

Merryhills Residents' Association (MCRA)

Meeting Minutes

Location: Christ the King Church, 29 Bramley Road, London N14 4HE

Date: Tuesday 2 June 2026

Time: 5:30pm

1. Introductions

The Chair opened the meeting and welcomed attendees, including residents, representatives from Housing, Grounds Maintenance, and Neighbourhood Services.

2. Apologies

Apologies were noted (where provided). No formal list was recorded in the notes.

3. Housing Management Updates

Waste Management & Fly-Tipping

- Ongoing concerns were raised regarding misuse of bin compounds, particularly bags of food waste being left on the ground, contributing to pest activity.
- Notices are being prepared for display to educate residents on correct waste disposal and enforcement measures.
- Residents were advised to report fly-tipping or unauthorised use of estate bins (including noting vehicle registrations where possible).
- It was confirmed that bins are owned by the Council and will be cleaned and defective bins replaced.

Communal Areas & Fire Safety

- Persistent storage of personal items in communal areas remains an issue and poses fire safety risks.
- Enforcement actions are ongoing, including notices and removal of items where necessary.

Parking & CPZ

- It was confirmed that Merryhills Court is **not currently included in the Controlled Parking Zone (CPZ) rollout**.
 - Residents raised concerns about continued damage to grassed areas and parking-related issues, which may require future review.
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4. Major Works Updates

Planned Works

- Major works are expected to include:
 - Replacement of block entry doors and door entry systems
 - Associated estate improvements
- Section 20 notices will be issued to leaseholders ahead of works.

Programme Timelines

- Main works are anticipated to commence in **Autumn 2026**.
- Window replacement works are currently scheduled for **Spring 2027**.

Outstanding Repairs & Issues

- Long-standing repair issues remain unresolved, including:
 - Damaged external window ledge (Block 25–30)
 - Service road remedial works pending quotation follow-up
 - Additional issues reported:
 - Unsafe canopy and overflowing guttering (Block 1–6)
 - Drainage problems and foul odour in Flat 5
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5. Caretaking & Grounds Maintenance Updates

Grounds Maintenance

- Ongoing shrub maintenance works are in progress.
- Issues identified include:
 - Overgrown and self-seeded trees requiring removal
 - Need for pruning, thinning, and staking of plants and bushes
- A site inspection has been proposed by the Grounds Maintenance Team.

Tree Management

- Two previously identified unsafe trees have yet to be removed.
- Additional pruning is required where tree branches obstruct pedestrian pathways.

Estate Improvements

- Repair/replacement of a damaged metal fence is scheduled for **10 June 2026**.
 - Proposal for installation of hanging baskets across blocks, subject to approval.
 - Suggestion for a secure bicycle storage area to improve safety and reduce clutter.
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6. Any Other Business

Good Neighbour Charter

- Ongoing revisions to the charter are nearing completion.
- The document will address:
 - Fire safety and balcony storage
 - Permissions for works
 - Use of communal areas
- Final draft to be presented to residents for consultation prior to the AGM.

Planning & Local Developments

- Concerns were raised regarding stalled development at the former Oakwood Angling site.
- Follow-up with Planning Department requested.

External Issues

- Reservoir Road bin issues and enforcement action remain under review by the Council.
 - Unauthorised signage/mural reported to Planning Enforcement.
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Action Tracker

Action	Responsible Officer	Updates
Install bin usage signage in bin compounds	Vilma Skapinskiene	
Arrange cleaning and replacement of damaged bins	Housing / Waste Services	
Address persistent fly-tipping and enforcement reporting process	Housing / Enforcement Team	
Investigate canopy safety and guttering issues (Block 1-6)	LBE Repairs	
Resolve drainage and odour issue in Flat 5	LBE Repairs	
Enforce removal of personal items in communal areas	Housing / First Response Team	
Progress CPZ enquiry / review status	Aaron Waller	
Follow up on service road repair quotations	Dan Prabhakar	
Complete repair of damaged window ledge (Block 25-30)	Dan Prabhakar	
Conduct grounds inspection and maintenance plan	Grounds Maintenance Team	
Progress removal of unsafe / overgrown trees	Arboriculture Officer	
Follow up Oakwood Angling development status	Jim Dunn	
Obtain approval for hanging baskets installation	Sandra Taylor / Housing	
Explore funding for secure bicycle storage	Vilma Skapinskiene	