

Mill Farm Close Leaseholder Consultation Meeting

NOTES

21 April 2009

Leaseholder Representatives in attendance: Michael Gant, Phil and Olive Balch, Amit Shah, Sangeeta Champaneri, Nicola Bunn, M. Grayly, J Grayly, Rosemond Botti, Tilman Marsh, Sarah James, Ranush Shah

Harrow Council: Alison Pegg

First Call: Louis Blair

Catalyst Housing Group: Murray Crawford

	Action
<p>1. Notes of last meeting and Matters Arising</p> <p>The notes of the meeting on the 25 Feb had been posted to leaseholders and a copy of the latest newsletters (to non resident leaseholders only).</p> <p>A query was raised about comparables – it would not be appropriate to only use Mill Farm comparable as they are already devalued because of the proposal. The wider postcode area should be used.</p> <p>LB confirmed the valuation is based on the properties being in good repair and as if the regeneration was not proceeding.</p> <p>MC referred to the minutes which stated the wider postcode area would be used.</p> <p>There was also a query about properties that are let out. If the current tenants do not look after the property will this reduce the valuation. MC confirmed the valuation considers for example whether there is a modern kitchen and bathroom not on how the property is looked after by the tenants.</p> <p><u>Proposals for choosing an independent surveyor</u> – MC confirmed the proposal as used on another project that a panel of 3 independent surveyors from the local area can be selected by the Resident Steering Group. Leaseholders can then choose from this panel.</p> <p>Question: Will leaseholders be able to get the comparable information being used by the surveyors? MC advised this is not usually offered but may be able to consider for Mill Farm. MC will request that valuations detail the comparable being used to arrived at the valuation.</p>	MC
<p>2. Draft Offer document</p> <p>MC handed round the first draft of the leaseholder Offer document and talked through the document page by page.</p> <p>AP advised that the document would need to include other information for example in relation to proposed design for new estate etc.</p> <p>1. Question: Is there an upper limit on the SDLT payments eg could leaseholders get the costs of a property in a higher SDLT band refunded?</p> <p>2. Home Loss payments – LB commented that it is not usual practice for resident leaseholders to be required to invest some of their Home Loss payment in the purchase of an equity share in a new property. MC to consider.</p> <p>3. Comments were made about the example of how the equity purchase would work – the valuation example should be more realistic with not such a high difference between the valuation of the existing property and that of the new one.</p> <p>4. A sentence should be added to confirm that investment landlords would get</p>	<p>MC</p> <p>MC</p> <p>MC</p>

<p>first option to buy a new flat on the estate.</p> <p>5. Question – will flats be bought back from leaseholders with vacant possession or would Catalyst consider taking over the tenancies of flats that are let out privately? MC to consider. Legally they must be sold with vacant possession but if there is a way to achieve this and allow existing tenancies to continue they will consider it.</p> <p>6. Question – Will leaseholders have to clear the flats of all furniture etc? MC advised this will depend on how close they are to being demolished. If a flat is due to be demolished shortly after sale then Catalyst may be able to clear the flat as part of the demolition process. All these sorts of issues will be discussed with each leaseholder individually as each circumstance will be different. The individual discussions that will take place needs to be mentioned in the Offer document.</p> <p>7. The Offer document will need to include phasing proposals so that leaseholders can see when they will need to sell their flat.</p> <p>8. Offer document needs to state that mortgage redemption costs will be met.</p> <p>9. Key Questions and Answers – all to consider if any further questions and answers need to be added.</p> <p>10. Option 2 – needs to mention that offer of property will be based on like for like ie a 2 bed flat for a 2 bed flat.</p> <p>11. Need to check the admin fee from the Council – leaseholders say it is now 20%, not 10%</p> <p>12. A table needs to be added comparing the service charge costs.</p> <p>13. Question – What length will the new lease be? MC thought it would be 125 years but will confirm and then it will be included in Offer document.</p>	<p>MC</p> <p>MC</p> <p>MC</p> <p>MC</p> <p>MC</p> <p>MC</p> <p>AP</p> <p>MC/AP</p> <p>MC</p>
<p>3. Any Other Business</p> <p>A.Shah requested that Catalyst/ the Council do not knock on the doors of his properties as they are let out privately.</p>	<p>MC/AP</p>
<p>4. Next Meeting</p> <p>Tuesday 19th May 2009 at 7.30 pm</p> <p>Topic: Final draft Offer document to be sent out prior to the meeting. Masterplan and phasing illustrations to be brought to the meeting.</p> <p>Venue: Pinner Hill Hall</p>	<p>MC/AP</p>