

# MINUTES

## Haringey Leaseholders' Association Committee

Meeting held on Friday 2<sup>nd</sup> October 2009 at the Civic Centre, Wood Green

In attendance

### Committee:

Sue Brown (Chair)

Nick Martin-Clark (Funding & Press Officer)

Rita Baltzias

Anne Crellin

Alena Breckova

Emeka Ekeowa (Vice-Chair)

### Leaseholders:

Belinda Batten

The meeting was opened by Sue Brown at 19:00

### 1. Apologies

From: Catrina Zahoor, XXXX, Russell Chater, Scott Russell

### 2. Previous Minutes

Minutes of the Committee meeting held on Friday 4<sup>th</sup> September at the Civic Centre were agreed.

### 3. Matters Arising

- a. *Carried forward.* SBr to request a chequebook and locate Rupert Marsh's resignation letter to pass to the bank. AB spoke with Rupert Marsh and he said that he was going to contact Sbr. ***Action: Sbr/AB***
- b. *Carried forward.* Piers Johnson (PJ) was to email FLAG (Ferry Lane Action Group) introducing them to the HLA and discussing the possibility of us raising money for them and working with them. HLA can only affiliate with a FLAG *leaseholders* group. ***Action: PJ***
- c. *Carried forward.* PJ is to check that he has received the necessary contact details from CZ and/or XXXX in order to help him make the necessary contact with leaseholders in the Ferry Lane estate. XXXX is going to contact him regarding assistance in surveying his large area as there are 250 leaseholders. ***Action: PJ***
- d. *Closed.* AB reported that she carried research into securing funding from the European Union for HLA but could not find any satisfactory sources of funding and the Committee decided to close this matter. ***Action: AB***

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- e. *Closed:* AB reported as HLA is not a recognised tenants' association as per s.29 of the Landlord and Tenant Act 1985 and it does not offer any advice there would be no need to have insurance in place for now. **Action: AB**
- f. *Carried forward:* The *Business Case for Levy* meeting took place on 17<sup>th</sup> August with H4H. In attendance was SBr, NMC, CZ, XXXX, AB and Nesan Thevanesan (NT), Bruce Nicholas, Catherine O'Reilly, Joe Boake. Minutes need to be approved and will be available at the next committee meeting. (Also see Point 10). **Action: CZ**

## 4. Correspondence

- a. *Carried forward:* SBr is in discussion with a leaseholder (BS) regarding her period property's sash windows which HfH intend replacing with uPVC and which the leaseholder feels would not be appropriate for the property. BS also wishes to replace one rear window with a door. SBr will take up this issue with Nesan Thevanesan on behalf of the leaseholder. **Action: SBr**
- b. Cllr. Matt Davies, (Lib.Dem.), Hornsey; and a new journalist from the Haringey Advertiser both want to speak to NMC about the aerials. NMC spoke with Cllr Davies and suggested that Anne Crellin also speak with him as she is in his constituency and can confirm how much she was charged for aerials. **Action: NMC/AC**
- c. Sbr confirmed that she received some emails from leaseholders and she responded to all of them **Action: NMC/AC**

## 5. Finances

- a. *Carried forward:* XXXX is chasing up lapsed subscribers.
- b. *Carried forward:* XXXX will send detailed account information to Sue Brown. **Action: XX**
- c. *Carried forward:* A leaseholder, yet to be traced, with a reference from our bank of Gladstone Road, is paying £20 per month via standing order. **Action: XX**
- d. *Carried forward:* NMC is to contact Malvinder as she is required to be a cheque signatory for the old Abbey account. **Action: NMC**

## 6 Membership Matters

*Carried forward:* On HLA's request, NT sent a full list of leasehold properties on the 20<sup>th</sup> August containing 4,460 leasehold properties. When compared against the HLA database 71 new leasehold properties were found but 27 existing properties missing from the HfH list. CZ has emailed NT about these. The 71 additional properties were sent a "welcome letter" (copy attached) from SBr. **Action: CZ**

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## 7. Forthcoming AGM

The committee focused on the AGM to be held on Thursday 22<sup>nd</sup> October 2009. Frances Kneller from Digital UK will be attending.

A notice letter, already with HfH and duly censored by them, was sent out with the HomeZone.

**Action: NMC**

CZ prepared and AB distributed calling lists for next committee meeting; the list was divided up between the leaseholders and Committee members who call leaseholders about the AGM. The pages of the calling list No. 1,3,4,5 were taken by AC, page 2 was taken by RB, pages 6,7,8 were taken by NMC, pages 9 and 10 were taken by BB, pages 11,12 and 13 were taken by Emeka and pages 14 and 15 were taken by AB.

**Action: All**

CZ emailed notice to leaseholders

**Action: CZ**

CZ prepared badges with names of the Committee members and a logo of HLA, all agreed the contents and AB will confirm to CZ that she can print them ready for AGM

**Action: CZ**

XXXX, NMC, CZ (represented by AB) confirmed they would stand for re-election in their current positions.

