

## **Minutes for the Chaddlewood Residents' Meeting**

### **Meeting Details**

**Date:** Thursday 16 April 2026

**Time:** 2.30pm – 4.30pm

**Venue:** Chaddlewood Communal Room

**Residents present:** 14 residents

### **Officers present:**

- Jim Dunn – Engagement Manager
- Clinton Whyte – Housing Officer
- Sally Ford – Chaddlewood Scheme Manager
- Nicola Hall – Later Living Manager

### **Apologies:**

- Vilma Skapinskiene – Neighbourhood Caretaker Manager
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## **1. Welcome and Introductions**

Jim Dunn welcomed residents and officers to the meeting. Introductions were made, and residents were thanked for attending.

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## **2. Repairs and Estate Issues**

Residents raised a number of repairs and estate-related concerns, summarised below.

### **2.1 Clearing of Gutters – Whole Site**

Residents reported that while front elevations were cleared last year, rear elevations and yards were missed. As a result, gutters across the site are heavily obstructed with moss and organic growth, causing rainwater to overflow during rainfall. Photographs were taken to evidence the issue.

### **Actions:**

- Arrange a full site inspection of guttering, including rear elevations.
- Raise a works order for clearance of all affected gutters and downpipes.

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## **2.2 Benches and Uneven Ground – Galva Close**

Residents advised that external benches are broken, dirty and unsafe to use. This issue had previously been raised under the “projects for estates” programme.

In addition, the area behind Flats 5–12 and 13–24 Galva Close remains uneven and unsafe for walking. Residents noted this area has historic drainage issues dating back to before 2020 and is currently unusable due to safety concerns.

### **Actions:**

- Inspect benches to confirm condition.
- Repair or replace benches where appropriate.
- Survey uneven ground to assess drainage and safety risks.
- Confirm whether these works fall under an existing or deferred estates project.

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## **2.3 Rendering Defects – Galva Close**

Residents reported that large sections of external rendering at Flats 17, 21 and 23 Galva Close have fallen or are failing. A surveyor inspection is required before repairs can be raised.

### **Actions:**

- Arrange a surveyor visit to assess the extent of the rendering defects.
- Raise appropriate repair works following the survey.

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## **2.4 Wooden Gate – Cockfosters Road Entrance**

Residents expressed ongoing concerns regarding the wooden gate at the Cockfosters Road entrance. The gate has been repaired several times but continues to fail. It is very heavy to operate, presenting accessibility issues for wheelchair users and residents with mobility aids, and is frequently left open and exposed to weather conditions.

### **Actions:**

- Arrange a site survey to assess replacement versus repair.

- Ensure accessibility and ease of use are considered in any solution.
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### **3. Engagement and Follow-Up**

Residents stressed that these issues have been raised previously with various teams and that limited progress has been visible. Residents asked that clear follow-up actions be taken to demonstrate that resident meetings lead to meaningful outcomes.

#### **Action:**

- Provide residents with updates on ownership and progress of actions raised.
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### **4. Any Other Business**

No additional items were raised.

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### **5. Date of Next Meeting**

22<sup>nd</sup> October 2026 at 2.30pm