

## MINUTES OF ISLINGTON LEASEHOLDERS FORUM BUSINESS MEETING

WEDNESDAY 19<sup>th</sup> September 2007 @ 7PM

COUNCIL CHAMBERS, TOWN HALL

### Present

Brian Potter (**Chair**) (BP)                      Upper Street  
Chris Radway (CR)                                  Partners

### HFI Officers

Doug Goldring (DG)                              Director of Operations  
Alex Evans (AE)                                      Home Ownership Services

### Observers

Helen Cagnoni (HC)  
Ros Tankard (RT)

### Apologies

Nigel Freeman (NF)                              Home Ownership Manager

### Items Discussed

ITEM	MATTER RAISED	ACTION
1.0	<b>Introductions and Apologies</b>  Introductions made.	
2.0	<b>Minutes of last meeting and matters arising</b>	
2.1	The minutes were agreed to be a true record.  <b>DG</b> gave updates: <ul style="list-style-type: none"> <li>• It appears that mosquito alarms are still on the agenda. There will be a paper to the HFI Board in October which will probably take them off it.</li> <li>• There will be a further paper about parking at the consultative panels in November.</li> <li>• Mike Sims will be discussing training with the Chairs of the panels. Trafford Hall is being considered as a venue.</li> </ul>	

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3.0	<b>Consultative panel reports</b>	
3.1	<b>Islington Under-occupation Scheme</b>  Report noted	
3.2	<b>Funding Options for Resident Participation</b>  Report noted  <b>BP</b> I have written to Ann Lucas and Eamon Mcgoldrick, so the content of this paper is likely to change, and I do not want to discuss this paper.  <b>CR</b> My personal preference would be for option 3.	
3.3	<b>New build development</b>  Report noted  <b>BP</b> I would like the following confirmed in writing; <ul style="list-style-type: none"> <li>• Where is LBI's funding coming from for this?</li> <li>• Are the provisions under Section 106 Planning Agreements met?</li> <li>• If funded by LBI, who will own it, LBI or HFI?</li> <li>• The properties will be for council tenants, not shared ownership</li> </ul> <b>DG</b> I will arrange this. The HFI Board will consider new build for the 2008/13 business plan. This is not to say that it will happen, but there is a shortage of housing in Islington.  <b>CR</b> Infrastructure development should be added to the considerations of section 3.4. I agree with the environmental objectives of section 3.6, but none of them mention quality of life due to over crowding.	<b>DG</b>
3.4	<b>Proposal to meet digital switchover</b>  <b>DG</b> We provide communal TV aerials to a large amount of our stock. The analogue signal cannot be used post 2012, and we want to ensure that the residents can still use the aerials. There is a need, therefore, for digital receivers. Some people have already made their own provisions, such as satellite or cable. There is no Government funding for this. Where we do install communal digital receivers, we intend to strictly enforce the restrictions of our satellite dish procedure.  <b>CR</b> Is there any chance of future negotiations with Sky. The fact that they will have potential customers could provide an incentive for them to lower their installation rates.  <b>DG</b> I will take this back. However, the tendering was only done earlier this year, and the providers know that there is a demand for their service. Sky will install for free, but only if you pay a monthly subscription to them for their	<b>DG</b>

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	<p>channels. With this you get free channels.</p> <p><b>CR</b> Are the free channels available through Sky the same as the normal Freeview channels?</p> <p><b>DG</b> I will find out.</p> <p><b>CR</b> I agree with this in principle, but there needs to be full consultation.</p> <p><b>DG</b> We have had a lot of difficulty determining what the most equitable way of doing this is.</p> <p><b>CR</b> How are PFI properties affected by this?</p> <p><b>DG</b> I think this will be only for those with a communal aerial. At the ILF last week Claire Thorogood was asked this question, and she will feedback at the ILF Q&amp;A in November.</p> <p><b>HC</b> The number of units in the report is wrong for a number of estates.</p> <p><b>RT</b> I think there will be a lot of queries about this from elderly people.</p> <p><b>BP</b> We would like more discussion on this.</p>	<b>DG</b>
<b>3.5</b>	<p><b>An update on the Estate Services Improvement Group</b></p> <p>Report noted</p>	
<b>3.6</b>	<p><b>Homes for Islington and Consultative Panel update</b></p> <p>Report noted</p> <p><b>HC</b> I would like to see the caretaking performance in the key figures.</p>	
<b>3.7</b>	<p><b>Items considered at Board/Sub-Boards in August 2007 and forward plan</b></p> <p>Report noted</p>	
<b>3.8</b>	<p><b>Forward Planner</b></p> <p>Noted</p>	
<b>3.9</b>	<p><b>2007/8 Capital Programme – 1<sup>st</sup> quarter monitoring</b></p> <p>Report noted</p>	

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4.0	<p><b>Annual service charge procedure</b></p> <p><b>CR</b> The previous minutes said that this would be discussed tonight.</p> <p><b>DG</b> The procedure is written for staff rather than leaseholders. I also want it to be discussed by a larger group. We will bring something for November.</p>	<b>DG</b>
5.0	<p><b>Any other business</b></p> <p><b>BP</b> I want it noted that trees are being cut down by “mistake”.</p> <p><b>DG</b> The management is carried out by Greenspace. The HFI Board have summoned them over their perceived lack of consultation.</p> <p><b>CR</b> Have you got a statement to make about the Brancaster House LVT?</p> <p><b>DG</b> I made a statement at the ILF last week. That LVT case may affect some leaseholders in specific situations.</p> <p><b>HC</b> There are problems with the relationship between Apollo and the residents on my estate.</p> <p><b>DG</b> I believe John Phillips is meeting with Apollo soon.</p> <p><b>HC</b> There will be a challenge on set up fees and the resident liaison officer costs.</p> <p><b>BP</b> Who owns the lateral electrical wire; EDF or LBI?</p> <p><b>DG</b> The legal advice we have is that LBI do.</p>	
6.0	<p><b>Date of Next Meetings</b></p> <p><b>Unserviced meeting 10<sup>th</sup> October Council Chambers, Town Hall, 7.00 pm to 9.00 pm</b></p> <p><b>Question and Answer session 14<sup>th</sup> November 2007 Council Chambers, Town Hall, 7.00 pm to 9.00 pm</b></p> <p><b>Business Meeting 21<sup>st</sup> November 2007 Council Chambers, Town Hall 7.00 pm to 9.00 pm</b></p>	