

Leaseholders Action Group

Minutes of Committee Meeting

27th April 2019, 10.30am at The Vale Community Centre

Present: David Spafford (chair), Peter Boakes, David Croydon, Graham Dawes, Keith Marston, Jane Thorp, Tony Worsfold, Rosemary Johnson (minutes)

Apologies: none received.

1. Future meetings

AGREED to hold 4 committee meetings with council staff present, 4 without council staff, and the AGM (next April) at approximately 6-weekly intervals.

AGREED to move the meetings around the city, with preference for sites where there are issues, eg. with major works, and invite local leaseholders/residents and local councillors; each agenda to have a "round robin" item to introduce LAG to the local community and hear about the local issues.

AGREED meetings with council staff would be Monday evenings 6.30 pm, meetings without council staff to be Saturday mornings 10.30 if possible.

AGREED next meeting to be Monday 10th June, 6.30pm, at Tyson Place if possible.

KM and RFJ stated they would come to the weekday evening meetings if possible, but work commitments may mean they have to be absent or late.

ACTION B1: DS to book Tyson Place meeting room for 10th June meeting and contact Keely about arranging publicity to Tyson Place residents/leaseholders.

ACTION B2: DS to invite local ward councillors.

ACTION B3: DS to circulate possible future meeting dates; ALL to advise availability.

2. Priorities for the coming year

AGREED as follows:

No 1. Communications - between the committee and other leaseholders; between LAG and council

No 2. Major works - conduct of, and problems with.

No 3. Replacement of Mears contract - ad hoc maintenance, planned maintenance works, major works. Includes contract and works supervision.

No 4. Asset Management - includes stock condition survey, new IT system, reports off old APEX system.

3. Next meeting with council officers

AGREED this should cover:

- update on Mears replacement, including 1st May meeting with possible suppliers. Claire Hutchinson mentioned as possibly the person to talk on this.
- update on new IT system and asset management

- communications, including request for APEX database reports.
- "Round Robin" with local leaseholders, councillors, etc.

ACTION B4: JT to draft a standard agenda which can be applied (mutatis mutandis) for all meetings, and circulate for comments.

ACTION B5: DS to contact Larissa Reed re the next meeting, to invite her if possible, plus relevant specialists if she'd prefer to nominate them.

ACTION B6: DS to contact LR with the suggestion she meet with 2 or 3 of the committee to hear what she is not being told.

4. Other matters

Dave S and JT are members of a task-and-finish group dealing with the new contract(s).

ACTION B7: DS to supply us with minutes.

Secretarial support for committee meetings: it was noted that LR had said at the AGM that the Resource Centre could take minutes; however, there was an indication that the Resource Centre may not have the person-power to do this. It was noted that we needed to specify exactly what we need the RC to do; for example, writing minutes and emailing was less of a job than involved with the area Residents' meetings, where they also book meeting rooms and send out calling notices.

ACTION B8: DS to talk to LR about RC support.

JT was still awaiting council approval for February committee meeting minutes.

ACTION B9: JT to chase up with Keely.

There is now a LAG facebook site.

ACTION B10: KM to circulate the address.

ACTION B11: RFJ would write up the AGM in a journalistic report style (rather than minutes, but longer than Homing In copy limit) to be posted on the FB page.

Noted that LR had commented at the AGM that the council's cost for works may be higher than for a private company/individual because of the council's social awareness commitments. It was questioned whether we, the leaseholders, should be expected to pay for this.

ACTION B12: DJC to contact LR to ask what the "social values" cover and what the extra cost is.

There were reports of scaffolding being priced at a fixed percentage of the total cost of a works project, and this was thought to be wrong. Not certain the reports were true.

There were various comments on the council's draft AGM minutes.

ACTION B13: RFJ to coordinate comments; ALL to email their comments to RFJ.

RFJ offered to write about our future plans for Homing In. JT had already submitted a report on the AGM.

ACTION B14: RFJ to contact Barry (HI Editor)

Leaseholder survey had not been heard of since RFJ was last on the committee, when she had discussed with Dave Arthur.

ACTION B15: RFJ to contact Gary Gurr about situation on leaseholder survey; also to welcome him to his new job and look forward to seeing him at a meeting.

Date of Next Meeting

Monday 10th June, 6.30pm, venue to be confirmed.