

MINUTES OF ISLINGTON LEASEHOLDERS FORUM MEETING

WEDNESDAY 8th March 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
Joy Bailey (JB)	Upper Street
Leon Yianni (LY)	Isledon Road
Dan Oakey (DO)	Isledon Road
Alan Curran (AC)	Boleyn Road
B Woods (BW)	Lyon Street

HFI Officers

Doug Goldring (DG)	Director of Operations
Peter Taunton (PT)	Leasehold Management Consultant
Nigel Freeman (NF)	Home Ownership Manager
Alex Evans (AE)	PPO Officer, Home Ownership

Observers

H Barrett	Belfont Walk
J Harwood	Catherall Road
T Doherty	Farringdon Road
E Fitzgerald	Harecourt Road
M Dickson	Hemingford Road
P Mallin	Highbury Quadrant
K Osbourne	Hurst House
G Edwards	Hurst House
J Gordon-Smith	Ilex House
S Rhy	Ilex House
K Watts	Lofting Road
L Harper	Moray Road
D Stevens	President House
J Whicher	Roth Walk
M Kilfoyle	Spring House
J Waters	Spring House
A Armour	Stelfox House
J Walker	Tibberton Square
R Himbury	The Triangle
J Sutherland	The Triangle
A Thornton-Norris	The Triangle
C Graham	Tollington Park

Apologies: Ian Duckett

PFI/Partners

Items Discussed

ITEM	MATTER RAISED	ACTION
1.0	<p>Introductions</p> <p>Peter Taunton introduced</p>	
2.0	<p>Leaseholder Associations update</p> <p>BP has been helping Leaseholder Associations to form across the borough. He encouraged leaseholders to create their own, and offered assistance. Advised existing groups to discuss their experiences with each other.</p> <p>DG The possibility of recognised Leaseholder Associations existing where Tenants and Residents Associations already exist will be voted on in May 2006 by the sub-boards. The decision will be made democratically by all the sub-boards.</p> <p>CR stated that feedback from consultative panels such as the ILF was not being taken into account by the sub-boards. He requested that the Board consult the ILF on revised plan before the next meeting.</p> <p>CR suggested that a small working group be set up to discuss. CR, AC, and BP to discuss further.</p>	CR, AC & BP
3.0	<p>Minutes of last meeting 11th January</p> <p>The minutes from the last meeting were agreed as a true record of the meeting with the following corrections:</p> <p>From Item 5,</p> <p>CR proposed that a potential disadvantage of a statutorily recognised LA, as opposed to unrecognised LAs, is that it is obligated to represent all of its members.</p> <p>CR proposed that LAs be recognised by HFI, but steering groups for Major Works should not be created. This was agreed by the ILF.</p> <p>In future minutes to be printed on double sided paper.</p>	AE

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4.0	<p>Leaseholder Service Reviews Report</p> <p>At the July ILF meeting it was agreed that two subgroups would be created comprising of members of the ILF and HFI officers. The two groups discuss Major Works and Permissions and General Communication.</p> <p>As a result of the Major Works group a pilot scheme has been created at Blenheim Court, where an independent Quality Surveyor scrutinises the framework, quality and sign off of the Major Works. The scheme may be expanded to other sites depending on a report due in early April.</p> <p>Another outcome of the Major Works sub-group is that the consultation process for works carried out in 2006/2007 will be improved from 2005/2006. Indicative costs will be sent to leaseholders before the Section 20 is issued and consultative meetings will be held to discuss the scope of the works.</p> <p>As a result of the Permissions and General Communication sub-group the cost of legal permissions granted by LBI for a Deed of Variation and Licence for Alteration will be reduced from £700 to £400 in April 2006.</p> <p>LBI Legal services have undertaken a commitment to produce the permissions in Plain English.</p> <p>Training needs for front line HFI staff regarding leases has been identified and will be implemented in the coming months.</p> <p>Training for ILF members will also be available. AJ expressed an interest in this, but no ILF members actually committed themselves to it.</p>	
5.0	<p>Questions, answers and comments to the Service Reviews Report</p> <p>The Quality Surveyor will be separate to the Clerk of works, but they will not be in conflict. The report of the QI will be acted upon. The main aim is for leaseholders to be satisfied with the major works carried out to their property.</p> <p>If mistakes are made by a contractor so that additional work is needed after the works are initially finished, the additional costs are the liability of the contractor, and the leaseholders do not have to pay for the additional works.</p> <p>Architects will be present at the meetings before the Section 20s are issued. The meetings will be consultative, and in addition give leaseholders more time to financially plan for whatever major works are finally carried out.</p> <p>Susan Anne French from Partners, or her successor, to be invited to every third serviced ILF meeting.</p>	<p>BP</p> <p>NF</p>

