

Haringey Leaseholders' Association Committee Meeting

Meeting held on Monday 5th October 2020 online by Zoom (hosted by LG)

In attendance

Sue Brown, Chair (SB)	Nick Martin-Clark, Committee Member (NMC)
Michael Hardy, Committee Member(MH)	Linda Chapple, Observer (LC)
Peter Gilbert, Observer (PG)	Lloyd Grandson, Committee Member (LG)
Barbara Fenning, Committee Member (BF)	Margaret Clapson, Treasurer (MC)
Marina Hershmann, Observer (PG)	Arthur Taylor-Nottingham, Committee Member(ATN)
Quentin Carbonell, Observer (QC)	

The meeting was opened at 7:25 pm

LG was adopted as Secretary unanimously.

Welcome and Introductions:

QC introduced himself. He had received a s20 in March 2018 and was still waiting for the bill. Had been negotiating with HfH.

Minutes of 24.8.20

'MC' 2 paras above 'HLA AGM' to be changed to 'NMC'. Otherwise agreed for accuracy. There were no matters arising not anyway on the agenda.

Treasurer's report

£8,086.61 currently in account. NMC to send in outstanding cheque. SB had a bill for PO Box. MC will set up a DD for PO Box. £193 every 6 months. NMC and MC agreed to speak on Wednesday 7th October between 10 and 11 am about accounts for AGM.

19:30 LG left. Michael Blasebalk (MB) arrived.

Meeting with HfH

Marek Cicik (Health and Safety), Manley Murray (Asset Management) and Mike Bester (Leasehold Services) were due to attend. We need an agenda. Meeting for Thursday 8th October. LG will host meeting from 17:30. SB said the main topic is removing the right to install our own windows. MH asked to be sent the link. NMC said there was a need to focus on the points where there was scope for negotiation. Committee to finalise agenda by email to be completed by Wednesday morning.

Agenda for AGM

We need an agenda for the AGM. This is now to be held on 19th October at 7pm. HfH Comms team has not yet sent out notification. We need to chase Reda Khelladi on this. Notice has been up on the HLA website in time to comply with the constitution. The AGM was now overdue. We got permission from the last AGM for a slight over-run but May had to

be cancelled because of the pandemic. NMC suggested putting Noel Park on the agenda. SB asked if someone could speak on the topic.

HLA cards

SB showed the meeting a card. 2,000 had been printed up.

Update on Information Tribunal

NMC gave an update. Case had been frozen due to being caught up with Julian Assange issue over whether non-UK residents had the right to pursue appeals under FoI. NMC currently residing in France was being used as a pretext by HfH and ICO to stall case. ATN asked about substituting parties. This was being pursued. ATN asked about putting in the same FoI request again. NMC to ask lawyer about this.

Noel Park

Tom & Gladys Jensen (TJ), Michael & Sarah Klymkiw (SK), Paul Keeping (PK) had joined the meeting

NMC mentioned the Guardian article. SK said she had bought her property 5 years ago and been told it would cost £12.5k to replace the pod. This had seemed all right. During the purchase she had been told it would cost £25k. They had contacted HfH to query this and try to find out their options. Do they need a pod? HfH wouldn't talk to them before purchase. They had almost completed so went ahead. In August 2020 they had been invited to a consultation meeting and told that the costs were unknown. Roofs, windows and doors were also mentioned. Then s20 came for £108,450. This will mean ruin. HfH returned a phone call to say that 25 year payment plan was possible. They wanted to dispute the scope of works not the costs. Leaseholders have been refused mortgages and told their properties were worth £100k less. Some l'holders are still getting letters from HfH. SK did a media pack and got in touch with the Guardian. A 2-week notice was put in with the s20. The charges vary between £57k and £118k within the group. After a week a sort of 'apology' was given implying that leaseholders had over-reacted / misunderstood. HfH were going to talk to individual l'holders about their situation.

The pods were 20 year old cardboard boxes bolted on to the backs of houses. HfH haven't maintained them. SK wants to ask if they can get rid of the pod. Some l'holders haven't had surveys. SK doesn't want another temporary structure.

At present l'holders were facing 25 years of debt in a time of economic crisis. Last week l'holders attended an HfH board meeting. Their statement was not read out. The Board was told that the statement would not be read out before l'holders were admitted to the meeting but l'holders had not been informed.

Ejeifor had been due to sign the contract with Engie on 13th October but due to the article in the Guardian this had been pushed back. Cllr Ibrahim, in her comments to the Guardian, was trying to play off tenants against leaseholders. The problem was that the work was not necessary.

SB asked if they had met Cllr Ibrahim. SB said she was a NP Cllr. SK said that all Cllrs had been emailed and their addresses had been given to all the l'holders on the WhatsApp group. Cllr Ibrahim had not responded. At one point Cllr Ibrahim had spoken on the phone to a Gladstone Ave l'holder. SB said she would contact Cllr Ibrahim for a meeting. Cllr Peray Ahmet had been contacted and they were awaiting a phone call from her.

NMC asked about possibility of some leases being just maintenance as opposed to improvement leases. SK said l'holders were looking at the detail of their leases. SK said there could be a problem with the formula for allocating costs. For instance £179,000 was the overall cost for a block of two flats but the l'holder charge was £108,450 because their flat is counted as a 3-bed. In fact however it was a 2-bed according to the way in which tenants' flats were assessed. Arthur Taylor-Nottingham said it was important to read the lease carefully. Michael Hardy said that sometimes there were alternative formulas. MH said the need was for a permanent solution. ATN asked whether there was a detailed breakdown of costs.

SK said there was a lot of variation in the quoted cost of roof renewal. She also had asbestos removal costs of £9,778.

SB said some pods had been replaced. Cranes had been used to put the old pod in a net for removal. The new one goes in within one day. A permanent structure had been ruled out because of the problem with temporarily rehousing tenants. MH said this was done for the benefit of HfH not l'holders.

Quentin Carbonell said he had spoken to Hilary Osborne of the Guardian last week. He had had a major works bill 6 months after moving in. The works had been done in 2018. Many of the issues were similar. It was strange that some l'holders didn't have their leases. QC had not received any reply to his s20 observations. It's essential to do s20 observations with proof of mailing. Then you had to chase replies. QC gave an account of his own experience and congratulated NP l'holders on the Guardian article.

PK said it was encouraging to know that there were other l'holders who had faced similar problems. There were 25-30 in their group. They were considering getting legal representation. HfH wanted individual responses not group ones. PK asked for a recommendation for a lawyer. NMC gave Tyrer Roxburgh.

NMC said a surveyor might also be a good idea as well as a lawyer. Kirsten Lowe said she had asked for a 20-year history of the surveys done on the property as well as a fire and asbestos report for the building.

KL asked about being recognised as a l'holder group. SB gave some history of the HLA. SB said NP could be affiliated to the HLA and this would mean they could get some funding. The difference between s20 recognition and HfH recognition was explained. NP l'holders are on twitter as Noel Park Leaseholders Action Group.

AOB

SB said HfH had asked her to attend a class on safeguarding. KL was willing to attend. Barbara Fenning also. SB to put them in touch with Chris Bell.

Michael Hardy said it was possible to email the Guardian article author. Taxpayers were also losing out not just l'holders.

Marina Hershmann asked which blocks in Broadwater Farm were being demolished. NMC said Northolt and Tangmere.