

Minutes

Meeting:	The Poplars TRA Meeting				
Date:	9th June 2026	Time:	5.30pm – 7.30pm	Held at:	Christ The Church
No. of Residents Present:	3				
Officers Present:	Dennis Munns – Neighbourhood Caretaker Manager Jim Dunn – Resident Liaison & Engagement Officer Steve Wicker – Grounds Maintenance Operations Manager (West)				
Others	Cllr Alara Ayyildiz				

Item No	Details	Action
1	Welcome, introductions and apologies	
1.1	All was welcomed to this meeting and introductions were made	
1.2	Apologies were received from Clinton Knight	
2	Caretaking and Cleaning Issues	
2.1	Cleaning Under Bins Residents raised that external bins had not been moved or cleaned underneath for several months, resulting in accumulated mud, dirt, and even plant growth. Jim acknowledged the issue and committed to ensuring this is addressed during the next caretaking visit, with Dennis agreeing to attend and oversee the work.	Dennis
2.2	Blocked Drains Blocked drains were highlighted as a persistent problem, with residents noting that caretakers often sweep over drains without clearing them. Jim tasked Dennis with contacting Bob Thompson to arrange for proper drain cleaning, ideally before the autumn rainy season, and to coordinate with highways if necessary.	Bob
2.3	Caretaker Access and Lighting Issues with lighting in communal areas such as the dryer room and bin room were discussed, with Dennis agreeing to coordinate access with residents and ensure caretakers replace bulbs as needed. Residents clarified access arrangements and Dennis confirmed he would liaise directly with affected flats.	
2.4	Attention to Detail Residents noted that while caretakers pick up rubbish and sweep stairs, some neighbours leave liner bags outside, leading to litter being left behind after collection. Jim and Dennis agreed to monitor this and address any recurring issues during site visits.	Dennis
3	Grounds Maintenance and Tree Management	
3.1	Grass Cutting and Leaf Blowing Residents reported that after grass cutting, clippings were left on doorsteps, cars, and window ledges, causing inconvenience. Steve acknowledged the issue and committed to reminding the grounds team to pay closer attention to clearing up after mowing, especially in dry conditions when grass sticks to surfaces.	Steve
3.2	Tree Overgrowth and Damp A resident at #3 raised concerns about trees on the side of their property blocking light and causing dampness. Steve confirmed that a tree officer would be asked to	

	conduct a survey and that maintenance for trees bordering the school had already been arranged with the school's cooperation.	
3.3	Drainage Issues from Trees It was noted that overgrown trees were contributing to drainage problems for some residents. Steve agreed to follow up with the relevant officers and ensure that both the school and council-managed trees are properly maintained to prevent further issues.	Steve
4	Building Maintenance and Repairs	
4.1	Lighting Timers and Repairs Residents reported problems with lighting timers being incorrectly set and inaccessible to caretakers. Dennis agreed to raise a repair request, clarifying that there would be no charge to residents, and to ensure the timers are reset appropriately for the season.	
4.2	Access to Sheds and Spare Keys A resident from #7 enquired about obtaining a spare key for a private shed. Jim confirmed that housing is responsible and agreed to check records and contact the resident with the correct procedure.	
4.3	High Buildings Insurance Costs Residents expressed concern over a significant increase in buildings insurance included in the service charge. Jim took an action to consult the leasehold team and clarify the reasons for the increase, promising to report back with findings.	
4.4	Water Leak from Flat #19 A resident reported ongoing water leaks originating from flat #19, affecting their ceiling and previously requiring the council to cut power for drying. Jim confirmed the issue's origin, noted that Clinton had been informed, and committed to following up with the housing manager for resolution.	
4.5	Water Pressure Concerns Residents, particularly from flat #31, raised concerns about reduced water pressure, with Jim confirming that the council would investigate the issue and arrange for an engineer to assess whether the problem is internal or related to the wider water supply. Investigation of Water Pressure Jim explained that water pressure issues could originate from the water company or internal plumbing. He agreed to arrange for an engineer to visit flat #31 to measure the pressure and determine the cause, noting that the council is responsible for tenant plumbing.	
4.6	Scaffolding Investigation Jim acknowledged that scaffolding had been up for several months without apparent work being done and committed to finding out from Clinton and the leasehold team why it was there and whether residents would be charged.	
5	Poplars Car Park and Development Plans	
5.1	Car Park Sale Status Jim confirmed that the Poplars car park had previously been put up for sale but did not meet the reserve price and is currently not being sold. He agreed to provide residents with all relevant correspondence and updates.	
5.2	Parking Enforcement Limitations Jim explained that without a controlled parking zone, anyone can legally park in the area, and enforcement is not possible. Residents were advised that a 'residents only' sign would not be enforceable without a CPZ.	
5.3	Potential Development and Parking Impact	

