

Leaseholder Meeting

Notes 12th July 2023

Present:	<p>Leaseholders: Stan Best (Chair), Diane Best, Haidee Carpenter, Mustafa Ongan, Elisabeth, Martin Barrass, Shayne Mitchell, Renata Szafranska, Lena Barnes, Ioannis Politis, Nickolay Smirnov, Gita Patel, Z Grigas, M Kula, Chris Workman, Juliet Matthews, Marco Bruno, Fang Chen, Andrew Maloney, Christine Holloway, Stacey Chapman-Barton, Daniel Naylor, Tina Winning, Emma Metacalfe, C Riddiford, Lisa Timothy, Clive Farquharson, Rod Aves, M Smith</p> <p>Officers: Will Beavitt, Jamie Lambert, Martin Donnelly & John Conroy (Item 2), Andrew Johnson (Item 3), Megan Barker, Carol Amos (notes)</p>
Apologies:	
Copies:	<p>City Homes Leaseholders - webpage</p>

	Agenda item	Action
1.0	Welcome	
1.1	Stan Best welcomed everyone to the first in-person meeting following covid.	
1.2	Officers present introduced themselves.	
1.3	Notes of the meetings are held on the webpage at: Leaseholder meetings - Cambridge City Council	
2.0	Planned Works – 2023/2024 – update from Martin Donnelly – Principal Surveyor (external works)	
2.1	<p>Martin works for the Estates and Facilities Team in the council who deal with repairs and maintenance.</p> <p>The future Planned Maintenance for 23/24 affecting leaseholders are:</p> <ul style="list-style-type: none"> • Continuation of Structural works – Brackley Close, Fordwich Close, Cockerell Road, Perse Way, Rutland Close, Davy Road • Re-roofing of large maisonettes – East Road • Communal areas work eg doors, floor coverings MMA flooring, door entry • Contracts – lifts, emergency lighting, fire systems (Kingsway) 	
2.2	Will Barfield, the Asset Manager, has asked Martin to say that the Council have heard the feedback from leaseholders to the STAR Survey that more consultation in the future is required	

	<p>– particularly in relation to major works. And it is proposed further meetings will be arranged in the future.</p>	
2.3	<p>A specific meeting to meet the Contractor for the MACE works will be arranged shortly</p>	MD
2.4	<p>Questions from the meeting: Leaseholders in Cockerell Road have received a Notice where estimates costs range from £12k to £18k and in the current economic climate affordability is a real issue for leaseholders. <i>Carol said that the Policy on Leaseholder Income Management has recently been approved by the Housing Committee in June 2023 and there are options available to leaseholders – depending on whether they are resident/non-resident leaseholders (18 month interest free option on invoice plus 15 months now to invoicing in September 2024); a Mandatory Loan for leaseholders who have purchased under the RTB in the last 10 years; and a CAP on the amount to be invoiced depending on the S125 Offer Notice if purchased in the last 5 years.</i></p>	
2.5	<p><i>There were a number of affordability questions – Carol encouraged anyone with concerns about paying to contact the Home Ownership Section at leasehold.services@cambridge.gov.uk to discuss their individual issues.</i></p>	
2.6	<p>Mrs Smith Hanover Court said she had paid out around £14k for structural works and new roof over the last 10 years – and still the decision has been taken to demolish the blocks at Hanover and Princess Court.</p>	
2.7	<p>A leaseholder in Davy Road said that scaffolding poles had been up for some time and clearly the council knew that work would be required – why had it not been done earlier? She has bought in the last 5 years and she is concerned that the block may be demolished like Fanshawe Road – as they are the same block type. <i>Martin explained that these were Temporary Props and had been installed following a structural survey. Other areas in the City had been a higher priority and the Council have got to Davy Road in this financial year. Martin will check that the costs – as the works required at Davy Road are minimal in comparison to the other blocks.</i></p>	
2.8	<p>The resident asked are the blocks going to be pulled down – and Andrew Johnson addressed the meeting Point 3.0.</p>	
2.9	<p>Kingsway. John Conroy is the Principal Surveyor – dealing mainly with internal works. Kingsway has a number of issues currently being dealt with including:</p> <ul style="list-style-type: none"> • Lifts – the repair of the 2 lifts – the Council are 	

