

MINUTES OF ISLINGTON LEASEHOLDERS FORUM MEETING

WEDNESDAY 11th January 2006 @ 7PM

COUNCIL CHAMBERS, TOWN HALL

Present

Brian Potter (Chair) (BP)	Pleasant Place L. A.
Andrew Jex (Vice Chair) (AJ)	Holland Walk
Chris Radway (CR)	PFI/Partners
John Warby (JW)	Central Street
Joy Bailey (JB)	Upper Street
Leon Yianni	Isledon Road
Dan Oakey (DO)	Isledon Road
Ian Duckett	PFI/Partners

HFI Officers

Doug Goldring (DG)	Director of Operations
Alex Evans (AE)	PPO Officer, Home Ownership

Councillor

Steve Hitchens (SH)	Islington Councillor
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Observers

M Collins	Bampton House, N1
S Dowsett	Barnes Court, N1
R Sandon	Barnes Court, N1
O Salem	Barnsbury Street, N1
H Barrett	Belfont Walk, N7
J Barlow	Berkley Walk, N7
J Togher	Blenhiem Court, N19
M Morrissey	Blenhiem Court, N19
P Stewart	Blenhiem Court, N19
M Conway	Brecknock Road, N7
J Conway	Brecknock Road, N7
B Crowder	Brooksby Street, N1
R Rosser	Bushfield House, N5
J Stewart	Caledonian Road, N1
C Mayoral	Caledonian Road, N1
C Lowe	Caledonian Road, N1
D Broad	Caledonian Road, N1
B Patterson	Caledonian Road, N1
J Harwood	Catherall Road, N5
H Wilding	Claremont Square, N1
N Ilgin	Crouch Hall Court, N19
F Turan	Crouch Hall Court, N19

A Kulac	Crouch Hall Court, N19
M Osoy	Crouch Hall Court, N19
H Dervish	Crouch Hall Court, N19
G Constantinou	Crouch Hall Court, N19
A Gibbons	Crouch Hall Court, N19
Mr Canpolat	Crouch Hall Court, N19
M Koseoglu	Crouch Hall Court, N19
C Andrew	Crouch Hall Court, N19
A Gul	Crouch Hall Court, N19
K Quirke	Ferntower Road, N5
S Durr	Ferntower Road, N5
M Dickson	Hemingford Road, N1
A Katz	Highbury New Park, N5
L Katz	Highbury New Park, N5
P Mallin	Highbury Quadrant, N5
N Larson	Hilldrop Crescent, N7
P Skidmore	Hilldrop Crescent, N7
J Conway	Hilldrop Crescent, N7
B Kelly	Hilldrop Crescent, N7
T Kelly	Hilldrop Crescent, N7
J Gordon-Smith	Ilex House, N4
S Riley	Ilex House, N4
Mr Higgs	Liverpool Road, N1
Mrs Higgs	Liverpool Road, N1
K Watts	Lofting Road, N1
V Davies	Lorraine Mansions, N7
Mrs Canpolat	McCall House, N7
S Griffiths	Parkview Estate, N5
A Bush	Parkview Estate, N5
E Shehu	Parkview Estate, N5
M Aklas	Parkview Estate, N5
N Gursoy	Parkview Estate, N5
J Thurgood	Pyrland Road, N5
J Greenshields	Riversdale Road, N5
N Dove	Richmond Avenue, N1
F Dove	Richmond Avenue, N1
J Whicker	Roth Walk, N7
D Hurley	Spring House, WC1
E Stanard	Stonefield Street, N1
M Snee	Thornhill Crescent, N1
O Brown	Widdenham Road, N7
M Graham	Willington Square, WC1
M Blunden	Islington Tribune

Apologies: Louise Round

HFI Board Director

Items Discussed

ITEM	MATTER RAISED	ACTION
1.0	<p>1.1 Presentation given by Steve Hitchens</p> <p>SH gave general information about leaseholders in Islington, including:</p> <ul style="list-style-type: none"> • how funding for housing is received • the average arrears levels of leaseholders since April 2003 and how the declining arrears level may be an indication of increasing leaseholder satisfaction • results from the 2005 Residents' survey • the Decent Homes standard <p>SH informed ILF that at the Executive meeting in February the options leaseholders' have to pay for Major Works bills will be discussed. For example:</p> <ul style="list-style-type: none"> • the interest free period may be extended from 2 to 5 years • the estimate charge leaseholders were given before works started would become the maximum amount leaseholders could be charged <p>SH explained that putting a charge on a property was not normally a practical way of obtaining money from a leaseholder, as leaseholders in that position normally had other creditors.</p> <p>SH confirmed that the OPDM had informed him that Major Works bills cannot be capped.</p> <p>1.2 Questions from the floor to SH</p> <p>CR asked for a further explanation of the estimate being the maximum recharge. SH reiterated the concept.</p> <p>JB stated that there was more the council could do to help leaseholders pay their Major Works bills. SH reiterated that the options were being discussed at the Executive meeting in February.</p> <p>JW suggested that it was unfair for HFI to even consider charging leaseholders interest on Major Works bills, as the loan HFI received in order to do the works was itself interest free. SH said charging interest was a statutory requirement of the lease.</p> <p>JW said that obtaining a sympathetic lender for certain types of property would not be possible. SH and DG said that a number of lenders had already expressed an interest in providing loans to leaseholders of all property types.</p> <p>JW complained that the Major Works to his property were not started until his protection period had expired. SH assured ILF that there is no policy of</p>	

