

**Minutes of Meeting held on 3 June 2008 at 3.00 p.m.
At Little Aynam House, Kendal**

Present: S Mallinson Leasehold Manager, SLH
S Duffy Community Participation Coordinator, SLH
Maureen Pearson Right to buy Administrator, SLH
Pauline Keeley Finance Assistant, SLH
Mr Tim Keegan 6 Applerigg, Kendal
Mr John Atkinson 20 Sedbergh Drive, Kendal
Ms Dorothy Dixon 44 Waterside, Kendal
Ms Anne Dickinson 5 Jennings Terrace, Kendal
Mrs Dorothy Thornton 7 Jennings Terrace, Kendal
Mrs Joan Chadwick 4 High Tenterfell Court, Kendal,
Tenant Board Director
Mr Alan Mark 6 Longlands View, Kendal

Apologies: Mr V Carter, Housing Officer, SLH
Cllr Hodson, SLH Board Director and SLDC Cllr
Miss AER Crowley, Longlands View
Mr Tom Lynch, Repairs Operations Manager, SLH
Mr Trevor Woodward, Contract Partnerships Manager, SLH

Circulation: All

Copy to:

Subject

1.0 Minutes and Matters Arising

Action

- Buildings Insurance seems to have gone up 20% on last year – why? SKM
- Waterside – people who have odd sheds/garages on Conveyance. Insurance? Repairs? / Consider holding Area Discussion Group locally for these matters to be discussed. SD/LH/BT
- Garages and other outbuildings on contents insurance but you should disclose these to insurer. ALL
- Newsletter had included articles about cleaning gutters and grounds maintenance.
- Bold print had not been used for recommendations. Try to remember to do this. SKM/SD/MP
- Smoke detectors – not specifically recommended by insurers – but could put in leaseholder guide at next update. SKM
- Dorothy Dixon had been voted onto Tenants' Committee. Dorothy is trying to swap her cleaning duties at the Church. DD
- One member had decided to ask SLH's gas contractor for servicing; this is cheaper than others offering comparable service and quite easy to set up.

- Tenants' Committee will be reviewing service charge levels with SLDC later this year and Joan Chadwick and Dorothy Dixon can report back.
- Leasehold guide includes error re. local call charge for SLH number. This can be corrected at next update of guide. SKM
- Has everyone got permission for their satellite dishes? TL

2.0 Draft Induction Pack/Right to Buy Leaflet

The Group thought the pack and leaflet were excellent and would be a great help to any tenant wondering about whether to buy. Housing Officers will be visiting new leaseholders to talk them through the pack.

3.0 Feedback from Area Discussion Group (ADG)

Pauline Keeley, who deals with many leaseholder issues including invoicing and service charge bills, explained that she had staffed the leaseholder "round table" at the ADG launch in Windermere. Pauline said that over 40 tenants and leaseholders had come along to enjoy the buffet and staff from SLDC and SLH, and the Police etc. had come along to host the "round tables". ALL TO NOTE

4.0 Revised Lease for comments

The Audit Commission (AC) had recommended that SLDC put changes into the Lease regarding Anti-Social Behaviour. **The Group recommends that SLDC puts in place full consultation and discussions on the matter of changes to the Lease and their implications.** SLH/SLDC

- Next meeting to be a Q & A session with SLDC officer
- Possible separate event for all leaseholders – possibly link to annual leasehold event
- Latter could be run by independent person
- Audit Commission expect a revision of the lease to enhance Anti Social Behaviour clause and for consultation on varying existing leases to take place within 6 months of the final Inspection report. Deadline for this will therefore be November 2008. SKM to contact Matthew Neal, Principal Solicitor at SLDC Legal Dept.
- Back gardens not itemised as a responsibility in Lease
- Service your fire and other appliances – add health and safety requirements

5.0 Service Charge Loans Policy

SLDC has produced this draft policy and Sue Mallinson has been involved. An application form for the loan is in development.

The Group commented that it was a comfort to know that a loan might be available if a large bill arrived and payments by instalments were unmanageable.

6.0 Buy Back Policy

Sue Mallinson said that Mike Schirwing, who was our critical friend in the run up to the inspection, had recommended SLDC put together a buy-back policy.

At this stage it was not clear what the valuation policy would be. **Again full consultation was recommended.** SLDC/SKM

7.0 Any other business

- Suzy explained that the Compact had gone out to all leaseholders for comment; she would circulate the full version to members for signing off in due course.

The Group recommended that the Compact be called 'Agreement' and that it be put in A5 booklet form if possible. SD

- SKM explained that billing arrangements had changed again – with an estimate being charged based on last year's bill. Any difference would be charged/refunded at the end of the year.
- Mr Mark said he had had a large digital aerial put on the side of his house. He had declined to have the service installed in his home, but it was ready for any subsequent purchaser.

ALL TO
NOTE

8.0 Dates of Next Meetings

3.00 p.m. Tuesday 19 August 2008
3.00 p.m. Tuesday 18 November 2008
3.00 p.m. Tuesday 17 February 2009