

Enfield Island Village Trust
Trustees meeting 18 July 2011 Greyhound pub 7.30pm
Minutes

Present:

Tony Thake (chair)
Craig Bird (until 8.30)
Kawai Lai
Mili Patel
Stephanie Mills
Sugar Ahmed

In attendance: Cllr Nneka Keazor, James Musgrave Oasis/ EIYCT, Matt Barber – Oasis/ EIYCT, Tom Bainbridge– Amber Management, Iain Campbell – Amber Management

1. **Apologies for absence:** Espen Skogen, Stephen Grimmer.
Not present: Bernadette Squire, Eileen Tait

2. Community

Priority fund bid – local councillors had agreed the bid. The final decision had yet to be taken by the council as a whole.

Community workers – Job descriptions and person specifications were on the website. Sugar had promulgated them locally.

Summer fun day 23 July – James Musgrave and Matt Barber updated trustees on their programme of work with children and on the Summer Fun Day 23 July. **Action: a session in a few months' time to look at a plan for community activity on the island.**

Nneka Keazor gave trustees an update on issues affecting local residents.

3. Maintenance

Canal – Amber Management produced a paper suggesting work to maintain and improve the canal.
Trees – Residents of 9 and 10 Haldane Close asked the Trust to pay for tree surgery. A decision had previously been made not to pay for tree surgery to 9 Haldane Close following receipt of specialist advice (tree surgeon), that the trees were not in a dangerous condition. If individual residents wanted trees to be pollarded for aesthetic reasons, they should make a proposal either to pay the Trust's costs in carrying out the work or to have their own contractor do the work. The Trust would of course use residents' funds to pay where it accepted specialist evidence that the trees were unsafe. **Decision – not to fund this tree surgery.**

4. Enforcement/ prosecutions

Rent charge – Amber Management said that a resident was contesting payment of the rent charge. The case had been adjourned from 12 July. **Decision – chairman to obtain details of the case from Amber Management and, if necessary, to instruct representation directly.**

Covenants – a resident at 18 Lockyer Mews had been taken to court for breaching covenants. On 14 July the Trust had obtained an injunction to remove a conservatory and porch within 4 months with costs, likely to be over £20,000, awarded to the Trust. **Decision – chairman to write to Anglian Home Improvements pointing out the need to make sure customers on the Island are briefed**

about the covenants. This has previously been pointed out to representatives of Anglian Home Improvements by the chairman and by Amber Management.

Solar Panels

The following policy was adopted, subject to drafting comments by 22 July 2011:

Trustees take the view that had they been drafted today, the covenants would have allowed for solar panels to be installed on roofs, in order to improve energy efficiency and to reduce the Island's CO² emissions. Therefore, we have decided not to take enforcement action in terms of the covenants where, after today's date, the appearance of the roof of the property is changed either by the installation of solar panels carried out by an installer accredited under the Microgeneration Certification Scheme or of a solar thermal system installed by a CEN Solar Keymark Scheme accredited installer.

5. Finance

Trustees had agreed to purchase: 7 Webley Court - £149K, 4 Wallace Court £149K, 16 Greener Court 143K. Amber is obtaining quotes for minor refurbishment, estimate £2,500 per property, before letting, which will be circulated for agreement by email. This will include painting, plasterwork, minor electrical works, ensuring windows have secure locks and that the entrance doors are suitably secure design. **Decision: trustees agreed that the letting price would be no less than that to be advised by independent local letting agents, with a copy of their advice to be passed to trustees.**

6. Property

Water Tower – expenditure on survey and planning. Trustees agreed in 2008 that we should aim to bring the building into use. Richard Bryant of BHP Architects has carried out preliminary enquiries for nothing. **Decision: Trustees agreed to a building survey at £1,080 + VAT, a pre-application to the council for planning permission at £944.68 and architects fees at £80 per hour with a ceiling of £5,000 plus VAT and plus reasonable out of pocket expenses.**

Car park – A survey report had costed parking land at £26,000 (contract in confidence details withheld from minutes). Decision - **Trustees agreed to copy the survey report to the freeholder and to offer the valuation.**

Community centre – solar panels/ air-conditioning. We have quotes for these at approximately £15,400 for solar panels with an annual benefit of approximately £1,705 and £14,000 for air conditioning, possibly offset by a grant for £7,650. Decision – Trustees agreed to pay for listed building and conservation area consent and to obtain the landlord's permission. Amber has identified someone to take this work forward at 'approximately' £1,500 plus VAT. **Trustees agreed to set this as a maximum sum for the application.**

7. Date of next meeting

The next meeting will be on 5 September 2011 at the Greyhound.