

Newark and Sherwood Leaseholders Monitoring Group



MINUTES OF OUR PUBLIC MEETING HELD ON WEDNESDAY 23 NOVEMBER 2005



Attended by: Ian Dunlop, Chairperson
Margaret Webb, Vice Chairperson

Fin McElhinney, Housing Director (Newark and Sherwood Homes)
Tim Whitworth, Performance Manager (Newark and Sherwood Homes)
Barry Brassington, Investment Programme Manager (Newark and Sherwood Homes)
John Shaw, Finance and Purchasing Manager (Newark and Sherwood Homes)
Carolyn Rowston, Leasehold Services Officer (Newark and Sherwood Homes)

Councillor David Thompson (Newark and Sherwood District Council)
Two leaseholders

Apologies: None

Venue: Cleveland Square Community Centre, Newark

Time: 7.00pm

1) OPENING

ACTION

Ian opened the meeting and introduced Margaret and himself and the Newark and Sherwood Homes (NSH) staff attending the meeting.

2) MINUTES OF THE LAST COMMITTEE MEETING

Carolyn went through the minutes giving details of matters discussed including:

- CR and JS are currently supplying administration for the Group.
- Rules of Operation – have been updated and were circulated with the agenda.
- Service Standards – have been drawn-up and reviewed by the Committee and are now due to go to the Consultation Register and possibly the Easy Reading Panel before being approved.
- Newark & Sherwood District Council's Accountancy Section who send out the buildings insurance have been requested to provide leaseholders with an insurance certificate or proof of insurance.

CR

Newark and Sherwood Leaseholders Monitoring Group

3) MEMBERSHIP APPLICATIONS

There have been no applications to join the Committee to date and none were forthcoming at the meeting. All leaseholders are eligible to join the Committee subject to the agreement of the existing Committee members.

4) CONSULTATION FEEDBACK - LEASEHOLDERS HANDBOOK

CR reported that five out of the ten members of the Consultation Register responded and all the responses were positive. As a consequence amendments have been made and additional information added. The handbook has now been forwarded for type-setting and following approval from the Newark and Sherwood Homes Board of Directors, the Technical Director and Service Development it is planned to be issued early in 2006.

5) INVESTMENT PROGRAMME

Barry Brassington (BB) gave a report on the decent homes work. A consultation exercise has been completed with the two companies undertaking the work. Connaught are undertaking work in the western area and Bullock and dealing with the eastern side of the district. All of the decent homes work is planned to be completed by the 31 March 2010. BB stressed that only work that was necessary was being undertaken. Leaseholders will only be liable for work on windows and doors etc where the item is replaced because it is defective.

One contract has been prepared in the eastern area containing leaseholder properties that Bullock may not be undertaking. As a consequence it may be necessary to go out to full consultation.

The areas affected are:

Fairfax Avenue
Forster Avenue
Grange Road
Langdale Close
Orston Avenue
Shelton Avenue
Sutton Avenue
Thorpe Close
Clifton House
Gill House
Jenison House
Noble House
Smith House
Standish House
Wilson House
Churchill Drive

Newark and Sherwood Leaseholders Monitoring Group

BB, responding to questions stated that the cost of replacing a roof on a semi-detached property would be about £4,000 depending on the roof design and the cost of replacing a roof on a block of four flats is expected to be between £8,500 and £10,000 for the block, depending on the roof design. Roofing work is due to start in Clipstone on King Johns Road but care would be taken to ensure the buildings were kept weather- proof during the exercise.

6) HOMES FROM HOMES – GROUP ARTICLE

CR reported that an article about the new Monitoring Group had been written for the Homes from Homes magazine, which is scheduled for circulation shortly before Christmas.

7) ANY OTHER BUSINESS

A question was asked about insurance cover offered by some utility companies concerning emergency plumbing and external drainage work.

CR explained that these policies may cover some items that are not within leaseholders normal areas of responsibility, for example Newark and Sherwood Homes are usually responsible for the mains drainage serving the building that is situated within the boundary of the block.

CR stated that should leaseholders be considering taking out insurance cover of this type and are unsure if the policy is suitable CR would be pleased to help confirm if any items are covered that are not within the leaseholders responsibility. CR agreed to include this offer of advice in the new Leaseholders Handbook.

CR

MW commented that British Gas offer a policy that just covers the central heating that some leaseholders may find of interest.

8a) NEXT COMMITTEE MEETING

Thursday, 26 January 2006

Kelham Hall

By invitation only – please contact Ian, Margaret, John or Carolyn if you would like to join the Committee.

Meeting will commence with a working lunch from 1pm – lunch provided by NSH.

b) NEXT LEASEHOLDERS PUBLIC MEETING

Thursday, 23 March 2006

The Circle Community Centre, Clipstone.

7pm – 9pm

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