

## Minutes of the Leasehold Forum Meeting

Held on 21<sup>st</sup> January 2010

### Present:

Gail Moyle	Blackpool Coastal Housing
Maureen Olley	Blackpool Coastal Housing
Sandy Grundy	Blackpool Coastal Housing
Pam Whitworth	Blackpool Council
Hamida Master	Blackpool Council

Leaseholders: J Harrison, J Mills, H Walker, C Thornber, D Fleming

Apologies: Mrs Sadler, Mr & Mrs Clayton

Item		Action
1	<b>Minutes of the Previous Meeting/ Matters Arising</b>  Agreed as a true record. No matters arising.	
2	<b>Newsletter</b>  It was noted that the cost for printing the newsletter is around £400.00. The budget for the Newsletter would have to increase if it was increased to a quarterly edition.	
3	<b>Gas Safety</b>  A reminder has been sent out to all leaseholders regarding having their gas safety check done and sending a copy of the certificate into BCH. From this reminder 3 new properties were picked up that now have gas installed which had previously not been recorded. To date 144 service records have been returned. 66 properties have no gas or it has been capped. Monthly monitoring will be done to ensure any forthcoming gas inspections are sent reminders. Leaseholders can also 'buy into' improvements done through our partnering contractors and make private arrangements to receive improvement works with them.	
4	<b>Satisfaction Survey 2009/10</b>  BMG are the independent firm who will be undertaking the survey. Up to date they have had 77 out of 110 replies returned. It is noted that the cost for undertaking this survey is not borne from the leaseholder's budget.	

<p><b>Newsletter</b></p> <p>Any one who wishes to have an article included or would like to make a suggestion for an article to go in any future newsletters please can these be forwarded to Maureen Olley.</p> <p>Mr Harrison suggested that local information might be included with new leaseholder packs i.e. information on day centres, local shops/amenities and bus times.</p> <p><b>Action Plan</b></p> <p>BMG have appointed as independent agency and are currently undertaking the leaseholder’s survey.  Costings for increasing newsletter from bi-annually to quarterly will increase and be at a further cost to leaseholders.</p> <p><b>Service Charges and Report</b></p> <p>It was noted that Pension Credit may be utilised to possibly assist paying service charges.  Maureen/Gail to contact Dean Stockwell from Advice Link to see if a leaflet on pension credit is available.</p> <p>The current charge is not reflective of the actual running costs. Breakdown is £105 subsidised by housing revenue account to pay total costing of £167.69. This service should be self financing however at present it is not.  There are 3 possible options for service charges:</p> <ol style="list-style-type: none"> <li>1. All leaseholders charged the same as a ‘blanket cost’.</li> <li>2. A percentage is built in for person(s) managing contracts i.e. block improvements, decent homes work etc.</li> <li>3. Charge people for consents and solicitors enquiry letters to help keep costs down.</li> </ol> <p>Criticism for phasing in review costs over 3 year period.  Potential charge may increase by 3 fold.</p> <p>Mr Harrison asked if all leaseholders could have a copy of the report and hold another separate meeting to discuss this issue.  Mrs Moyle to do summary of the main points of the report to send out to all leaseholders. This includes providing a comments box for people to return any comments on their preferred chosen options, if they are unable to attend the meeting.</p> <p>It was asked that the service charge summary report include a similar phrase “are you aware that costs have to go up” to ensure that everyone is clear that costing will increase.</p>	<p><b>MO/GM</b></p>
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	<p><b>Building Insurance</b></p> <p>BCH are meeting with the council representative and insurance company very shortly. This has been slow to come into effect due to council undertaking land asset exercise and therefore a delay in reviewing the insurance policy.</p> <p><b>Water Meters</b></p> <p>Mr Harrison asked if a piece could be put into the next leaseholders newsletter noting that he has recently changed to a water meter and his bill was formerly £34 and now reduced to £6.</p> <p><b>Service Standards</b></p> <p>A plea was made for leaseholders to get involved and help review these please.</p> <p><b>Advice Link</b></p> <p>It was noted that the solicitors Atkinson, Cave and Stuart are holding free legal surgeries each Tuesday. This information to be put into the next newsletter.</p> <p><b>Website Pages</b></p> <p>Question asked if the BCH homepage can have right to buy latest news updates put on. i.e. survey results and reminders etc. Can the forum minutes be put on the leasehold/right to buy.</p> <p><b>Any Other Business</b></p> <p><b>Date of Next Meeting</b> TBC</p>	<p><b>MO/GM</b></p> <p><b>MO/GM</b></p>
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