
**TENANTS' AND LEASEHOLDERS'
CONSULTATIVE FORUM SPECIAL**

29 JUNE 2009

Chairman: * Councillor Barry Macleod-Cullinane

Councillors: * Bob Currie * Yogesh Teli
* David Gawn

* Denotes Member present

Tenants' and Leaseholders' Representatives

Representatives from the following associations were in attendance:

Antoneys Close Tenants' and Residents Association
Eastcote Lane Tenants' and Residents Association
Harrow Federation of Tenants' and Residents' Association
Leaseholders Support Group
Little Stanmore (formerly known as Berridge Estate) Tenants' and Residents Association
Pinner Hill Tenants' and Residents' Association
Weald Tenants' and Residents' Association
Weald Village Tenants' and Residents' Association
Woodlands Community Association

In total, 14 representatives attended the meeting.

PART I - RECOMMENDATIONS

RECOMMENDATION 1 - Housing Capital Programme

An officer presented a report that provided a summary of the Housing Capital Programme 2008/09 and an outline of proposals for the Housing Capital Programme 2009/10. The officer advised that £500,000 had been set aside to meet the high demand for capital works including adaptation works in Council homes only. He added that in order to meet the decent homes standard for the 2009/10 programme, a proposal to increase funding by £4.5 million for 2009/10 and 2010/11 would be presented to Cabinet on 16 July 2009. He added that the cost of borrowing these additional funds would result in a reduced revenue contribution to the Capital programme and the allocation of £500,000 to support the responsive repairs account.

In response to comments by representatives on the Forum, officers advised that:

- as part of the statutory consultation, a Section 20 Notice would be issued if leaseholders were required to contribute to the cost of works;

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- all leaseholders would be consulted for all future works completed by the Council;
 - concerns relating to the amount charged to leaseholders' for completing works to communal areas would be investigated by officers;
 - leaseholders could spread the cost of paying for significant works over an agreed period of time to ensure that all costs were recovered.

The Forum indicated their support for the Housing Capital Programme for 2009/10 and the recommendations in the report for the Cabinet meeting on 16 July 2009.

Resolved to RECOMMEND: (to Cabinet)

That (1) the Housing Capital Programme for 2009/10 be approved;

(2) the recommendations set out in the report to Cabinet on 16 July 2009 relating to increasing funding available for Housing Capital Works during 2009/10 and 2010/11 be approved.

Reason for Recommendation: To enable TLCF to be consulted on the principal of increasing the funding available for housing capital works and to provide comments on the proposed programme of works for 2009/10.