

Haringey Leaseholders' Association Committee Meeting

Meeting held on Saturday 4th of May 2013 at 92 Gloucester Rd N17

In attendance

Committee:

Sue Brown (Chair) (SB)
Rita Batzias (RB)
Nick Martin-Clark (NMC)
Raksha Thakore (RT)
Lukie Hewat (LH)
Philip Hettiarachi (PH)
Tome Moniz (TM)
Kate Worley (KW)

Leaseholders:

Tony Worley

Apologies:

Anne Gibson (Treasurer) (AG)

The meeting was opened by Sue Brown at 20:20

SB welcomed new members.

Data Protection Policy

All members present were asked to sign a copy and return it to the Secretary for safe-keeping.

Minutes of committee meeting of 19/3/13

These were accepted for accuracy with no matters arising (nem con). The principles of redaction were explained. NMC said that stuff about legal case should be removed as well as the name of Dipak Shah (not Deepakø) but that headings should remain.

AGM

SB said she was pleased that the AGM had passed off well despite the last minute change of venue. Astrid Kjellberg-Obstø PA (A K-O) had only told her about the work being done in the Council Chamber the day before but HfH did apologise about that. HfH had changed their staff so that the person who took the original booking had been moved to a different job. In the end it worked out ok. HfH set the room up quite well even w/o microphones. It was just bad luck that that weekend had been chosen for the refurbishment.

Background to legal case

Service charge sub-group

LH said she would be interested in running the service charge sub-group. She had an issue with the cleaning of communal areas as although she was at home a lot she had never seen anyone.

SB explained that the Chair is an ex officio member of all sub-groups. KW asked about an 'idiot's guide' for challenging service charges to be drawn up as part of the outreach programme. PH said he was also interested in participating.

Web email not working

The Chair@ email address was not working. 6 people had sent emails to that address after the newsletter but SB had not received any and they did not appear on the website. PH said he could help with the issue by making phone-call to website support.

Database

PH said he would be interested to see the d/b. LH passed a library brochure on Access courses. PH said the main point was 'Should we even move to Access?' PH and NMC to meet and discuss updating d/b.

Tuesday's meeting with A K-O

TM, LH, PH, RT, SB, NMC, KW ok for Tuesday 7th May at 7pm. SB asked about topics for the meeting. RT asked about major works bills. SB said meeting would be a preliminary meeting for setting-up arrangements for the future. LH said that clarification of planning permission laws should be discussed. KW said scaffolding was a major issue. SB to provide agenda for meeting.

Office

LH had proposed opening an office in the library. SB said that there would not be space to store a filing cabinet. PH said hard copies of some documents such as plans were important.

Recognition

SB said that recognition had to be applied for within 2 months of the AGM according to HfH's rules. SB said we are following those rules even if HfH are not. (Laughter) NMC said that Peter Gilbert had sent SB an email with the recognition application form. SB said she would look at it on Tuesday when she returned to work.

Removal of leaseholder board member

SB said Alena Breckova had been removed from the board for subletting. TM said that she was still liable to pay the service charge. SB said that subletters had been entitled to vote in the last two elections. In the first one Anton Shelupanov, the leaseholder board member, had also been the board's Vice-Chair. SB said that the Council should change HfH's Articles of Association and that she had written to the leader of the Council, Claire Kober, about this. Claire Kober had passed the letter to the Council's Chief Executive, Nick Walkley, for his consideration. It was agreed that the committee needed to find out about the timing of this summer's elections for the leaseholder board member.

Leaseholder wins at LVT

KW explained that one of the leaseholders who had attended the AGM, Martin Harley, had recently won a case against HfH at the LVT. He had challenged the cost of his security doors and asked for quotes from independent suppliers. These had come in considerably cheaper and he had won on that point. He had also won on some service charge issues. He had challenged the CAB element of the service charge and that had been upheld by the Tribunal. KW offered to look for the full report. If he had had his CAB refunded why shouldn't everyone else get it back?

NMC said that abolishing the CAB charge might help with the argument for a levy. SB explained that a compulsory levy had failed in Islington.

Appeal

SB explained that at present the HLA was sitting and waiting for a response to Lynne Featherstone's letter to the Council. David Lammy was also to write a letter following NMC's visit to his surgery on Friday 3rd of May. HLA to draft a campaign letter that committee members could then take / sent to their local Councillors. There

was a need to find out who oversaw the relationship between the ALMO and the Council from the Council side. SB to phone / contact Benjamin N. BenOkabue, the ALMO client officer.

Next meeting

It was agreed to hold the next meeting some time in June, possibly on a Thursday evening.

The meeting closed at 10:15