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	<p>CR The sub-groups are productive, but more members were required.</p> <p>Joanna Sutherland to be invited to next Major Works sub-group.</p>	<p>DG</p>
<p>6.0</p>	<p>ILF Vacancies</p> <p>Although there have 3 new members since December 2005, there were four vacancies at the beginning of the March meeting, for the following areas:</p> <p>Central Street, Holland Walk, Boleyn Road and Upper Street.</p> <p>Joanna Sutherland was unanimously co-opted as the new Central Street ILF member.</p> <p>Phyllis Mallin was unanimously co-opted as the new Boleyn Road ILF member.</p> <p>No one was present from the Holland Walk or Upper Street areas. BP to try to get members.</p>	<p>BP</p>
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p>	<p>Consultative Panel Reports</p> <p>Subject of Report: <i>PFI 2 – LBI update</i></p> <p>Information noted</p> <p>Subject of Report: <i>Homes for Islington Update</i></p> <p>Information noted</p> <p>Subject of Report: <i>Location of Board and Sub-Board meetings and options for open forums</i></p> <p>Background: Meetings are currently held at the National Children’s Home. An alternative venue, or venues are to be considered. The creation of open forums at the meetings to considered</p> <p>Consultation item i) It was felt that the general principle of holding such meetings with open forums is positive and should be adopted.</p> <p>Consultation item ii) It was decided that two such meetings per year would not be sufficient. A suitable number would be discussed after the first meeting.</p> <p>Consultation item iii) Weekday evenings are more convenient than Saturday mornings for the meetings.</p> <p>Consultation item iv) If there is more than one location then the open forum should only be at one location. There was some, but not unanimous,</p>	

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<p>7.4</p> <p>7.5</p>	<p>support for the Business Design Centre. It was noted that this venue was not convenient for residents in the north of the borough. If two venues are to be used then The Business Design Centre and possibly the LVSRC would be more amenable. There was support for the meetings to be held at the Town Hall, despite this not being an option.</p> <p>Consultation item v) It was agreed that all suggested forms of advertising i.e. in the HFI newsletter, invites to TRA/TMO Chairs, notices in HFI and LBI buildings and an advert in the local press, should be used.</p> <p>Subject of Report: <i>Window Replacement Policy</i></p> <p>The current policy that all single glazed windows, regardless of their condition, are replaced in a block where there is a window replacement programme is proposed to be changed.</p> <p>It was agreed that in principle the proposal was good, but a further more in depth report was required.</p> <p>ILF members JS, AC, and CR to have a meeting and report back to the ILF.</p> <p>Subject of Report: <i>Major Works – Assistance to Leaseholders</i></p> <p>The financial assistance/ support has been agreed by the Council.</p> <p>Noted</p> <p>The Agreed Maximum Price will be backdated to September 2004.</p> <p>The new options should be up and running by June 2006.</p> <p>Partners will not implement similar measures until asked to do so by HFI. DG to ask Simon Kwong to do so.</p>	<p>JS, AC & CR</p> <p>DG</p>
<p>8.0</p>	<p>Date of Next Meeting</p> <p>Wednesday 10^h May 2006</p> <p>Council Chambers Town Hall Upper Street. N1 @ 7:00 P.M</p>	