

NORWICH LEASEHOLDERS' ASSOCIATION

Draft Minutes NLA General Meeting

Tuesday 6th June 2006, City Hall at 7.30pm

1. Welcome and Introduction

Present:

- a. **Leaseholders and leaseholder representatives**
- b. **NLA Committee:** Ken Leggett, Nick Turner, Pauline Walton, Ian Docking
- c. **Executive Member for Housing:** Hereward Cooke
- d. **Council Officers:** Lynda Peacock, Chris Cox, Gemma Mitchell, Shaun Edwards

2. Committee Member Apologies – Richard Essex, Hilary Koe, Lorna Kirk, Paul Pearce

3. Minutes of meeting held on 6th December 2005: approved and signed

4. Matters arising not on the agenda –

- a. Mr Alexander: Analog/digital TV aerials (6d11 of the minutes): Chris Cox explained that a proposal will be presented to the July 2006 Council Executive Meeting (details will be on the NCC website on 2nd/3rd weekend in July). National plans for East Anglia to switch over are 2011. The Council expects all Norwich City Council properties to be switched by 2008/9.
- b. Mr Springhall: anti-social behaviour of neighbours
- c. Mrs Rea: garage rental and dirty environment

5. Quarterly Report against Manifesto (agenda altered slightly)

- a. Pauline Walton explained the charging apportionment method proposed by the Council, and no objections were expressed. The new method will be adopted from April 2007 and it is fairer and easier to understand than the current method.
- b. Pauline Walton reported that vandalism and anti-social behaviour were high on the list of priorities, and being tackled across the whole of the Council.
- c. Pauline Walton reported progress on Customer Service issues. She was not positive about current experience, but expressed hope that the discussions held at a high level would start bearing fruit now that we have a new Home Ownership Manager on board (Gemma Mitchell).
- d. Chris Cox presented on the Capital Programme and Progress
 - i. He described the 5year programme in which 20% of properties will be surveyed each year. Results will not be published, but leaseholders can find out the recorded state of their property by contacting the City Council, who will also advise on works plans.
 1. November: Central Government funds are communicated
 2. December: List of proposals is communicated to partners (including leaseholder representatives)
 3. December/January: Discuss prices and programming
 4. February: Set the budget against the agreed programme and agree with partners.
 5. March: Write to addresses involved with outline plan
 - ii. Lovell's contract is not yet finalized and windows and external works will be held up for one year.
- e. Lynda Peacock reported on the structural and priority changes in Housing.
 - i. Funding sources for housing:
 1. Rent income from tenants
 2. Leaseholders
 3. Government grants (reducing)
 - ii. Service will generally be focused on residential areas
 1. Police and 31 community support officers will work together
 2. 12 months probation period for new Council tenants
 3. Focus on families in crisis who cause most of the neighbourhood problems, using specialist staff
 - iii. Leaseholder issues such as charging will be handled through the Home Ownership Team (Gemma Mitchell, head + 4 leasehold officers, 1 right-to-buy officer with 3 assistants)

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iv. Service opening times will be extended

6. Financial Report.

Financial accounts are now complete for the first year of the association and are attached.

7. Date of next General Meeting: Wed 13 Sep 06: 7.30pm Council Chambers

8. Any other business – none