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Annual General Meeting
7:30pm Thursday 19th July 2012
Woodberry Down Baptist Church
AGM Minutes

Attendance

Guests:

Charles Mugenyi (Pastor, Woodberry Down Baptist Church), Andy Topp, London Wildlife Trust (LWT), Cllr Claire Kober (Leader of Haringey Council), Cllr Dhiren Basu (Haringey Council), Cllr Joe Goldberg (Haringey Council).

Residents:

RH, JH, CK, ES, AN, NW, GW, GE, BA, PL, RH, PT, LB, HG, SA, MH, AB, EG

Committee:

DB (Chairing), JF, HF, DC, RS, MR, CC

AGENDA

1. Welcome and introductions:

Chair (DB) opened the meeting and welcomed guests and residents. Residents and guests introduced themselves.

2. Minutes of the last Annual General Meeting (AGM) and matters arising:

A vote was taken that the minutes of the AGM on the 2 Sept 2010 be accepted as a true record. This was unanimously agreed.

Matters arising were discussed as follows:

A resident in Candler St informed the meeting that vice including drug dealing and prostitution was still a big problem in Candler St. The resident had contacted the Police Safer Neighbourhood Team (SNT), Haringey Council, and local Cllr, Basu on a number of occasions but had still not received any response. Cllr Basu, also a resident in Candler St said that he was unaware of the resident's request to him. He explained that any vice in the street stemmed from the access from Seven Sisters Road and although this had been a problem historically, he did not believe it was such an issue currently.

Action 1: Cllr Basu to update on the situation as a matter of urgency.

Two residents in St John's Rd told the meeting that allegations about prostitution had been directed towards them over the course of the last 7 years. This campaign of troublemaking was deeply upsetting to them.

Chair reminded that one of the functions of the RA was to support members within the association.

JF suggested that the RA start a spreadsheet in order to document resident's issues regarding vice/crime and to also document the responses and follow up of external agencies e.g. SNT and Council.

Action 2: DC to set up

3. Report on activities during the year, including finance report.

JF reported on events during the year and our links with LWT. The partnership had resulted in two window box projects on the 12th November 2011 and 14th April 2012 whereby residents were able to compost up containers with seasonal bulbs/seeds/plug plants to take away for free. We received funding from the Haringey Council 'Making the Difference' grant and from LWT in support. VCRA and LWT also held a bird box making event on the 14th January 2012. All events were supported by residents making and selling cakes and crafts, face painting and tombola in order to generate some funding for the RA and for our web maintenance. Overall, the events engaged people and generated interest in both the VCRA and the LWT.

LWT has also been working with the Friends of Paignton Park, since February 2012, to support projects in the park alongside VCRA 'wildlife champions'. Andy Topp (LWT) thanked the VCRA wildlife champions, CG and LB for their support with these community projects.

Jubilee/street party event:

JF thanked LB on behalf of the RA for leading and coordinating this event alongside community partners, LWT, Woodberry Down Church and Viridian Housing. It was a great success. One resident summed it up, describing 'feeling proud and feeling that it was a fantastic sign of a community getting it right and capturing the spirit, diversity and social mix of our neighbourhood'.

LB was applauded by the meeting and a vote of thanks was recorded.

Discussion followed regarding continuing with a street/neighbourhood event for next year picking up 'Big Lunch' community idea initiated by the Eden Project. Chair suggested that a quieter street, like Franklin St or Paignton Park might be possible venues.

Treasurer's Report

The RA started 2011 with an income of £166.42 carried over from 2010 and from the initial start-up grant of £435 from Haringey (HFH). During 2011 we spent £120 on meeting hall hire and £121 on web hosting costs. Additional costs included food and drink £10.81, stationery £2.50 and sundries (lavender) for our lavender bag sale of £13.98. In total our costs for 2011 were £268.29. We raised £107.78 from cake and craft sales from the first window box event in November and carried over a balance of £5.91 into 2012.

In 2012, we received a 'Making the Difference' grant of £2000 and further raised a total of £94.27 from cake/craft sales at events. In total our income over the year was £2100.18. Our costs for 2012 included £340 for meeting/event hire, web hosting & flickr account £38, funding paid out for LWT events of £1605, a VCRA banner for events at £71.94 and food and drink costs at events of £22.09. Our current balance is £23.15.

Chair thanked JF and HF on behalf of the RA for their work during the year.

4. Proposed Constitutional Change.

Currently there are eight full (voting) members of the committee. Under section (8a) of our constitution, we are able to elect up to twelve members, plus up to two non-residents with links to the area. Chair proposed that additional members would help to support the work of the RA and time commitments of the current committee. This was passed overwhelmingly, with none against.

5. Election of committee members.

Two residents, GW of Candler St and NW of Richmond Rd and two non-residents, Charles Mugenyi (Woodberry Down Baptist Church) and Andy Topp (LWT) volunteered as new committee members. Along with existing members, the committee now stands at twelve with ten resident members; DB, JF, HF, DC, RS, MR, CC, KA, GW, NW and two non-resident members; CM and AT. A vote was taken and all members were unanimously agreed.

Chair reminded that selection and appointment of officers would happen at the next committee meeting (planned for September) and be reported back at the next general meeting (planned for October). Both dates still to be confirmed.

