

Haringey Leaseholders' Association Committee Meeting

Meeting held on Monday 9th July 2018 at Wood Green Social Club, N22

In attendance

Committee:

Nick Martin-Clark, Chair (NMC)
Margaret Clapson, Treasurer (MC)
Michael Blasebalk, Vice Chair (MB)
Kevin Mann, Committee Member (KM)

Sue Brown, Secretary (SB)
Lloyd Grandson, Committee Member (LG)
Peter Gilbert, Committee Member (PG)

The meeting was opened at 7:10pm

Welcome and Introductions

None necessary

Apologies

Grace, Clare, Tina, Linda Royles ó Tina would have spoken to item 11 (Dawn Barnes)

Minutes of the meeting held on 19 April 2018

SB wished to change -because of her attendance at the TPP saying that it was because Judy Bishop kept sending her the minutes that Joe Boake claimed she knew. NMC proposed to change it to -because she had been sent some minutes which Sue said she had never read.

Matters arising not on the agenda – GM report; updates on regulator, LP, contempt, ICO; letter to Cllrs

NMC said that because the agenda was so packed he hadn't listed these items as separate items on the agenda.

GM on 28.4.18 was not quorate as expected. MC and KM and MB had done work publicising but more needed to be done to get a quorate turnout. Linda Royle came along as did Anthony Taylor-Nottingham. Linda is keen to contribute in the future.

Homes England gave s27 approval to the new management agreement without any conditions. It gave a detailed review of all the objections raised and dismissed them all. Decision was taken on 22.6.18 and the new agreement will come into effect on 20.7.18. After careful consideration the vagueness of the regulator's guidelines means it is not sensible to fight this any further. The regulator said that even if the Council was in breach of its obligations it would still grant approval.

A letter had been written asking for the RES to be guaranteed by the agreement and for the TPP to be restored. Also an FoI request had been made. The Council had not apparently informed the regulator about the HLA's successful legal action.

NMC suggested writing to the Council pointing out that the condition of improving leaseholder satisfaction for renewing the agreement had not been met. SB said a meeting with Emina Ibrahim was needed.

SB and MC gave a report on the Collaborations Conference at which Joe Ejiofor had been present. This had been the HLA's first chance to meet him. It seemed he could be both amiable and tough at times.

As regards the Leasehold Panel / Forum SB said she had asked for a vote at the beginning and had been told that the voting had already taken place but this was untrue. LG had provided a recording which could be very helpful. MB said HfH had decided to remove the panel and create a forum. SB said it was going to be weaker and there would in future be no minutes, just action points. MB said they wanted a fresh start. KM said MB had made good contributions. SB said that there used to be both a forum and a panel. MB said the HLA had an opportunity to test whether HfH really wanted to engage. The Terms of Reference had been set up. The HLA should offer to work together to fine tune the terms and conditions on behalf of leaseholders to deal with how items would get on to the agenda and to address how the Chair would be recruited. Most leaseholders who attended were not interested in / aware of the importance of the Terms of Reference. MB was concerned that the

HLA could be presented as preventing leaseholders from raising their frustrations. PG said that the process for selecting a Chair did not seem to have been thought through. MB said Sean McLoughlin seemed surprised by the extent of the problems. NMC outlined the possibility of co-operating but also threatening legal action. MB said that the HLA might come across as trouble-makers preventing forward movement. There was no consensus on a legal approach. MB said that the HfH Board had made a decision. Chinyere Ugwu wanted to see practical proposals from the HLA. It was agreed that MB would draft a letter along the lines he was proposing and also to ask for the date in September of the next meeting.

There had been correspondence with the Information Commissioner. The Information Commissioner had received a letter on 29th June saying they wanted a month to take legal advice on the question of the full RSP report. This was the day after the Letter Before Action had been received. NMC explained that this was following on from the release of the RSP recommendations which had been much more even-handed for instance on financial matters than the summary report on the basis of which Sue had been removed from the Audit and Risk committee for financial unreliability. It had taken a long time because the HLA had gone to Aman Dalvi and tried asking the RSP first.

Regarding the letter to Councillors, giving them a factual introduction, NMC said he now doubted the value of this as he had written about Tangmere to all Councillors and had only one, non-substantial, response from Sheila Peacock. No response had been received from the Cabinet member. He hoped that Dawn Barnes would be more useful. SB said she was a Lib Dem and not in power. SB said it would be better to write to Emina Ibrahim.

