



STRENGTH IN NUMBERS – BE LEASE-AWARE
Independent group representing leaseholders
in the Vale of Aylesbury Housing Trust

Officers:

Chair (acting): Keith Nials; **Vice:** vacant.
Secretary: James Weston; **Vice:** Alison Philpot
Treasurer: Rachel Webber; **Vice:** vacant.
VAHT Board LH rep.: Christine Campbell

PO Box 898
AYLESBURY
HP20 9FG

Committee Meeting

30th July at 6.45pm for 7pm start.
Eskdale Road Community Centre, Stoke Mandeville

Committee Members present: Alison Philpot, Pam Rae, Michael Young, Paul Baker, Andy Cluett, Christine Campbell, Mike Gaisford, Jenny Bond, Keith Nials, Rachel Webber, Denise Key, and Lisa Key.

1. Welcome, introductions & apologies

1.1. James Weston sends apologies and is unable to attend because of wedding duties.

2. Minutes

2.1. Referring to point 6.1 on 2nd July minutes RW pointed out that it should've read Graham Bell not Matthew Applegate to get the BACS transfer authorised.

3. Matters arising

3.1. KN mentioned that the attendees are very thin on the ground & the future looks bleak for the LRG.

3.2. KN told us that the officers had not had an officers meeting in between LRG meeting & the meeting with VAHT.

4. Correspondence received

4.1. One message from Michael Morrison who had a query about his insurance, it later turned out that it was to do with his contents insurance.

4.2. DK has sent in a double glazing quote in – but unfortunately neither JW nor AP has been able to open the attachment.

4.3. No messages on the voicemail, nothing in the PO Box.

5. Board meeting feedback

5.1. CC did not attend the last meeting as she was on holiday. CC received the minutes from the board meeting and there were letters from Unison outlining a lack of cooperation from VAHT since the transfer from AVDC, with regards to the staff members that were previously on an AVDC contract & the VAHT

are trying to change those staff members' contracts. MG asked CC if reading the whole letter was relevant. CC said no perhaps it the whole letter wasn't relevant but the point she was making was the VAHT are clearly being obstructive at any level not only with the LRG but also with the VAHT staff not wanting to sign up to the VAHT terms & conditions. AP explained that there was some compassion knowing that. We will keep this documentation to show the lack of behaviours from the VAHT.

6. Finance update

- 6.1. We finally received our funding from the VAHT, we have £788.00 & £400.00 of that has been used on the solicitors.
- 6.2. AP & RW have revamped the financial system; we will not give any receipts to the VAHT. We will get an independent auditor at the end of the financial year.
- 6.3. RW goes through millage & expenses form. Committee members can collect their cash for expenses at the end of the meeting. RW to ask VAHT for travel expenses for the meetings they invited us to.
- 6.4. Signatories are changing to RW, AP & CC.

7. Groups feedback

- 7.1. MY read out notes from SURG meeting, VAHT have 95% customer satisfaction.
- 7.2. MY also read out notes from the SIPB about how the VAHT define complaints. The VAHT don't class a complaint if it's over 3 months. MY expresses that if you are going to make a complaint make it sooner rather than later. CC expressed that not classing a complaint if it's over 3 months was merely just to make the VAHT's figures look good.

8. Officers meet with the VAHT

- 8.1. KN talked about the officers being invited by the VAHT to work with the LRG better moving forward. The officers all turned up & asked if we could record the meeting on our Dictaphone, EH said no she would not allow this as she has never had a meeting recorded before & the meeting was being minute anyway so she felt that this was sufficient. A considerable amount of time on the meeting was spent on how the VAHT should draw up a "Terms of reference" document so that both parties could work together under these conditions. The LRG did not welcome this idea as we just wanted to discuss various issues that have not been carried out since last month's meeting with the VAHT. KN raised an issue with his block regards to Anti-Social Behaviour. EH passed this off rather quickly by saying "Oh well we will get someone along to the next meeting and discuss it", RW stressed the points about her being accused by the VAHT of verbally abusing the staff.

8.2. CC read the agenda of the meeting & was agreed by the officers a waste of time if we weren't going to stick to it.

8.3. The property surveys were mentioned and the 1st draft from the VAHT was discussed, a unanimous decision was made & it was felt that it would be easier to see how the survey works by visiting a property and discussing it up against what is actually observed on the property site. AP volunteered her property site to pilot the survey. Date was arranged for Thursday 13th August 2009 at 6pm.

8.4. CC commented on the fact that if this survey has been produced in a matter of weeks why were the surveys not done on completion of the transfer right from day one and that this would've saved everyone a lot of grief.

9. LH's Questions for the survey

9.1. It was felt that the LH's have been here before. We have told the VAHT what we are not happy with and why should we be doing their work for them. If they are so keen to "work with LH's" they should start acting like it. KN mentioned about the VAHT putting questions in the newsletter with a pre-paid envelope.

10. TSA

10.1. KN spoke to the TSA and found out that we were misinformed previously in the fact that if a form is sent to them with evidence any redress will only stand for that person and will not stand for the whole group. There is a problem with the solicitor; we are having trouble getting all the documents from them so that we can send some evidence to the TSA.

11. Newsletter Input

11.1. There is no input from the committee members. KN said that we should not bother & that the VAHT do put the meeting dates in but they don't put anything we want & they only manipulate it anyway.

11.2. O'Connor's have been served notice which means they will still be contracted to work up to September 2010.

11.3. More comments of ASB from Lisa Key specifically drugs & vomiting in & around her block. This is clearly an area that needs looking into as the "neighbourhood managers" are clearly not doing enough & in some cases not doing anything.

12. Next meeting

12.1. 1st October – Eskadale Rd – 6.45pm for 7pm start.