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	<p>waiting for leaseholders' protection period to expire before works on their estate were carried out.</p> <p>DO claimed that the contractors carrying out the Major Works had no accountability and did not provide value for money. SH responded that there is accountability, and the Major Works process is improving.</p> <p>CR asked if the Council would be able to assist with the percentage the PFI management charge would constitute. SH replied that as the matter was with the LVT it was best to await the outcome.</p> <p>LY asked when SH would step down as councillor. SH responded that there is an election in May, at which point all councillors' current terms would come to an end.</p>	
2.0	<p>Minutes of Last Meeting 9 November 2005</p> <p>Minutes of the last meeting held on 9th November 2005 were agreed as a true record of the meeting.</p>	
3.0	<p>Matters Arising from Minutes</p> <p>3.1 JB again made the point that the issue of financial support to leaseholders with bills was being ignored. DG replied that HFI were looking at what options other boroughs have, and that as yet HFI had not made any final decisions.</p> <p>3.2 BP stated that he would prefer the ILF to be an Association rather than a Forum, although he could not say where the funding for this would come from. BP asked for a show of hands from the floor to indicate a preference. The majority of people were in favour of an Association being created.</p> <p>3.3 New ILF members. LY introduced himself, as new representative for Isledon Road. ID, the new representative for PFI/Partners had by this time left the forum, as he had told AE he would do so. Alan Curran was absent, but unanimously elected as a Boleyn Road representative by BP, AJ, JB, DO, CR and LY.</p> <p>AE introduced himself. AE to write to observers from the meeting of the areas with vacancies to see if they have any interest in filling said vacancies.</p> <p>3.4 CR raised the issue of Tenant Compact. BP said it would be discussed at the unserviced meeting.</p> <p>3.5 BP said that Eamon McGoldrick had agreed that he can be the chair of both the ILF and the Upper Street Area Housing Panel.</p>	AE
4.0	<p>Code of Conduct</p> <p>JB issued revised Code of Conduct that no longer explicitly mentions swearing in Point 2. Point 7 has been summarised. JB brought to the</p>	

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	<p>Forum's attention that Points 16 and 17 had provisions to deal with breaches of conduct made by the Chair.</p> <p>The Code of Conduct was unanimously agreed by BP, AJ, JB, DO, CR and LY.</p>	
5.0	<p>Leaseholders Associations Recognition</p> <p>The advantages of Leaseholder Associations (LA) were outlined by DG. Although LAs do not get a seat on the Area Housing Panel, they could do so on the ILF. LAs must be consulted before Major Works, although current legislation states that all leaseholders must be consulted before Major Works anyway. HFI cannot refuse to deal with LAs.</p> <p>CR suggested that a potential disadvantage of an LA is that it is obligated to represent all of its members.</p> <p>CR proposed that LAs be recognised by the ILF, but steering groups for Major Works should not be created. This was agreed by the ILF.</p> <p>DG raised the point that there were potential problems where representation of an area by a LA overlaps with representation by a TRA. This will be reviewed in the Tenant Compact meeting.</p>	DG
6.0	<p>Any Other Business</p> <p>6.1 CR stated that the profile of the ILF needs to be raised before the November elections. JB asked what power the ILF actually had. She felt it would be increased by recognised LAs having a seat on the ILF panel.</p> <p>6.2 AJ requested that the march ILF meeting did not clash with the Holland Walk Area Housing Panel meeting.</p> <p>6.3 BP stated that the insurance matter scheduled for this meeting will be discussed in future.</p> <p>6.4 DG requested that at the next ILF meeting the agenda was adhered to, and guest speakers are limited to 15 minutes.</p> <p>6.5 JB suggested that there should be a Q & A session at the beginning of each meeting, when attendance was highest, but it should be limited to 30 minutes.</p> <p>6.6 BP to write to SH thanking him for his presentation.</p>	

ITEM	MATTER RAISED	ACTION
7.0	<p data-bbox="261 241 580 277">Date of Next Meeting</p> <p data-bbox="600 315 1015 351">Wednesday 8th March 2006</p> <p data-bbox="676 389 938 526">Council Chambers Town Hall Upper Street. N1 @ 7:00 P.M</p>	