

Haringey Leaseholders' Association Committee Meeting

Meeting held on Monday 23rd November 2020 online by Zoom (hosted by LG)

In attendance

Sue Brown, Chair (SB)	Nick Martin-Clark, Committee Member (NMC)
Michael Hardy, Committee Member (MH)	Tom Jenson, Observer (TJ)
Gaby Vandenberg, Observer (GV)	Lloyd Grandson, Secretary (LG)
Barbara Fenning, Committee Member (BF)	Margaret Clapson, Treasurer (MC)
Sujata Haria, Observer (SH)	Julie Chambi, Observer (JC) (part)
Arthur Taylor-Nottingham, Observer (ATN)	Barbara Tierney, Committee Member (BT)
Kevin Mann, Observer (KM)	Peter Gilbert, Observer (PG)
Kirsten Lowe, Committee Member (KL) (part)	Paul Keeping, Observer (PK) (part)

Meeting started at 7:15

Apologies

Sarah Klymkiw

Minutes of 9.11.20

NMC to add BT as attendee. Otherwise agreed for accuracy 8-0

Matters arising

PG asked about progress on the Community Interest Company (CIC). SB said it might be something for the future. KM said Ltd Co could be converted to CIC. This might give leverage and help with fundraising. LG suggested discussing next time.

Treasurer's report

MC said she had posted the Post Office DD. Dmclub and dotmailer invoices had been received from NMC. Dotmailer was for £34.06. Balance was £7,846.61.

Review of cabinet meeting

MH said HLA case had been put forward but Cabinet passed it anyway. A post-Grenfell thing. SB said no notice was taken of the HLA report and distorted stats from the report were quoted. Seema and the mayor had contacted SB. MH asked what to do to overturn the decision. How long is the cooling off period? The basic argument is that the regulations haven't changed since Grenfell.

GV agreed with MH. Happy to help try to overturn. Our points weren't heard. Putting points in writing hadn't helped. MH said we need to get Cllrs on board. SB said one NP Cllr was sympathetic. Cllr Moyeed.

NMC said our options were either a JR or the First Tier Property Tribunal.

ATN asked about underlying data as part of consultation ground. NMC said we'd never seen fire risk documents. LG said the mayor of London had refused to get involved in local govt issues. MH asked about doing an FoI.

NMC mentioned crowd-funding and said this could be in the joint interest of NP if set up in the right way. There were 3 months for a JR. If this didn't work we could go to the FTTP. GV for instance could become a test case. GB said others in the street had changed their front doors without permission. ATN asked if it was possible to go to the FTTP just over a refusal. TJ said lots of people had changed doors and windows in NP without permission. KM said this could be part of building a case.

NMC asked about Ltd Co money. SB said money was given for specific purposes. MC said she had no connection with Ltd Co. LG asked if money was given in last 6 years.

NMC said otherwise we would have to give up. ATN asked about unlocking the money. We need to check it is ok. NMC said it was down to SB as she was the only remaining member of the Ltd Co. BT said fund-raising might be possible she would look into it.

[Kirsten Lowe arrived at 19:53]

TJ said NP l'holders had talked about clubbing together for legal costs. KL had consulted 'Advocate' hoping for pro bono help. KL said NP l'holders needed to crowd-fund.

MC doesn't want to deal with crowd-funding.

SB said £95,000 was given to set up an office and fund the London Leaseholders' Network (LNN). NMC said the office had provided legal advice. MC asked who gave legal advice. MC said that there had been a problem with the contempt case. SB said there had been different cases. KM asked what had been done about barrister's poor behaviour with contempt. NMC said they'd not been paid in full. KM said legal ombudsman might be an option.

[Paul Keeping arrived at 20:06]

TJ asked what KL thought about co-operation between NP & HLA. Doors & windows were also an issue in NP. £14k for windows and £2k for doors.

BT said she had been involved in DH replacement of windows & doors & had been quoted £12k for windows. BT said her final bill was twice the original amount at £48k.

PG said he'd been paying since April 2019 in instalments for work that had no start date. If they get to March 2022 what would be the recourse if nothing had happened?

BT asked if s20 notices had an expiry date? Maybe 2 years?

MH wants to talk to surveyors. RICS have free advice service. 20 mins per leaseholder. Surveyors are cheaper than lawyers. MH said it could be helpful with regard to the change in windows policy.

ATN asked who we could ask to check if using the Ltd Co money is ok. SB wants to check the articles. PG asked if the accountant could advise. KM asked if we can ask CIH who gave the original money. SB said some documents had got lost over time. ATN asked if we could ask for a copy of their guidance.

SB agreed to make the money from the Ltd Co available as it had previously been used to pay for legal advice but said that would then be it it would be gone.

As more would be needed there was a vote on whether £1k should also come from the Association. The vote was 7-0 in favour. KL, NMC, LG, BT, MC, MH, BF in favour. SB abstained as Chair.

WhatsApp group

BT proposed setting one up.

Funding idea

NMC suggested the HLA press to establish a 'solidarity fund' through the management charge. KL said Catherine West might facilitate meetings. NMC said l'holders were due a refund from the management fee as the L'hld Panel no longer functioned.

KL said the NP l'holders were preparing meetings with HfH. There was a l'holder meeting on Wed 25th. KL asked NMC to do an email explaining the funding ideas. PK said NMC could try and explain in person. NMC said he would join the meeting.

KL said social media had been usefll for NP. A good way of reaching other l'holders. KL said TJ runs NP l'holder twitter. Maybe an HLA account could be set up. TJ has done a teaching session. KM suggested putting notices in blocks.

Update from NP

Sarah Klymkiw and Mike Jones had done the full Council deputation. Cllr Ibrahim has a conflict of interest so Joe Ejiofor presented HfH's position and said the pods were 'unsafe'. He came across as disorganised. There had been a Housing Scrutiny meeting later that week and NP had presented once again a lot of documents. The panel seemed sympathetic & friendly. Cllrs seemed to be against Ejiofor.

Tonight there had also been another deputation to the Overview and Scrutiny committee. That too had gone well. Still had not got any s20 responses even though the deadline was in fact today.

NP l'holders were going ahead with trying to get local recognition. NMC to send HLA constitution to KL. They were about to instruct a barrister on a one-off basis for the moment to get an opinion. The December deadline for contract approval had now been pushed back to allow for more consultation.

It was twitter pressure on Ejiofor that had produced a result in getting him to at least talk. A journalist from the Enfield Independent had contacted NP via twitter. NP l'holders hoped to be able to exploit divisions within Haringey Labour in terms of pro and anti-Ejiofor factions.

AOB

There being no other business SB closed the meeting