

# What can our Leaseholder Association do for us?

**READ THIS!**

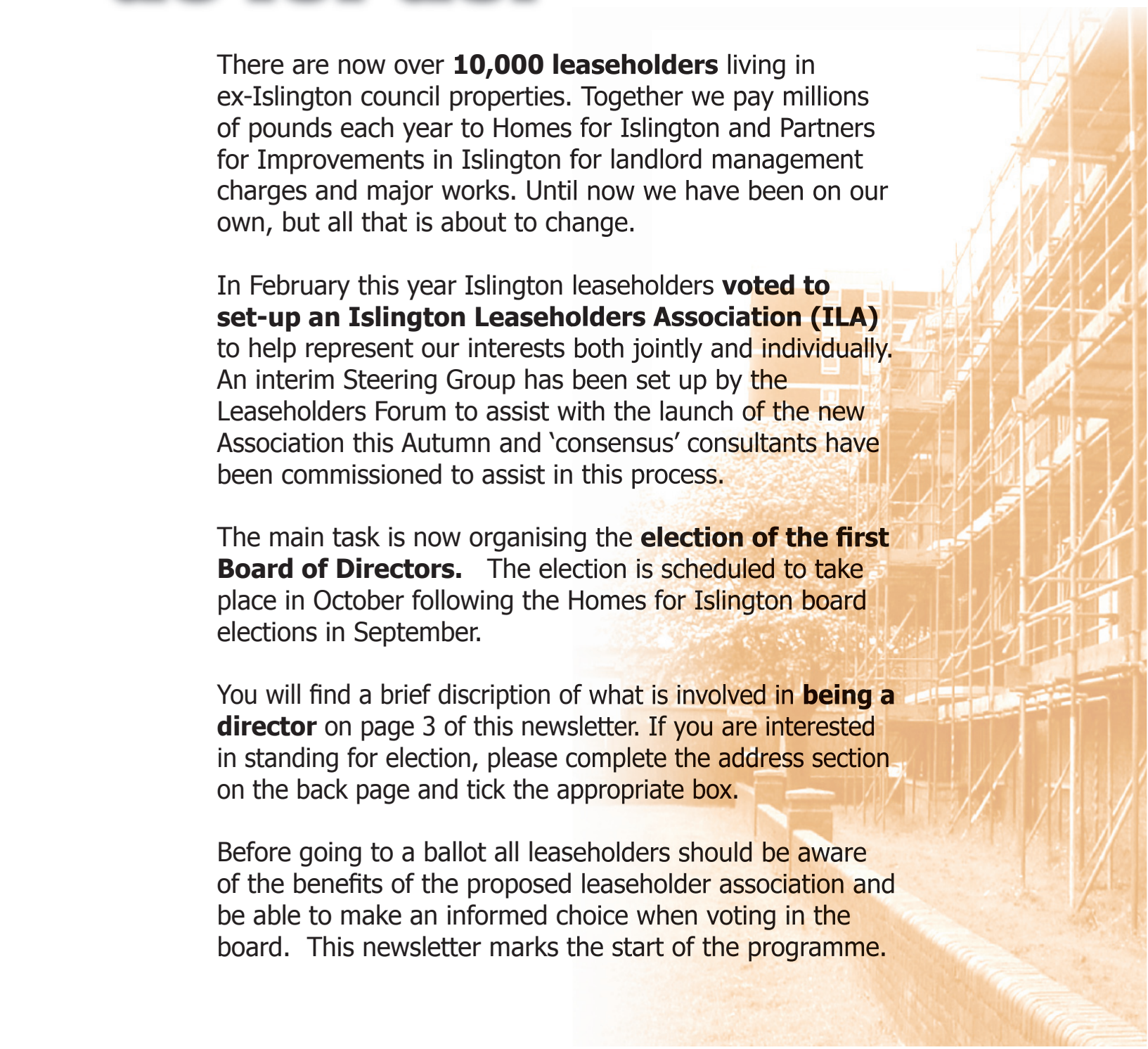
There are now over **10,000 leaseholders** living in ex-Islington council properties. Together we pay millions of pounds each year to Homes for Islington and Partners for Improvements in Islington for landlord management charges and major works. Until now we have been on our own, but all that is about to change.

In February this year Islington leaseholders **voted to set-up an Islington Leaseholders Association (ILA)** to help represent our interests both jointly and individually. An interim Steering Group has been set up by the Leaseholders Forum to assist with the launch of the new Association this Autumn and 'consensus' consultants have been commissioned to assist in this process.

The main task is now organising the **election of the first Board of Directors**. The election is scheduled to take place in October following the Homes for Islington board elections in September.

You will find a brief description of what is involved in **being a director** on page 3 of this newsletter. If you are interested in standing for election, please complete the address section on the back page and tick the appropriate box.

