

## Minutes of NLA Annual General Meeting

Date: 1/12/2021

Venue: Chapelfield Methodist Church

	Discussions/Decisions	Actions
1.	Welcome and sign in 6 committee members and 16 other members signed in	
2.	<b>Introductions &amp; Apologies:</b> Committee was introduced. Apologies from Mark Smith (committee member) 2 other apologies from members	
3.	<b>Notes of last AGM:</b> The last AGM held was 2019; (the 2020 AGM could not be held because of lockdown). Notes of the 2019 meeting were posted on the website. There were no comments or requests for alterations, so those notes were accepted as a true record of the meeting. There were no matters arising.	
4.	<b>Financial Report:</b> Provided by Penny Ellis (Treasurer) See separate report.	
5.	<b>Chairman's Report:</b> Provided by Jon Neville-Jones. See separate report	
6.	<b>Nominations for Committee.</b> There were no nominations for the committee from the floor. The existing committee members stated they were prepared to stand for re-election. The committee members were proposed, seconded and re-elected in turn.	
7.	<b>Elections of Officers</b> The following were proposed, seconded and elected: Jon Neville-Jones: Chair Penny Ellis: Treasurer Nan Neville-Jones: Secretary Community Liaison Office: Lorna Kirk Mark Smith: Committee Member Alice Holton: Committee Member Paul Neale: Committee Member Barbara Ellen Joseph: Committee Member Iain Gwynn: Committee Member	

	<p>Everyone else was invited to express an interest to join. This can still be done through contacting the NLA at any time. Other members may be co-opted during the year if agreed by the committee.</p>	
<p><b>8.</b></p>	<p><b>Questions from the floor</b> Discussions took place regarding issues members raised including:</p> <ul style="list-style-type: none"> <li>Winchester Tower has had no caretaker for 3 months and a part-time caretaker for a further few months. Leaseholders in this block have been charged for full time caretaking charges and felt obliged to clear excrement, blood etc from common parts of the building in the absence of a caretaker. Is this reasonable? How to dispute this charge? It was agreed that the Leaseholder should make their objections known via e mail/letter to The Homeowners Team.</li> <li>NCC have claimed that there have been no charges for safety tests passed onto Leaseholders. Although no legally required testing has been carried out for a considerable time, there will be no refunds, as NCC claim no charges were made. Leaseholders confirmed that water testing charges had been made to them. Clarification should be sought as to what tests were done and when. Dispute bills as seems appropriate</li> <li>Walkway repairs in Walpole Gardens have brought charges 300% above the estimate given. Is this due to structural repairs that were not consulted on in the legally required process? Concerns were expressed that scaffolding charges indicate structural work and possibly NCC have tried to charge without proper consultation. This is not the first time this has happened. Leaseholders concerned to dispute this bill and ask why scaffolding charges were made? They may seek help from the NLA to raise this issue if needed.</li> <li>Work done several years ago in Manchester Place have only been charged this year. Why the delay? The property has recently been bought under the right to buy scheme. Were NCC required in the original sales pack to have declared these costs? Leaseholder to ask for a full breakdown of costs and dates when work done, completed and paid by NCC. NLA to assist in writing to NCC.</li> <li>Winchester Tower leaseholders were told no charge would be made for electrical improvements and then major works were charged for. What to do? It was reported that in the past NCC have advised both verbally and in writing there would be no charges made to leaseholders in relation to certain works, which has later been overruled. NCC's word, either written or verbal, does not always stand and cannot be relied upon.</li> </ul>	<p>Leaseholders in Winchester Towers</p> <p>Individual leaseholders</p> <p>Leaseholders concerned to dispute this bill and ask why scaffolding charges were made? They may seek help from JNJ to raise this issue if needed.</p> <p>NLA</p> <p>Leaseholders and NLA if requested</p>
<p><b>9.</b></p>	<p><b>AOB</b> Leaseholders are advised that when e mailing NCC to query any bill, label the e-mail, or head the letter with "DISPUTE OF BILL". This should help to ensure that the bill is suspended until the dispute is resolved.</p>	

	<p>HOWEVER: ensure you pay the “Ground Rent” part of the bill (usually £10) as this is a fixed amount that can never be disputed under the terms of each lease. While in dispute, all other parts of the bill are suspended. The ground rent cannot be disputed and if paid while other disputes are being resolved, means court action for non-payment cannot be upheld.</p> <p>Always ask for Completion Certificates, full breakdowns of bills and warranties before paying.</p> <p>Query any parts of your bill you are not sure about.</p> <p>All advice given by NLA Committee members is done in good faith by volunteers who just wish to help others get a fair service. Responsibility for any advice given cannot be taken by the NLA.</p>	
<p><b>10.0</b></p>	<p><b>Date of next meeting</b></p> <p>July 2022 is the intended month. This will depend on external factors. Members will be e mailed in good time.</p> <p>The meeting was closed at 20.45</p>	