

## Mill Farm Close Leaseholder Consultation Meeting

### NOTES

21 January 2009

#### Leaseholder Representatives in attendance:

Phil & Olive Balch, Tilman Marsh + 1, Sangeeta Champaneri + 2, S. Ravichandran, Peter Wigglesworth, Michael Gant, William Bunn, Abimbola Sanusi (Lawanson), Amit Shah

**Harrow Council:** Alison Pegg

**First Call:** Louis Blair

**Catalyst Housing Group:** Murray Crawford

	Action
<p><b>1. Welcome and Introductions</b></p> <p>AP welcomed everyone to the meeting and gave a brief overview of the Mill Farm regeneration project. This meeting has been set up to enable leaseholders to meet together and discuss issues that particularly affect them in relation to the regeneration. AP circulated some excerpts from the bid document submitted by Catalyst. It was agreed the complete document would be placed on the Mill Farm website (<a href="http://www.millfarmclose.org.uk">www.millfarmclose.org.uk</a>) so that everyone can access it.</p>	<b>MC</b>
<p><b>2. Introduction of Catalyst Housing Group</b></p> <p>Murray Crawford introduced himself as the Regeneration Manager for Catalyst Communities. He outlined the offer made to leaseholders in their bid:</p> <ul style="list-style-type: none"> <li>- Leaseholders would be offered the market value of their property plus 10%</li> <li>- Resident leaseholder who want to remain on the estate will be offered a new property with an equity loan – no rent would be payable on the share retained by Catalyst</li> <li>- Existing leaseholders would be given priority to buy a new open market sale property</li> </ul> <p>Catalyst will be able to start buying properties from leaseholders as soon as the estate is transferred to them. This is subject to the majority of tenants voting in favour of the regeneration in a ballot to be held around June 2009. If the ballot is successful the transfer would take place in January 2010. Although not required by law, the Council will also ballot leaseholders although the tenants vote is the one that counts. Leasesholders asked for confirmation of how the leaseholder ballot is taken into account.</p> <p>Catalyst wouldn't need the first properties vacated until early 2011 which is when the first phase of new properties would be completed and the first batch of tenants would move. The vacated properties would then be demolished.</p> <p>They will give leaseholders at least 6 months notice when the property is required to be vacated.</p> <p>A question was asked about compensation and disturbance and if this included mortgage charges for early termination and legal costs. MC advised this is assumed within the 10% over and above market value. AP/LB confirmed this would be comparable with what would be paid under the CPO procedure.</p> <p>It was agreed that a leaflet (FAQ's) would be provided to leaseholders confirming the position in relation to compensation. This will also be posted on the website in a specific area set aside for leaseholder issues.</p>	<b>AP</b>
	<b>AP/MC</b>

<p>A question was asked about the timing of valuations. The valuation will take place at the time at which the property is required as if the regeneration scheme was not in progress. The leaseholders would be able to appoint an independent valuer, rather than one appointed by Catalyst and they will use comparables based on valuation for example in the same postcode area for similar types of properties. It was agreed that MC would invite a Valuer to the next meeting to explain the valuation process and what comparable information is used.</p> <p>A question was asked about properties that leaseholders have let out to housing associations. Would Catalyst take over the remaining lease period if the landlord wants to sell? MC confirmed Catalyst would consider this.</p> <p>AS asked for information confirming the size of leaseholder flats on the estate. After some discussion it was agreed that AP would provide this information but not by address.</p>	<p><b>MC</b></p> <p><b>AP</b></p>
<p><b>3. Communication with leaseholders</b></p> <p>All information provided at meetings including the notes of these meetings would be posted on the website so people are encouraged to use this. Newsletters are being sent to all residents, including non-resident leaseholders, monthly.</p> <p>A letter will be sent to all leaseholders confirming what Catalyst are currently offering leaseholders together with a leaflet on Q and A's asked to date.</p> <p>It was suggested a link be made between the Mill Farm website and the CHG main website.</p>	<p><b>MC</b></p> <p><b>MC</b></p>
<p><b>4. Next Meeting</b></p> <p><b>Wednesday 25<sup>th</sup> February – Main topic will be the Valuation process</b></p> <p>Venue: Pinner Hill Hall</p>	