	Residents expressed concern about plans to build tower blocks on or near the car park, which would exacerbate existing parking issues. Jim and the councillor explained the planning history, opposition efforts, and the current inability to reverse approved developments.													
5.4	Future Parking Management The councillor outlined contingency plans, including the possible introduction of controlled parking zones (CPZs) if development proceeds, to mitigate the impact on residents' parking.													
5.5	CPZ Introduction and Costs Jim described the process for introducing a CPZ, including the need for resident consultation and the associated costs, which would be shared among those benefiting from the scheme.													
5.6	Parking Displacement and Resident Concerns The discussion covered issues of parking displacement, vandalism, and multiple car ownership, with Jim noting that only a CPZ would restrict parking to registered keepers and that residents would need to decide collectively if they wish to pursue this option.													
6	Play Area Usage and Antisocial Behaviour													
6.1	Play Area Access Jim clarified that the play area is a communal space and restricting access to residents only would be difficult to enforce, especially as similar playgrounds are used by people from multiple sites.													
6.2	Antisocial Behaviour Reporting For issues such as smoking or loitering, Jim advised residents to report incidents to the police via 101 and to inform the council, as increased reports can lead to higher priority for patrols and interventions.													
7	Any other business													
7.1	Committee Formation and Grants Jim explained that if residents do not form a committee at the AGM, the council team will continue to administer meetings, but the group will lose eligibility for the annual grant, emphasising the need to promote attendance and encourage volunteers for officer roles.													
7.2	Cllrs Details: <table><tr><th>Name</th><th>Email</th><th>Telephone</th><th>Mobile</th></tr><tr><td>Alara Ayyildiz</td><td>Cllr.Alara.Ayyildiz@enfield.gov.uk</td><td>02045341745</td><td></td></tr><tr><td>Alessandro Georgiou</td><td>cllr.alessandro.georgiou@enfield.gov.uk</td><td>02083792849</td><td>07970403256</td></tr></table>	Name	Email	Telephone	Mobile	Alara Ayyildiz	Cllr.Alara.Ayyildiz@enfield.gov.uk	02045341745		Alessandro Georgiou	cllr.alessandro.georgiou@enfield.gov.uk	02083792849	07970403256	
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8	Date of next meetings													
8.1	6 th October 2026 - AGM													

The Poplars Residents' Association,
Annual General Meeting (AGM)
6th October 2026 – 5.30pm to 7.30pm
Held at: CHURCH OF CHRIST THE KING,
29 Bramley Road, Southgate, N14 4HE

Agenda

1. Introductions - Chair
2. Apologies – Chair
3. First Response Officer - Updates
4. Caretaking Services Updates
5. Repairs Updates
6. Chair's report
7. Treasurer's report
8. Election of committee - Chair steps down,
(Engagement Officer to conduct the election)
9. AOB

Note on Meeting Etiquette:

- All discussions to go through the Chair and no side conversations during the meeting please.
- Personal issues should not be discussed in the open forum but will be taken up using the appropriate process and given to the relevant department for resolution and follow-up