

LEASEHOLDERS REPRESENTATIVE GROUP
Thursday 8th November 2007

Present: Christine Campbell, Leaseholder Board Member; Tom Watt, Chair; Keith Nials, Vice Chair; James Weston, Secretary; Rachel Webber, Treasurer; Wendy Phipps, Vice Treasurer; Denise Key; Alison Philpot; Andy Cluett; Michael Young; Jeff Barry; Paul Baker; Emma Sutton-Hills; Richard Sutton-Hills; John White; Mike Gaisford.

VAHT Officers Present: Jules Goodridge, Resident Involvement Officer.

Attendance By:

Apologies: Lisa Govier; Valerie Scott.

		Action by
1	<p>Welcome</p> <ul style="list-style-type: none"> ▪ Tom welcomed all to the meeting. ▪ Jules explained the domestics of the building. 	
2	<p>Notes from last meeting 23rd August</p> <ul style="list-style-type: none"> ▪ 6.1 Carry forward 6.1. to be raised in AOB ▪ 7.1 decision to go to London to meet them as they would find it difficult to get to us. Keith, Christine, Mike and Tom to arrange. ▪ Minutes agreed as correct with exception of typo (TW in action column) 	TW
3	<p>Board Feedback</p> <ol style="list-style-type: none"> 1. Board Member questioned lessons learnt with regard to LH; Matthew put forward his view – Christine felt this was not representative of their view. Christine put forward the views of the group and still opposed the Service Charge, stating the group felt this was too much. 2. All feel that the relationships with the Trust are not good. 	
4	<p>Service Charge Sub Group</p> <ol style="list-style-type: none"> 1. Meeting happened Tuesday. Letters did not arrive in time. John and Tom turned up. Mike and accountant were also present. The accountant had a presentation to deliver although Tom felt this was inappropriate. 2. All agreed that Tom should write a letter to Mike re: 4.1 above. 3. We must give them the opportunity to explain however Tom and John felt they were not accommodated. 	TW

	<ol style="list-style-type: none"> 4. Some service charges were shown and some costs seemed very high. 5. Some real discrepancies. 6 flats, would pay 1 sixth of the cost. Building insurances are charged at the price it would cost you to build your own flat. 6. Value of the property - when you bought it and also when you sell on: this will determine the value of the buildings insurance. 7. Accountant felt that insurance would not be any cheaper than there are putting through. Keith stated that he wanted contents including however John stated that this is not possible. 8. Keith felt that the charges still need to be opposed. There still seemed to be confusion. Keith will look at the figures again. 9. Rachel shared with the group that although house prices have gone up the cost to rebuild has not. 10. Tom explained that if the block burnt down you would get the figure stated under the re build valuation of your insurance. 11. Not all flats have been assessed how can this be fair. 12. Total management fee, 1.5 million: £46.47 per leasehold. 13. Bills should be correctly addressed by October 08. if you have over paid you will be offered a refund or reduction in your bill. All felt that no interest being paid on monies owing was wrong. 14. All insurances are paid up front so that any works can be done. 	
<p>5</p>	<p>Drafting Action plan</p> <ol style="list-style-type: none"> 1. Jules explained that due to the many complex issues this meeting could become totally re-active. By producing a plan this would help steer the group. 2. The group spilt into three sub groups to address: <ol style="list-style-type: none"> 1. Service Charges 2. Management fees / House Insurance 3. Estate Charges 3. Plan will be issued after the January meeting. 	
<p>6</p>	<p>Any Other Business</p> <ol style="list-style-type: none"> 1. Tom to write to Mike re Tuesdays Meeting 2. All encouraged to take the constitution away and look and amend; report any changes via email or phone to Jules 3. Tom has pulled together all the telephone numbers for all who attended last open meeting. please amend / add details 4. £2000 for LH – Rachel has looked into bank accounts – she recommended Lloyds TSB Treasurers account. All unanimously agreed. If between now and opening 	<p>TW</p> <p>ALL</p>

	<p>the account, Rachel finds another. Rachel to open account.</p> <ol style="list-style-type: none"> 5. Wendy and Rachel to discuss budget with Mike Ekoja. 6. Emma has had her bill reduced by just under £10 a month. This was being very consistent with Mike and ensuring he came out to view her property. 7. James can put any information the group want on the website. 8. John commented on attending one of the Area Committee meetings. John stated there was low attendance. John feels this is a waste of time. 9. Gas servicing: contractor been awarded. LH should be offered service in Jan 08. BG stated £40 - 50. 10. If there is a saving on one item on the service charge then it will go on another. 11. Can LH be involved in Estate walkabouts? If Mike or NHM is going out can a LH be invited? 12. Establish how much Stoke Mandeville Eskdale road is and feed back 13. Wendy to bring in biscuits / mince pies. 	<p>RW RW & WP</p> <p>ME</p> <p>JG WP</p>
7	<p>Date of Next Meeting</p> <ul style="list-style-type: none"> ▪ Thursday 10th January 2008 ~ Eskdale Road Community Centre 	