

Aldgate Estate Residents' Association

Minutes (Draft)

General Meeting

Wednesday 14th January 2026

7.00pm

Iveagh Court

Attendance	
AERA	
Roger Jones (Chair)	14 Residents
Munsur Ali (Secretary)	6 Guinness Partnership Staff 2 City of London Police Officers Park Guard Representative
John Fletcher (Treasurer)	

1) **Draft minutes** of the previous meeting were accepted unopposed.

2) **Financial situation.**

Current balances are: £115.55 in the current account and £3,700 in the savings account.

3) **Issues around CCTV, perimeter security and recent damage**

Residents raised serious concerns about problems with perimeter security and recent damage on the estate. Both vehicle entrances were reported to be out of order. One entrance has only worked for a few hours during the past year.

Residents also reported that a perimeter door on Mansell Street had been left unsecured for several months. This led to frequent misuse of the area, including people urinating there.

It was explained that three CCTV cameras were not providing proper coverage. These included cameras at the vehicle entrances and near the bike sheds, one of which was recently broken into. Residents were told that scaffolding put up by contractors had blocked the view of one camera, and no checks had been made to see how this affected coverage.

Guinness Partnership accepted that there had been failures in these areas. They confirmed that the same contractor was responsible for both the vehicle barriers and the CCTV system. Guinness said they were looking to appoint a different contractor to provide a better service.

Guinness also said that their contractors had informed them that the CCTV was no longer fit for purpose, so Guinness will need to tender for a new system. The CCTV upgrade would need to be financed via our service charge unless other funding can be found.

4) **Illegal Parking**

Residents expressed frustration that illegal parking on the estate is clearly visible, but little action appears to have been taken. Guinness advised that a new system would soon be introduced. This will allow residents to report vehicle registration plates so that action can be taken. Parkguard agreed to use this system.

Munsur Ali reminded Guinness that in the past, estate managers had spoken directly to tenants who were misusing parking spaces. He noted that this behaviour is a breach of tenancy conditions

5) **Crime, antisocial behaviour, and estate management**

Residents said that the estate has been allowed to decline. They felt that security, cleanliness, and general oversight are at the lowest levels many can remember. Concerns were also raised about an increase in crime and antisocial behaviour.

Residents suggested that one reason for this decline is the lack of a single person with clear management responsibility and the authority to take action on the estate.

Guinness responded that they are exploring a pilot scheme under which the current liaison officer, Nuh Lalee, would be given more responsibility. Guinness also agreed to residents' request for a monthly video meeting involving residents and Guinness representatives. These meetings will have a clear focus on estate security, crime and antisocial behaviour, as well as cleanliness, tidiness, and overall estate oversight.

6) **New security gates for the estate**

There was detailed discussion about installing new security gates around the estate, which would make it a gated community. Guinness reminded residents that this would involve costs, which would likely be passed on through service charges.

A possible process was outlined. Caroline Fisk of the City of London Police advised that the first step should be a Designing Out Crime report by City Police for the estate. This report would then be discussed in focused meetings between Guinness and resident representatives. The aim would be to agree a clear plan that reflects police advice and residents' views.

Guinness would then be expected to obtain quotes and consult fully with residents. It was noted that the work would only go ahead if residents are willing to pay the costs, although in the past some external funding has been found to reduce the cost to residents.