

FLAG Annual General Meeting 26 October 2026

Report of work since October 2025

At the Annual Meeting last year, you elected a team of officers and a committee. This report reflects the work they have been doing on your behalf since then.



Communicating with residents:

- **Newsletters:** We produced newsletters in December, March, June and October which were delivered to every home on the estate. Special thanks to Quentin as editor and to all those residents who helped with deliveries.
- We also sent out information and kept in touch with people via an email list and the **FLAG WhatsApp group (222 members)**. There is also a very active sub-group for leaseholders (103 members) as well as one for tenants, one for nature, one for mutual aid and one for Turkish speakers.
- **Website:** all the minutes of our committee meetings are posted on the FLAG website www.ferrylaneactiongroup.org.uk and there is also plenty of useful information about items like parking permits, reporting repairs, GP surgeries etc plus some lovely photos. Thanks to Melissa for her work on keeping the site up to date.

Committee meetings: Our committee met in November, December (special meeting on parking), February, April, July and September. We also met with the new Cabinet member for housing, Cllr Hymas, in August.

Plans to celebrate our estate's 50 year anniversary

In 2027 our estate will be 50 years old. We have been working on a number of projects to celebrate this and look to the future. We have identified several possible sites for murals and Vicky has been liaising with a number of local mural artists in putting together grant applications. We took a council officer round the estate to see the possible sites. The project now has the support of the Council (though no money). We will consult with residents around the actual designs and sites. We are hopeful that the Canal and River Trust will be supporting us with a small grant for a mural(s) highlighting nature around the river.

We are also looking at other ways of celebrating, including: a video featuring interviews with residents, photograph exhibition, street party and we are open to ideas.

Raising issues on behalf of residents

We met the outgoing Cabinet Member for Housing (Cllr Williams) in April and raised a range of issues with her. In the run up to the local elections in May we wrote to all parties/candidates (where we could find contact details) and asked

for their feedback on our priorities. When we met Cllr Tammy Hymas in August we raised the same range of issues. We have not yet had a substantive response.

- **Parking** – we have been told that the only way the Council can deal with issues like abandoned vehicles and providing disabled parking spaces is with a new borough-wide parking scheme. All residents were consulted about this last December/January and raised issues. Nothing has happened since. We have had no feedback on the consultation. We have been told Ferry Lane will be in the scheme from March next year and we have asked for this to be brought forward.
- **Repairs and voids:** delays with repairs are an ongoing concern and FLAG has spent a lot of time assisting residents with getting repairs done. We have also been following up on empty flats- many of which have been empty for a long time.
- **Garages:** After years of raising concerns about the allocation of garages, their use by non-residents for storage and anti-social behaviour (ASB) around empty garages we were finally able to raise issues with the Cabinet member for Housing in April, and then with the new Cabinet member in August. From a Freedom of Information request we know that there are 51 garages awaiting repair and 167 people on the waiting list. We have also raised concerns about the fire risk from some garages being over-full of stuff. We will continue to push on this.
- **Abandoned vehicles:** as in previous years we keep submitting lists of vehicles which appear to have been abandoned ie no MOT or tax or estate parking permit. At one point there were 55! These vehicles take up valuable parking bays needed for residents and their visitors. The Council keeps promising to take action but the cars are still there. We will keep up the pressure.
- **Crime and Anti-Social behaviour:** there has been an increase in the use of nitrous oxide by young people on the estate. This is illegal, dangerous and results in the large cans being dumped. We liaised with the Council's Public Health team who put us in touch with a voluntary organisation who will be doing outreach in the specific locations. We have also raised our concerns with the neighbourhood police team.
- **Service charges** – this is an ongoing issue. Yet again we have had to challenge the inclusion of various items in our charges eg. controlled entry systems which are not present on the estate. Charges vary widely across the estate in a manner which isn't explained by flat size. We believe some charges are unreasonable eg. £470 for fire risk assessments which list things where the Council already have the information. The charges we had for insurance are probably the highest in London and the allocation of charges was contrary to the terms of our leases. Many leaseholders have been unable to check their service charge accounts for many months and those that can have found them

completely inaccurate. A big thank you to our team of volunteers who have been preparing a submission to the First Tier Tribunal.

- **Lime Bikes:** we have asked the Council to assist us in getting Lime Bikes to prevent bikes being left where they cause obstructions to pedestrians. They have agreed to a meeting to discuss things.
- **Works on Ferry Lane:** we have been liaising with the Council's Highways officers so we have advance warning of road closures etc.
- **Ferry Lane bus stop and 123 buses:** we complained to our London Assembly member, Joanne McCartney, about these buses waiting for long periods at the bus stop to change drivers. They block the cycle land and make it difficult for other buses to pull up to the kerb to allow disabled passengers to get on or off. Joanne arranged for TfL to raise it with the bus company. The current works mean the stop is closed so we will see what happens when it re-opens.
- **Royal Mail:** lots of residents have experienced problems with wrong or missing Royal Mail deliveries and we got David Lammy MP's office to raise this with our local sorting office several times.

Protecting and enhancing nature:

- **Tree watering:** many thanks to our dedicated team of volunteers who worked hard to keep our trees alive during the long dry summer months.
- **New trees:** we were invited to apply to the Council for trees to replace some that had died and possibly some new trees. We identified sites, including a memorial tree for the taxi driver who was killed near the bus terminus some years ago. We are waiting to hear.
- **Allotments:** thank you to the volunteers who work on the allotment site next to the Games area.

Maintaining our open green spaces: Following extensive consultation two years ago a plan was agreed for the maintenance of the green spaces across the estate. FLAG continues to be disappointed at the Council's failure to keep to this. Thanks to Quentin for continuing to follow up our concerns with Parks officers and doing site visits with them.

Keeping the estate clean and reducing waste

- **Litter Picking:** We organised several litter picking sessions and made good use of the equipment and bags supplied by Veolia. Thanks again to residents who took part.
- We arranged with the Council's environmental education officer to door knock and leaflet in Kessock Close, where there are ongoing problems with contamination of the recycling bins.

Successes

- We supported residents in Jarrow Road, Erskine Crescent and Runcorn Close with their successful **application to the Council's Licensing**

committee to limit the outdoor activities of The Archives. This had been the source of a lot of noise nuisance for many months.

- We got additional **CCTV cameras** installed to help deter and identify people dumping rubbish.
- We had a new **bike shed** installed – though we are still waiting for more.
- We have had additional communal **recycling bins** installed.
- We discovered that the bulk storage sheds had a lot of part used paint tins so we arranged several **paint giveaway days** and recycled 117 tins.
- We complained about Marlborough (contractors for the Ferry Lane works) parking their vehicles on the grass. They apologised and will **plant 100 bulbs** for us as compensation. Probably end of November.

Working in partnership with Ferry Lane primary school

- **Community Green Day 27th June:** we held another very successful event in partnership with Ferry Lane school with over 400 people attending. The high temperature meant that attendance was down a bit and the wild birds were unable to come but people enjoyed meeting farm animals, taking part in African drumming and face painting. The boat trips were particularly popular.
- **Autumn Soup Festival:** We support the school's annual soup festival, organised by parents, which is on 6th November.
- **Christmas cards:** FLAG volunteers delivered cards made by Ferry Lane school pupils to older residents on the estate.

The wider area:

FLAG committee members attended meetings/kept in touch with the following:

- Friends of the Paddock (local nature reserve)
- Council Residents associations across Haringey
- Haringey Transport Forum
- Police Crime Panel – to raise issues around ASB
- Friends of Markfield Park – to raise issues around noise nuisance from unlicensed music events in the park
- The Engine Room on Hale Village