

Haringey Leaseholders' Association Minutes

Committee meeting on Friday 1 August 2008, 7pm at the Civic Centre, High Road, Wood Green, N22

Present: Sue Brown, Nick Martin-Clarke, Scott Russell, Chris Graham, Selim Buyukdogan, Emeka Ekeowa, Russell Chater

Apologies were received from: Anne Crellin.

1. Introduction and Minutes of the last meeting

Nick reported that he had phoned Sarah regarding the outstanding March and April 2008 minutes. There is a paper copy of the March minutes which can hopefully be made into an electronic copy, whilst Sarah will complete the April minutes.

Action: Sarah to send April minutes and Chris to perhaps scan the March minutes.

Selim reported that he is now receiving bank statements and that we will need to transfer monies from the Abbey account to the HSBC account. .

Action: Selim to transfer monies as appropriate and with other necessary signatures.

Sue reported that she has yet to forward the cheque for £700 from Haringey Council.

Action: Sue to forward cheque to Selim.

Chris reported that his investigations into building company ~~æartelsqis~~ ongoing.

Action: Chris to continue investigating

Chris reported that he had put our draft constitution on the website, whilst he also said that he would put Camden's constitution, which he felt was a good example.

Action: Chris to upload the Camden constitution to the website.

Nick reported that he had experienced problems gaining access to the Milton Road community centre. Nick is in discussion with the council to see if a responsible tenant can also become a key holder.

Action: Nick to continue discussions and report back.

Anne was not present to report back on the Section 20 paperwork relating to digital aerials. It was noted that this will be a big area of discussion in future meetings. Chris suggested that it might be helpful to put together a list of channels that people might want. If they were found to all be available on cable, then there would be no reason to get digital aerials.

Action: Chris to look into channels available on cable.

Action: Anne to report back at the next meeting

2. Finances

- a) **Current financial position:** Selim reported that there was currently £117 in the Abbey account, £5,490 in the HSBC account and £2,784 in the limited account. There was a query over whether there was a second Abbey account. Sue is to check.

Nick reported that he had sent thank you letters to the first wave of donators. Emeka kindly volunteered to send letters to the second wave of donators.

Action: Selim to send Emeka database of names/address so Emeka can send letters.

It was reported that some of the standing orders are still to be cashed. Selim said that it can be difficult cross referencing standing orders. However, it was confirmed that we have kept photocopies of all standing orders, so cross referencing should not ultimately be a problem.

- b) **Funding:** Nick reported he wants to concentrate on funding if possible. Nick feels that a fundraiser is needed. It was noted that HAVCO offer free training services which are to be explored.

Action: Nick to look into HAVCO training.

- c) **Any other financial matters:** Sue reported that the standing order forms are being sent out again, which will hopefully result in more standing orders coming in.

3. Correspondence

Sue confirmed that Paul Bridge is coming to the next AGM meeting where he is expected to speak.

4. Update on outreach

Neither Kali Mercier nor Anne Crellin were present to talk to this. However, Nick reported that Sarah is in the process of forming a small association on her estate. Flagq seems to be active on outreach matters, and it was felt that it might be useful to get in touch with them. It was generally felt that there should be better communication between outreach groups and that perhaps the fact that joining forces is to everyone's benefit needs to be re-iterated. Nick reported that Anne had been active in recent weeks and it is hoped that she may retain an active role. Sue also reported that she receives the occasional email to queries via the website.

Action: Anne and Kali to report back on updates at future meetings.

5. Report back on call-in of HOT report to HfH Board by Preview and Scrutiny Committee

Nick and Sue reported that they had attended a meeting on 15 June where proposals had gone to the HfH board without having first gone to leaseholders. A local Liberal Democrat had started questioning the proposals and asked if leaseholders were happy with it. which had prompted a flurry of emails coordinated by Anne regarding window payments etc. Ultimately the proposals went to the Scrutiny Committee who looked at them again. The possibility of leaseholders being able to install their own windows and doors has now become policy, as have various payment options.

It was noted that leaseholders would need a Certificate of Completion following any work done to their properties before they were legally bound to pay for such work. However, it was also noted that there is a provision in the lease to charge leaseholders quarterly in advance from rent (which can cover a number of things). However, it was felt that it was unlikely that major works could be included in this.

Chris reported that if you are a vulnerable leaseholder, you should really get 3 years interest free. Chris also reported that people on benefits are not legally bound to pay, but such people often don't know about this as the benefit system does not strongly advertise it.

Ultimately Nick said the discussion had raised a lot of interesting issues, which will be useful to discuss further at the leasehold panel.

6. Strategy for mail-outs prior to AGM

Nick reported that he had originally intended to send out mail-outs just to people in the first year of works. However, Nesan was discovered to be sending out information and we will now be able to insert a sheet with this information.

Sue tabled a draft Agenda for the AGM on 17 September. There was some discussion about re-ordering certain Agenda Items, as well as perhaps better highlighting hot topics such as: windows, payment options, digital aerials . and also referring to the possible size of major works bills. It was felt that we should have headings that grab peoples attention and interest. It was also noted that Selim will need to put together a simple treasurer's report.

Action: Selim to put together a basic treasurer's report.

Action: Sue to amend Agenda taking above discussion into consideration.

Action: We are to all try and ensure that there are a large number of leaseholders at the AGM.

Action: Nick to get in touch with Flag to see if they are able to attend.

Action: Sue and Nick to consider whether an article in a local paper is worth considering.

7. HLA report on the Leaseholder Panel

Nick had distributed a draft paper for leaseholders responses. Nick and Sue had now finalised the paper/report, and it will now go to the leaseholder panel on 6 August.

8. Constitution/recognition by HfH

This Item was covered above.

9. Nick's complaint

Nick tabled a paper which, amongst other things, essentially accused him of blackmail. After discussion it was agreed that Nick should send his personal complaint.

Sue also discussed a complaint she had raised in response to the council saying we should not complain continuously. Chris mentioned that Sue should perhaps see the White Paper on complaints. After discussion it was agreed that Sue should send a formal complaint.

Action: Nick and Sue to send their respective complaints, and Sue to perhaps see the White Paper.

10. Website

There was discussion that we should all log on to the website and offer any suggestions/improvements as both a general user/leaseholder and a HLA member.

Action: HLA to email Selim with any suggestions regarding the website.

Selim raised the possibility of whether we should consider setting up a freepost facility to motivate leaseholders to send correspondence back to us. This is something that HLA will bear in mind.

11. London Leaseholders' Network report back

Chris reported that monthly meetings are taking place about general leaseholder issues. Various grants are available and Chris is continuing to see what is worth investigating. It was noted that Anne Crellin had also attended meetings in the past, along with other leaseholders. Indeed, leaseholders from various boroughs attended.

12. Any other business

There was no other business.