SBr advised that RC (Secretary) would not be standing for re-election and we should be thinking of nominees.

**Action: ALL**

Emeka (Vice Chair) needs to be asked whether he wished to re-stand and whether he would be able to participate more in future.

**Action: Sbr**

AB suggested that Cllr Claire Kober, the leader of the Council and NMC suggested that Richard Wilson should be invited to AGM.

**Action: Sbr**

## 8. Digital Aerials

AB/NMC to get clarity on the legal situation in respect of IRS system v. leases.

AB received a letter from Cllr Claire Kober, the leader of the Council about the legal position of the lease and the aerials and she will comment at the next Committee meeting

**Action: AB/NMC**

## 9. LEASE

*Carried forward:* XXXX had contacted LEASE to see what advise they are able to provide leaseholders; her notes to be provided later and form part of these minutes.

## 10. Decent Homes Brochure

*Carried forward:* HfH agenda' and item at the meeting with the HLA on the 17<sup>th</sup> August concerning their forthcoming "Decent Homes" brochure and surrounding the actual wording to be used to explain the (working) relationship between HfH and the HLA. It was agreed at that meeting that NMC would get HLA committee approval for the suggested wording. A vote was duly taken and with the majority present voting against the suggested wording and any wording implying a partnership between HfH/HLA on the Decent Homes programme. It was agreed that NMC/SBr would contact Catherine O'Reilly to let her know.

**Action: NMC**

## 11. Service Charge Sub-group

The next meeting will be held at AB's address on Friday 16<sup>th</sup> October 2009.

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## 12. IT Sub-Committee

*Carried forward:* It was confirmed by the visitors that they felt the HLA website was not professional enough to encourage subscribers. It was agreed to hold another IT sub committee meeting as soon as possible. NMC would contact Selim. **Action: NMC**

### a. Website

*Carried forward:* Domain name ownership has been transferred to the HLA. All text updating is able to be carried out by SBu, NMC, XXXX and CZ, but SBu is the only person able to upload documents. The website was now being hosted on Selim's company's website.

### b. Webgroup

*Carried forward:* The webgroup, a discussion forum for all HfH leaseholders, was ready to be rolled out to members. **Action: CZ**

### c. Corporate email addresses

The HLA had the facility for 15 x @haringeyleaseholders.org.uk email addresses which were currently all being used by NMC, SBr, XXXX and CZ. There was capability for sending and receiving from and to these addresses.

### d. HLA phone number

NMC advised that for the last circa 12 months Emeka had been receiving the phone calls (which convert to email messages) but there were concerns about whether this was happening as there had not been any feedback from Emeka relating to any messages nor had the database been updated with any new leaseholder contact details. NMC contacted Emeka and the Committee decided that all calls will be routed to AC who will be checking them on her computer. NMC will carry out the transfer of calls to AC's email address. **Action: NMC**

## 13. Outreach

*Carried forward:* Emeka arrived at the meeting in the last 30 minutes and this matter is carried forward.

## 14. London Leaseholders' Network

*Carried forward:* Chris Graham not present

## 15. Newsletter

A proto-type newsletter had been drafted up and circulated for comments – it was hoped that contributions would be forthcoming from committee members and these would be emailed to our distribution list.

## 16. Date of Next Meeting – AGM preparation mtg.

Friday 6<sup>th</sup> November 2009, Civic Centre

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The visitors were thanked for attending and the meeting concluded at 9 pm



**Haringey Leaseholders' Association**

*Run by Leaseholders' for leaseholders*

September 2009

Dear Leaseholder,

We have recently been advised by Homes for Haringey that your Council property is now leasehold.

As such, you are now a Leaseholder and we would like to welcome you to our Association, the *Haringey Leaseholders' Association* ("HLA") and let you know that as a Leaseholder you are already a member.

The HLA is a fully constituted Association, recognised by Haringey Council and Homes for Haringey and run by a committee of 15 Haringey Leaseholders who meet every month.

The main objectives of the HLA is to represent the majority view of its members as agreed at general meetings and to provide regular information to all members; which we do via our website, web group, newsletters, mailings and meetings.

We would like to update our database with your name and contacts details and thus ask that you please email or call our membership secretary, Catrina Zahoor, on [membership@haringeyleaseholders.org.uk](mailto:membership@haringeyleaseholders.org.uk) or 07970 929 455.

I have also taken this opportunity to enclose a standing order form for a token subscription of £20 per annum. Subscriptions are not mandatory but are an extremely welcome source of income for the HLA.

We look forward to hearing from you and meeting you soon at one of our meetings.

Yours faithfully,

Sue Brown

Chair

[sue.brown@haringeyleaseholders.org.uk](mailto:sue.brown@haringeyleaseholders.org.uk)

**AGM Notice: Our AGM will be held in the Council Chamber, Civic Centre, Wood Green on Thursday 22<sup>nd</sup> October 2009**