Treasurer's Report

MC renewed the post forwarding. A collection possibility from Ally Pally existed and this might work after the six months that had been paid for now. MC had reimbursed herself using the cheque-book which came to £272.42 including the room hire and 42 pence for a Royal mail invoice. The latest balance was £3,077.63 but after the cheque came out it would be £2,805. NMC said he had £30 for the dotmailer invoice ahead of the GM and £21.60 for renewal of the phone number (dmclub). NMC had sent MC the invoices by email and had paid them from his own account. MC had yet to pay for that day's room hire of £20.

AGM arrangements – data protection, room hire, constitutional changes

MB asked if Leasehold News could publicise the AGM. It was not clear when the next one was going to be. PG asked when HfH were going to send out their actuals. The problem with that was that piggy-backing had been abandoned. SB said it could be raised with Kevin Young. NMC said HLA had been given recognition but HfH had downgraded what it meant. SB said the new recognition criteria said that support should include the use of communal rooms. The model constitution also said that notice of GMs had to go out in writing. This was something that the HLA had removed from our constitution because of the cost. SB said that if this was what HfH wanted then they had to help HLA.

On data protection NMC said that his reading of the documentation suggested that the HLA could rely on the 'legitimate interests' justification for collecting, keeping and using personal data rather than the 'explicit consent' justification if need be. The new regulations were not supposed to impose great changes or burdens on small groups that had already got data protection policies in place such as the HLA. The HLA could look at getting consent more explicitly in future but the new regulations did not affect what they had done in the past. SB said that opting out was now illegal. NMC said that dotmailer complied with the requirement to give everybody an 'unsubscribe' option.

NMC said HLA would listen carefully to what HfH had to say about small changes in the future. SB and MC said that signing-in sheets had to be abolished and that separate cards were now required. NMC was against this. MC said that there was a valid point because cases had been known of abusive spouses seeing the phone number of their former partners and taking advantage of it. It was agreed to make a change for the AGM so that there would be an individual slip of paper for each attendee.

NMC suggested writing to HfH in advance of the AGM and asking if there was anything that needed changing so as to avoid problems with recognition later on. SB said this was not necessary. HLA had attended the training we had been asked to attend.

MB wanted the AGM at the end of September to take advantage of the opportunity of the new Leaseholder Forum as a way of advertising the AGM. PG said he was free for all September Saturdays after the 8th and

suggested the 29th. NMC said the problem with that was that he was available for door-knocking only at the end of August and that it was best not to leave too great a gap between the door-knocking and the AGM.

KM asked if the AGM was going to be at WGSC. NMC said Civic was ruled out for now. Last time NMC had asked about the Civic but no answer came back before a decision had to be taken.

SB suggested the 22nd as she thought the Forum was going to be in the first half of September.

NMC said that the inquorate GMs meant that there was a backlog of GM minutes that had not been agreed. So the constitution needed to be clarified to make it clear that GM minutes could be agreed at an AGM. MB said that the first part of the AGM could be a GM just to pass the minutes. It was felt that the constitutional change was easier as the constitution probably permitted GM minutes to be passed by an AGM as it was.

SB said that the model constitution suggested a quorum of 6. NMC said that was because of the mixing together of local and borough wide groups.

PG said the wording of constitutional changes needed to be received by 1st September at the absolute latest.

NMC said it would also make sense to reduce the quorum given that there was no help with piggy-backing any more. 15 was agreed. The HLA was being ground down over time and it was important to survive. HLA needed to tell HfH about proposed constitutional changes.

Website and database

It was agreed to have a simple website for now. It was important to keep the domain name. KM supplied the card of someone who might be able to help.

Response to Kevin Young

Kevin Young wanted a response regarding the recognition criteria. The HLA had only recently had electronic copies. SB and NMC to discuss on Friday. NMC to send holding email to KY to say 13th not possible.

Situation at Tangmere

Leaseholders and tenants are being made to leave. The HLA have a personal relationship with one particularly vulnerable tenant. NMC had written to all Councillors but had to date received no substantive response.

Next meeting with Dalvi – database; recognition criteria

It was time for the next quarterly meeting with Aman Dalvi. The database issue was vital. SB said that HfH could at least write to all leaseholders and ask their permission to share their details with us. NMC to write to Mahi Evangelou requesting a meeting. It was also vital to push the piggy-backing issue and the question of the Civic Centre.

Meeting with Dawn Barnes, Lib Dem Cllr

NMC due to meet this Cllr on Tuesday 10th at 6pm in the Civic Centre. She was able to book a room. NMC planned to ask her to book a room for the HLA AGM.

AOB

MB has received some phone calls. Millie has not been able to reach HfH on the phone. Other committee members felt they had been able to get through. MB had suggested that she send an email asking to be called back. LG wondered if it could be to do with number-recognition.

The meeting was closed at 10:10.