

## **Haringey Leaseholders' Association**

### **Committee Meeting**

#### **Meeting held on Wednesday 22 February 2017 at Wood Green Social Club, Stuart Crescent, N22**

In attendance

#### **Committee:**

Lloyd Grandson, Chair (LG)  
Nick Martin-Clark, Treasurer (NMC)  
Peter Gilbert, Secretary (PG)  
Michael Blasebalk (MB)  
Shiovaun Cullen (SC)

#### **Leaseholders:**

Zenek Henao (ZH)  
Grace Lungu (GL)  
Vanessa Marin (VM)

The meeting was opened at 7.10pm

#### **Welcome**

The Chair welcomed SC, ZH and VM, who were attending their first meeting of the Committee.

#### **Apologies**

Apologies were received from Sue Brown, Vice-Chair, Yvonne Campbell and Clare Richards.

#### **Minutes**

The minutes of the Committee meeting held on Wednesday 12 October 2016, which had been circulated to Committee members, were read at the meeting and were approved subject to the following points of accuracy:

Venue: replace Civic Centre by Wood Green Social Club, Stuart Crescent, N22

Update on Progress following Mediation Meeting with HfH ó para 2, line 2: replace ðwere considering seeking a further Judicial Reviewö by ðhad sought a Judicial Reviewö.

The minutes of the Committee meeting held on Monday 5 December 2016, which had been circulated to committee members, were read at the meeting and were approved.

PG agreed to provide NMC with amended copies to redact before posting both sets of minutes on the HLA website.

## **Love Lane Leaseholders' Group**

NMC said that on Tuesday 21 February he had attended a meeting of Love Lane Estate leaseholders, who had decided to affiliate to HLA under the name 'Love Lane Leaseholders Group'. ZH and VM were the respective Chair and Secretary of the Group. They brought with them a completed affiliation form, which they signed and handed to NMC. The Committee warmly welcomed ZH and VM and agreed unanimously to accept Love Lane Leaseholders Group as an affiliated group to the Association.

ZH and VM said that they would send the minutes of the meeting on Tuesday 21 February to PG.

### **Matters Arising on the Minutes**

- **Bank Account Signatory**

LG apologised for not having brought bank signatory forms for PG.

### **Deputation to Haringey Council Oversight and Scrutiny Committee**

NMC said that, following a petition signed by 10 people on behalf of HLA, he had secured permission for a deputation to attend and speak at the Oversight and Scrutiny Committee on Thursday 2 March, when it was due to consider the appointment of Lendlease Ltd as the Council's development partner for the Haringey Development Vehicle (HDV). He urged members to attend and support him. In reply to MB, he confirmed that the Council's contract with HfH allowed for the transfer of its properties to the HDV and that this would not halt the proposals for the redevelopment of the Love Lane Estate. LG confirmed that Love Lane would not be one of the HDV's projects, although Lendlease Ltd was one of the potential development partners for Haringey Council in respect of Love Lane.

NMC went on to say that HLA had taken up the issue of Haringey's new contract with HfH with the Social Housing Regulator, the Homes and Communities Agency (HCA).

LG said that there were 800-900 residential properties on Love Lane estate. The proposal was for about 600-700 new build affordable properties to be provided on the new estate, which meant that the occupants of at least 200 of the existing stock would not be re-housed there. At a residents' meeting with Damian Tissier, the independent Tenant and Leasehold Adviser for the estate, Mr Tissier had advised residents not to accept the first offer that they received from Haringey for their property and to seek professional advice in their negotiations. NMC added that residents would need to make sure that they were adequately involved in the discussions with Haringey and the developers. LG said that Mr Tissier had emphasised that as Love Lane had been identified as HfH's flagship project HfH wanted to make sure that they got it right. LG reiterated that residents should get their own surveyor to negotiate with Haringey regarding the property price.

NMC advised that before Love Lane residents next met Haringey representatives on Tuesday 28 March ZH and VM should talk to other people on the estate - if possible, to all Love Lane leaseholders - and explain the timetable. They should discuss with Mr Tissier the questions that they would want to ask Haringey and the developers, and how to structure the discussions. Haringey officials had been saying that before they could give definite

information they would need to get the developers on board. ZH and VM should ask Haringey to give them clarity and should keep a record of what the Haringey representatives said, possibly recording the meeting.

#### **Treasurer's Report**

NMC advised that as at 2 January 2017 the bank balance had been £2034.33. This included £40 income during December. Since then, he had incurred expenses of £30 for the dot-mailer and £15 for the room hire for the meeting, as well as roughly £40 unclaimed miscellaneous expenses.

#### **Legal Action**

#### **Leasehold Panel**

PG advised that the main item of business at the Leasehold Panel meeting on 5 December 2016 had been a presentation by Astrid Kjellberg-Obst, the Executive Director of Operations, about HfH's Leasehold Action Plan.

LG said that as Nesan Thevanesan had been away on compassionate leave he had emailed the Governance Team on 6 or 7 December to pursue issues relating to the minuting of previous meetings. On Mr Thevanesan's return on 5 January, he had replied that Bruce Nicholas, who had taken the minutes, was away on long term sick leave and that once the latter had returned he would be able to respond to LG.

LG agreed to chase a reply and also to request that, as agreed at the Panel by a majority of 17-0, an early meeting should be held to elect a Chair for the ensuing year. (Although the Panel's Terms of Reference provide that an election shall be held annually, none has taken place for some years. Despite the provision that the Panel should meet at least four times a year, there were only two meetings in 2016 and three in 2015.)

#### **HLA General Meeting held on Saturday 26 November 2016**

PG reported that the General Meeting held on Saturday 26 November had not been quorate, but it had nevertheless been a useful opportunity to update the leaseholders who did attend on the activities of the Association since the AGM in June.

#### **Freedom of Information Act Requests**

PG said that in the most recent reply to his FoI requests the HfH Governance Team had said that it would ask the Resident Engagement Team to let HLA have a copy of the findings once an impact assessment in respect of all funded groups had been completed. HfH was implementing the impact assessment now that the Compact had been approved.

#### **Date, time and place of next Meeting**

It was agreed that the next Committee meeting should be arranged when appropriate.

There being no further business, the meeting closed at 9.37pm