6. St Ann's development plan.

The Chair, who had participated in initial community reference group consultations, outlined the history of the site. Originally a fever hospital in 1892, the site is currently owned by the Mental Health Trust and occupies an area of approximately 24 acres on St Ann's Road opposite Chestnuts Park. St Ann's is no longer a General Hospital and has no accident or emergency facilities. It currently provides mental health services via the Mental Health Trust as well as additional community health services; Whittington Health: community health services for adults and children; North Middlesex Hospital services: x-rays and sickle cell services; Moorfields Eye Hospital: day surgery and outpatient facilities; North London Breast Screening Services and it provides a base for the Tottenham London Ambulance Service.

The health services currently occupy the site but a lot of buildings are rundown and land is underused. There are pre 1914 buildings such as a water tower which have been identified by the reference group as architecturally significant and in need of protection in any development of the site. Currently there is no protection for these buildings. The site is contained by a wall which consultation identified as possibly feeding into negative stereotypes about mental health – in that the wall physically contains and separates the site away from the local community.

An initial proposal to move mental health services to Chase Farm Hospital was overruled during reference group consultation as most people have argued for more health provision on the site. The current proposal for development of the site is to retain the existing health services on a quarter to a third of the site. The remaining site would be developed for housing of 500-1000 new homes whilst retaining green spaces such as an ecological corridor along the railway line at the back of the site. A developer is yet to be selected-possibly a commercial/ Housing Association combination and the council will deal with the planning application. From initial consultations, most people wanted better health provision and there were strong objections to any housing build exceeding 6 storeys.

The development of the site will be one of the largest in recent years in Haringey and will have a significant impact on the local community.

Response from the floor:

Residents raised concerns about further density of population in this area of the borough and the consequential impact on local community and services. One member raised the point that in order to fund the cost of the health provision on the site, there would inevitably have to be a trade-off /or selling off of part of the site. Overall, there were serious concerns about the current existing health provision locally which residents believe is inadequate; overloaded GP services and a number of residents described the local Laurels Health Centre as inefficient and failing the community. One member outlined the level of deprivation in this area and suggested that in order for the development to be accepted by the community, local health services would need to be much improved. People argued that a proper walk-in centre was badly needed in the area.

There was agreement amongst residents about the wall containing the site being stigmatising and feeding into negative stereotypes about mental health. Concerns too about the permeability of the site as the current plan only indicates limited access points. Residents also felt that retention of green space was important and were unanimous about any new build, not being high rise, unlike the recent build at Tottenham Hale.

Response from the council:

Cllr Kober reported that the council had no financial interest in the site and outlined the council's role as strategic, involving 3 aspects or phases:

1. the need to provide better health facilities.
2. the acute housing issue
3. as Planning Authority

The Cllr acknowledged that the current health provision, including the Laurels Health Centre, needed to be better and that the council was 'trying hard to up the health issue'. There was an issue in the balance regarding a renal unit for the borough which might be housed at the site. Regarding density of housing, the Cllr assured the meeting that any high rise build was not an option and also explained that the council favoured shared ownership for any new housing.

A number of residents responded to the council's preference for shared ownership explaining that concerns about private renting of shared ownership housing led a housing association to develop social renting opposite Manchester Gardens. In initial consultations, the reference group had preferred social rented housing.

Chair proposed two questions for the meeting to vote on in order to gauge feelings about the consultation:

1. Are you happy that there will be substantial housing on this site?
There was 1 in favour, over half were against, and the rest were undecided.
2. Should there be a walk-in centre possibly dealing with minor injuries?
There was overwhelming support for this.

Public Consultation: There is still an opportunity for people to express their views about the St Ann's development proposal.

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| Date: | Time: | Venue: |
| 11 th June – 3 Aug 2012 | 14:00-16:00 | Mayfield House, St Ann's Hospital * |

* Open Wednesdays at stated time or on other days and times by appointment by contacting 020 8442 5886

7. Controlled Parking Zone (CPZ):

Cllr Basu introduced this item and supplied a list of proposed advantages for a CPZ:

1. Deters pimps (who park their cars) and prostitutes and their customers.
2. More chance for local residents and visitors to find secure parking near their front door. This is also better for personal security.
3. Reduces outsiders and commuters from parking in our local streets in order to travel into central London via other modes of transport.
4. Greater chances for local residents to park on their street. When new car sales showroom (Volvo) opens, previous experience with Toyota showed they jam-packed their cars in any available space on our streets.
5. Research from elsewhere shows areas with CPZ attract higher house values because seen as a safer community.

There was a lot of debate about this proposal. Residents were concerned about cost and whether or not they should have to pay for this. A resident in Vartry Rd explained that it was the case that commuters and a local school were using spaces in the road. This was not an issue for a resident in Richmond Rd, who added that the likely cost to residents would be in the region of £52-82 annually. There was acknowledgment from a resident in Heysham Rd, that the Toyota garage and their users had impacted on local streets and potentially, the Volvo garage might also do so. Another resident raised concerns about how the council would actually monitor any CPZ. A number of residents took issue with, in particular items 1 and 4 of Cllr Basu's list of advantages describing them as 'disingenuous', and 'red herrings,' and actually items that the police/council should be dealing with.

Cllr Kober explained that there were no current plans to introduce this in the neighbourhood and further explained that any introduction of CPZ was a demand led process often involving resident petitions. There were lots of variables such as Crouch End which had favoured a CPZ to inhibit commuters parking there – currently this zone is in force between 10-12pm.

The chair asked the meeting if a CPZ was favoured?
More than half the meeting were opposed.

8. Any other business.

There were no other items.

Next committee meeting planned for September and next general meeting planned for October. Both dates still to be confirmed.