

Haringey Leaseholders' Association Committee Meeting

Meeting held on Monday 21st December 2020 online by Zoom (hosted by LG)

In attendance

Margaret Clapson, Treasurer (MC)
Michael Hardy, Committee Member (MH)
Lloyd Grandson, Secretary (LG)
Barbara Fenning, Committee Member (BF)

Nick Martin-Clark, Committee Member (NMC)
Barbara Tierney, Committee Member (BT)
Sarah Klymkiw, Committee Member (SG)
Hristo Ivanov, Committee Member (HI)

Meeting started at 7:11

Apologies

Peter Gilbert, Tina Buckingham, Linda Royles, Sue Brown. As Sue Brown was not present Lloyd Grandson took the Chair.

Minutes of 23.11.20

Agreed

Matters arising not on the agenda

BT is setting up the WhatsApp group. So far group contains two people, BT and NMC. BT has sent an email asking for people to ok using their phone number.

Treasurer's Report

HfH have paid the grant of £1,000 but it doesn't yet show on the statements. NMC has paid another £30 dotmailer invoice.

Legal action – setting up group + crowd-funding email from solicitor

NMC said that the solicitor has not yet done any work on the legal action. Riz had sent an email about crowd-funding which NMC had forwarded to KL.

HLA Twitter a/c now with BT and NMC

At last meeting NMC had forgotten that HLA already had a twitter a/c. Since has contacted Clare Richards who gave him access. He then also gave BT access. He has tweeted a few times and BT has added followers.

BT had updated the logo. NMC said there was no pre-approval process. With Clare the HLA did have a protocol. NMC to dig that out and send it over to BT. The twitter a/c is HGLeaseholders. NMC had not been getting approval from Sue. NMC had been hoping to talk to Sue but she was not present. If Sue was on twitter she could keep track of it.

NMC and BT had had a tutorial with Tom Jenson from the NP l'holders. That was helpful.

BT said HLA was recognised but NP l'holders were not currently recognised. However they were seeking recognition.

LG said only one member should be designated as press secretary. BT doesn't have time to check twitter every day. NMC said two people seemed to be working quite well.

LG suggested that tweets should be tried out on the WhatsApp group first. NMC suggested that tweets should also be posted to WhatsApp.

BT said Tom Jenson did a good job at NP. He was press-savvy. SK said WhatsApp can be useful for sourcing content. Could work that way round.

Update from Noel Park meeting attended by NMC + meeting with Housing Scrutiny

NMC attended the beginning of an internal NP meeting on 25.11.20 and talked about the funding ideas.

SK said she had been writing a deputation at the time. It had been a very busy time for NP and so it would be a good idea to revisit the ideas again when there was less else going on. SK suggested a conversation in the New Year.

The Housing & Regeneration Scrutiny Panel met 17th December. It was a special meeting and a long meeting. SK and Mike Jones were speaking on behalf of NP. SK had put together a pack to give the panel enough information. Included information about Engie, about letters, about floor-plans. Gave testimonials high-lighting the impact of the work and the different situations that leaseholders are in. One l'holder doesn't have a pod but is still being charged a lot of money, £25k. KL highlighted the safety issues with her pod and the inability to obtain a mortgage. MJ said he had worked hard to pay off his mortgage and was now being disadvantaged and faced a difficult time in his industry. Tried to fight back against the image of being greedy landlords that HfH was putting forward. Tears were shed because of the impact of the work. SK's bill is £108k and it is unaffordable. At the beginning they had been told it would be £12k and then at the time of purchase they were told it would be £25k. Panel were supportive and asked good questions.

In the afternoon it was disappointing. Joe Ejiofor called them liars and said that properties in NP were selling every day. They had mentioned a property that didn't have a pod that could still not sell. JE said they were lying. No homes on Gladstone Ave with a pod had sold since 2018. JE was hostile, kept talking about payment plans and how l'holders were going to keep ownership of their own homes. Some l'holders want to go back to being tenants. Council resent people who own their homes. A lot of anger and upset caused by the meeting with the officers. Officers had not been helpful but had just talked jargon and technicalities. Impression was that the scheme was going to go ahead.

JE said at the end that the decision-making was going to be split. Decision affecting l'holders will now be taken in March and not January. This was the sole positive. Talks were at a stalemate. Costs were unreasonable but Council was not willing to reduce them.

JE had repeatedly suggested that l'holders should just buy the freehold but this was impossible if the building was shared with a tenant.

BT asked if legally the Council could just push ahead. KL has been doing work on the legal side. NPL'holders believe there has been neglect. Observation responses are now starting to come through finally for some people. SK was disappointed with the answers she had received. Questions had not been answered. Many FoIs had been made but this was not working well. Either there were delays or they were being told that the cost was too high.

A barrister is currently looking at whether or not they have a legal case. A Cllr had asked JE if there was going to be litigation. JE had not seemed concerned.

It was clear that their main response was the payment plans that had been offered and that they were not prepared to go beyond that. SK said they would keep on fighting. Cllrs had said JE would not back down without greater pressure. A lot of l'holders had joined the Labour party. A motion they had submitted got rejected. It had been stressful. The Council reacted angrily to the idea that it was not right for a Labour Council to be making its residents homeless.

The NP ward is pro-JE. Emina is a NP Cllr. She has recused herself officially but now and again she has got involved. Her mother lives on the estate and has a pod.

MH said it was important to keep the focus on the fact that taxpayers were also paying too much. Also important to point out that JE was biased and not impartial.

MH said it might be worth contacting the pod manufacturer to ask how long the pods would last. Council was giving unrealistic figure of 55 years.

MH said Council's decision had been taken to avoid rehousing tenants temporarily so it was not an impartial decision.

Request for database from HfH

Carry over to next meeting to discuss with KL.

HfH contract renewal next year

HfH's management agreement was due to be renewed in 2021. HLA should contest it as the service was dreadful. LG said that there was no point to HfH now that DH had finished. NMC to get in touch with Ayshe Simsek to ask what the process was.

Data protection policy signatures

SK has not yet signed. NMC to resend. NMC said an email acceptance was also ok if a signature was too hard to do.

Update from Information Tribunal & Roger John case

NMC explained the situation at the Tribunal and that the appeal against being made a related case had been refused and that the substitution appeal had also been rejected. Permission to appeal to the Upper Tribunal would now have to be sought for the substitution appeal.

NMC said that case involved a public law point from the HLA's 2nd JR and would be heard at the beginning of February. If it went the wrong way for the Council they could be bankrupt.

AOB

There being no other business LG closed the meeting at 20:32.