Before going to a ballot all leaseholders should be aware of the benefits of the proposed leaseholder association and be able to make an informed choice when voting in the board. This newsletter marks the start of the programme.



# Islington Leaseholder Update

The new Association can be registered as an Industrial & Provident Society with Limited Liability or as a Limited Company with an appropriate set of memoranda and articles. Also, as a non-profit organisation, charitable status could be considered. These and numerous other decisions will have to be made and documents completed before the association can be fully registered.

## **This will be a team effort**

There have been many suggestions about the type and range of services the ILA should provide and experience from leaseholder associations elsewhere has shown that it is easy for a small organisation to be overwhelmed.

On the back page is a short questionnaire. Its purpose is to use this opportunity to collect contact information and to ask you about the range of services you would most want from the ILA and the type of organisation you would like it to be. This is vital information. The ILA should be a great asset for Islington leaseholders and we need to make sure we get it right. Please help us by filling it in and returning it in the envelope provided - no stamp need be attached.

**This survey is confidential**, it will not go to the Council, HFI or Partners and your answers will only be used to produce data in setting-up the new organisation.

## **E-mail is not the only way - but it is the best**

Printing and postage costs for a mailing list of 10,000 are significant. By far the most cost effective way of keeping you up-to-date with Islington leaseholder issues is by E-mail. Likewise the easiest way for you to access information or advice from the Association will also be by E-mail. The latest data suggests that over 70% of leaseholders have a computer at home and an internet connection. Please help us protect your investment in the ILA by filling in the E-MAIL CONTACT BOX in the back page survey and returning it by post or by emailing your name, contact address and your email address.

# Why not become an ILA director?

## Who can stand for election?

The Islington Leaseholders Association (ILA) is not yet a registered body so it has neither a constitution nor memoranda and articles in place. All that has to be set-up by the new board. The principle governing this election of the initial board of directors is that any leaseholder paying the charges can stand for election.

## How much time would it take up?

This is yet to be decided. The ILA will be able to afford a staffed office and manager to conduct day to day business and support the Board. The Board will have overall responsibility. The initial set-up phase may require bi-weekly meetings or events but after that it is unlikely to meet more than once a month or six weeks.

## What will the directors have to do?

The ILA will be an independent organisation. The Board of Directors has overall responsibility for the organisation. The initial Board will shape the new organisation, agree its structure, its rules and regulations, oversee the production of all the necessary documentation, put into place financial controls, and negotiate a service level agreement with HFI.

## Do directors get paid?

The current view is that Directors will serve in a voluntary capacity but would receive a support package covering reasonable out of pocket expenses and any other agreed legitimate costs incurred by serving on the Board.

## What do I have to do if I want to stand?

To stand for election you need to complete the form on the back page by filling in your details and ticking the **'Interested in becoming a director'** and you will be sent an induction pack containing further information and closing dates. You must then confirm your intention to stand and include a completed Nomination and Secunder form (included in the pack) signed by two eligible leaseholders and return it to the 'consensus' offices. Leaseholders wishing to stand will be required to produce a short statement about themselves to go out with the ballot material in October.

## How do I find out more?

Contact ILA Administrator Hugh Maloney:  
E-mail: [ILA.info@consensusUK.com](mailto:ILA.info@consensusUK.com) - phone: 02077021177  
ILA Steering Group: [www.islingtonleaseholders.co.uk](http://www.islingtonleaseholders.co.uk)

# What help do leaseholders most want?

Please complete the survey below, cut along the dotted line, fold to fit the envelope provided and post it - no stamp is required.

Experience from leaseholder associations elsewhere has shown that it is easy for a small organisation to be overwhelmed. An early task for the ILA will be to prioritise tasks for the first year. What priority do you give to the following: (largest number is highest priority)

## To be completed by the named leaseholder only

	5	4	3	2	1	
1 Copies of all relevant Acts, regulations and legal documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1
2 Maps/flow charts and other details of current contracts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2
3 Details about contractors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3
4 Clear explanation of what the service ILA provides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
5 Indexed record of leaseholder dispute outcomes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5
6 Access to dispute arbitration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6
7 Where to go and who to talk to - signposting service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7
8 List of approved professional services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8
9 Contact info for other relevant organisations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
10 List of all HFI officers and members, roles and responsibilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10
11 Direct person-to-person phone consultation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11
12 Evening surgery consultations for members	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
13 legal consultation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13
14 technical (building maintenance) consultation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
15 Involving and encouraging local Leaseholder Associations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15
16 Inter-member email communication - message board etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16
17 Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17

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## Please fill this in clearly

Name .....

Leasehold address .....

..... Post Code .....

Contact address if different .....

..... Post Code .....

Daytime phone ..... Evening phone ..... Mobile number .....

E-mail address .....

**If you are intersted in becoming a Director of the Islington Leaseholders Association please tick**