<p>2.10</p> <p>2.11</p>	<p>currently getting quotations on the works required;</p> <ul style="list-style-type: none"> • Access – lots of entry points to the blocks – currently looking at Door Entry; • Fire Compartmentation Works – sealing off the risers in the kitchen/bathroom; • Fire Alarm System – installing a new Fire Alarm system – at no cost to leaseholders. • If you are a leaseholder in Kingsway and have not yet had the work carried out, please contact John via leasehold.services@cambridge.gov.uk • The Old Medical Centre is currently being used as a site office; • Gas – is being removed from the blocks in co-ordination with Cadent – and the intention is only to have electric heating in the blocks; • Insulation has been upgraded; • The 2 fire damaged properties were so badly burned that they will remain empty at the current time – but other empty properties in the fire damaged block will be brought up to standard and relet. <p>Electrical works at Cockerell Road – A leaseholder was advised a new lateral electricity upgrade was being planned and she has held off getting her kitchen upgraded. <i>John will check with Alun Clarabet in his department and see when the works are being programmed.</i></p> <p>A resident in Cockerell Road asked why the works were not done some time ago as the Council were aware of the need for the works. <i>Martin explained that the work had been put out to tender approx. 2 years ago – which included other work including the door entry and windows. The Council only received 2 tender prices back that varied significantly in price – by over a £1million. As a result, the work was redefined.</i></p>	<p>JC/AC</p>
<p>3.0</p> <p>3.1</p>	<p>Redevelopment Areas – update from Andrew Johnson, Housing Development Agency</p> <p>Andrew explained that the HDA is based within Cambridge City Council and the Cambridge Investment Partnership is a 50:50 split with CCC and Hill Development – who have undertaken all the new build development across Cambridge. The scope of the work is wide – Cambridge is a small historical city with very little land remaining – and the partnership have to look at options for providing additional housing, which can include: redevelopment, refitting existing buildings and scoping options.</p> <p>The period of consultation can vary from 3 months to years – depending on the complexity of the site. The council will only look at redevelopment of existing stock where there are:</p>	

	<p>increased maintenance costs, concerns over heating costs, inadequate insulation etc.</p> <p>During the consultation period, HDA will speak to residents, councillors, possibly seek an outside agency to review the issues.</p> <p>A report is produced at the end of the consultation period and is presented to Councillors on the Housing Scrutiny Committee, recommending a decision on the future of an area.</p> <p>There are a number of sites around Cambridge that will be reviewed as the demand for an increase in housing in Cambridge continues.</p>	
3.2	<p>The difficult element is that people are living in these areas where properties are being developed. Andrew works in the team that works with Tenants and Leaseholders in area that need redeveloping. There are strict Government guidance on the compensation people are entitled to.</p> <p>The good outcome is new developments providing new homes for people in Cambridge eg Ironworks (Mil Road), Cromwell Road, The Meadows, Campkin Road, Aylesborough Close.</p>	
3.4	<p>Questions:</p> <p>When will there be a decision on Davy Road? <i>No decision has yet been made for Davy Road. Andrew said that the reality is it is a similar area to Fanshawe Road, with large gardens, the type of blocks and well located. Both HDA and Planned Maintenance need to be talking to review the future of the blocks. But nothing has yet been decided and the works are planned for later this year.</i></p>	
3.5	<p>Hanover and Princess Court – why was the decision taken to demolish? <i>The area was subject to an options appraisal that included leaving them as they are, doing significant refurbishment or redevelopment – and the Councillor’s chose redevelopment. The Council will be spending the next year reviewing people’s circumstances and giving time for people to move.</i></p>	
3.6	<p>What is happening about Kingsway? <i>A management decision was taken that these areas and Kingsway could not be completed at the same time – and so at the moment, the Council are looking at addressing issues with the blocks at Kingsway and we will come back to the question of possible redevelopment in the future. It will not be looked at for at least 5 years. John Conroy explained the works being carried out at the block – see 2.6 above</i></p>	
3.7	<p>Maitland Avenue – A resident asked if there is a forum for redevelopment areas leaseholders can be involved with? <i>Andrew explained only the areas subject to redevelopment are part of the consultation – there is no wider group.</i></p>	

3.8	<p>A question was asked about the compensation payable if an area is being redeveloped. <i>Andrew explained that this is governed by government legislation. A property is given a Market Valuation by an independent RICS surveyor – assuming that the area is not going to be redeveloped. If the leaseholder is not happy with the valuation, they are entitled to have their own valuation – which the Council will pay the cost. If the 2 valuers do not agree, ultimately it will go to the District Valuer to make the final decision.</i></p> <p><i>If the L/H lives in the property – they are entitled to 10% on top of the valuation; if they rent the property out, it is 7.5% on top.</i></p> <p><i>All legal costs are paid – including selling/buying, stamp duty, connections/reconnections, mortgage/redemption costs. Purchasing properties on a Compulsory Basis is the last resort.</i></p> <p>Further information if you are a resident affected by redevelopment plans: Andrew.Johnson@cambridge.gov.uk</p>	
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>Future Meeting Date:</p> <p>Future 'Meet the Contractor' Meetings are being arranged and affected leaseholders will be contacted.</p> <p>The next Annual Leaseholder Meeting will be held in November 2023. Look out for information on the date in Open Door and on the Council's leaseholder webpage and an email reminder will be sent prior to the meeting.</p> <p>Stan thanked everyone for attending.</p> <p>Any further questions?</p> <p>Home Ownership: leasehold.services@cambridge.gov.uk</p> <p>Resident Involvement: https://www.cambridge.gov.uk/resident-involvement</p> <p>Housing Scrutiny Tenant/Leaseholder representatives: Hsc.residents@gmail.com</p>	