

## **HARINGEY LEASEHOLDERS' ASSOCIATION**

**Minutes from the committee meeting on Friday, 2 May 2008**

**7:00 pm at the Civic Centre, High Road, Wood Green, N22**

**Present:** Sue Brown, Anne Crellin, Nick Martin-Clarke, John Ruskin, Scott Russell, Chris Graham, Russell Chater, Tiera Lingum

Apologies: Sarah Rooney

### **1. Introduction and Minutes of the last meeting:**

Sue informed the Committee that there were no minutes as yet available from the last two previous meetings.

**Action: Sarah**

### **2. Finances:**

a) **Current Financial Situation:** Selim was not present to comment on the current financial situation. It was noted that he and his wife had just had a baby but that he was reachable by email. However, there were not known to be any issues.

b) **Funding:** Sue reported that she had had a meeting with Selim and that he had handed over all standing orders, which came to approximately £100.

Nick reported that the business rate refund for approximately £300 had come in.

It was noted that Malvinder was now back and Sue is to arrange a meeting with her to sort out outstanding account issues.

**Action: Sue**

Sue reported that Haringey Council accepted that they should pay us a £700 grant for being registered as a formal organisation. Sue reported that she is attending a Tenant Participation Panel in a couple of weeks and will chase this grant if it has not been received before then.

**Action: Sue**

c) **Standing orders:** Over 100 x £20 standing order cheques had come in, so there was over £2000 in the account at present.

### 3. Correspondence:

Sue reported that she was keeping copies of all correspondence where leaseholder had copied the HLA in on their letters to HfH.

The Committee noted that one leaseholder had received a Section 20 notice for £19,000 for major works. This related to the Weymarks Estate and it was agreed that it would be useful to see a copy of the notice.

Chris said that leaseholders need to ask key questions when they receive such notices to verify and justify the work: First they need to look at what is proposed – was it necessary? They then needed to determine if it was appropriate; who was doing the work; was it legal? etc. They should consult with the Council before consulting solicitors. Chris reported that quite often the Council has not done its homework, and that leaseholders should be able to get recent surveys for Decent Homes work.

Nick was to speak with Selim to check that he was forwarding any information when it came in.

#### **Action: Nick**

Chris reported that 112 building companies had been found to be in a 'cartel', with 77 having already admitted guilt. The possibility of people who had already paid getting a refund was raised. Chris tabled an example quote showing a handful of companies and how they tender – showing 'cover pricing'. Chris reported that the HLA needed to find out all the contractors involved across London. Chris would look into this and draw up a list.

#### **Action: Chris**

Nick tabled a couple of draft letters that he would like to HLA to send out.

- The first letter was addressed to leaseholders, generally alerting them to issues surrounding major works and reminding them of the next AGM on 17 September 2008 at 7pm in the Council Chamber of the Civic Centre, Wood Green. The letter was generally felt to be acceptable, but needed the odd amendment to make it more clear and concise.

#### **Action: Nick**

- The second letter was addressed to construction partners to see if they would be willing to consider some kind of donation to HLA. The letter was generally felt to be ok, but needed the odd amendment to make it more clear and concise.

#### **Action: Nick**

Anne said that she would initially test how such a request would be met by running it by construction partners she deals with in her job.

**Action: Anne**

Russell said that he was happy to post any letters that were to be sent.

#### **4. HfH application for dispensation:**

Regarding the Capital Works Programme: Nick raised the question of whether leaseholders can oppose the fact that dispensation was granted? Nick wanted the legal agreement to be looked at. The Leasehold Valuation Tribunal (LVT) can only look at things in writing, so leaseholders needed to ensure that they got everything in writing. It was noted that the Lands Tribunal cascaded down to the LVT. There was discussion as to whether the council applying for dispensation took pressure off them and put the risk back on leaseholders – which the 2002 Act came into effect to protect! Nick mentioned that it might be possible to secure a bit of free legal help. Nick was to do some research into the above issues.

**Action: Nick**

#### **5. Constitution/recognition by HfH**

Sue is to bring the constitution letter to the next meeting.

**Action: Sue**

Anne would e-mail a draft constitution from other groups as an example of how they have phrased things. It was noted that key issues included things such as Membership and Chairs Action.

**Action: Anne**

#### **6. Website:**

It was reported that Selim had come up with a new website design, for which the committee were very grateful. However, it was noted that it was not quite as it should be yet, so the old one was still running at present. The committee would inform Selim what was wanted on the website, e.g. links to areas such as: 'Events/Meetings', 'Minutes', 'News', 'LVT'. 'Contact Us', 'About Us', 'Advice/Tips', 'Constitution', 'References' etc.

**Action: Selim/All**

Scott would see if he could come up with an improved design for the HLA logo.

**Action: Scott**

Chris is to put the provisional draft constitution on the website.

**Action: Chris**

**7. London Leaseholders' Network report back**

There was not a great deal to report from the LLN.

**8. Update on outreach**

Nick reported that he was to visit Milton Road Community Centre to assess it as a possible venue for legal advice sessions.

**Action: Nick**

Anne said that she had nothing to report, but that she would put something together to hand out to people at the next consultation meeting.

**Action: Anne**

**9. Any other business:**

The next AGM was confirmed for 17 September 2008 at 7pm in the Council Chamber of the Civic Centre, Wood Green.

Nick reported that he was still looking into how the schedule of rates was being dealt with.

**Action: Nick**

Chris tabled a paper regarding 'CLG/Treasury Review of the Housing Revenue Account' to be read and perhaps discussed in more detail at the next meeting.