGD, £200 from Shyan Housing, Paul's book.

11. AOB:

- a. **Air pollution project:** **LR** mentioned the posters which had appeared on light posts on the pathway. They advertise a survey on air quality by Royal Holloway, University of London. Information was shared on FLAG's Whatsapp group, encouraging residents to complete the survey. **QG** explained it was related to a wider project run by Greater London Authority.
- b. **Argent Development:** **MB** asked if FLAG was aware of problems with the development by Tottenham Hale tube station, as he had noticed a halt to cladding installation. **VL** mentioned the pause on installing cladding panels could be related to the shortages on the construction supply chain across all of the UK, as she is involved in construction with the job. **FLAG** were not aware of any problems with the Argent Development.
- c. **Tree watering:** **QG** asked for volunteers to water trees, a call which had also been made on the Whatsapp group and the last newsletter. **LR** pointed out the trolley used to carry watering cans had gone missing, so they will follow up on it.

12. Date of next Committee meeting and Annual General Meeting (AGM):

LR asked those present for availability in September for the next Committee meeting. The w/c 8th was agreed as suitable for all present. **LR** to ask the rest of the officers for a final date to be decided.

LR mentioned the next AGM would likely be in October and asked those present for ideas on organisations/individuals to be invited. So far: Police, Haringey Regeneration Team, Argent (developer).