

**MINUTES OF THE EXECUTIVE COMMITTEE MEETING
FEDERATION OF PRIVATE RESIDENTS' ASSOCIATIONS
Held on 15 December 2010 at the Plumer Room, Victory Services Club,
63-79 Seymour Street, London W2 2HF**

Present: FPRA Executive Committee Members: Robert Smytherman (Chairman), Robert Levene, Stephen Guy and Muriel Guest-Smith.

In Attendance: Marina Golding (CARLEX)

1. Apologies for absence:

Richard Williams, Philippa Turner, Mike Derome, (Committee members)
Nick Roberts (legal adviser)
Ann Elson, Shula Rich, Paul Masterson and Nic Shulman (Hon. Con)
Jacqui Abbott. (Admin) Malcolm Wolpert and Melissa Briggs

2. Approval of minutes of the Executive Committee Meeting held on 15 September 2010.

The minutes were approved and signed.

3. Chairman's Report: A written report was distributed before the meeting and BS updated the committee on Property Awards and Warm Front likely to disappear.

4. CARLEX: Melissa Briggs now involved again. Inception of CARLEX was 11/2009 – see attached statement.
We asked how FPRA can help – CARLEX wants association with us, information and contacts.
FPRA expressed concern they seemed to be 'recommending' single firms – RTM Federation and Legal Maze. FPRA suggested CARLEX avoid recommending particular firms so as to maintain their independence.

5. Events

Wimpole Street, London (Flat-living) 1 November 2010

FPRA attended the event with RL, BS, NS and JA present. There were approximately 100 – 120 attendees and lots of interest, one new member was generated as a direct result.

Earls Court, London

This event has been rearranged for 3/4 February 2012 and Manchester has been cancelled.

RLHA were arranging a conference on 30/3/2011 at the Law Society. RL to attend.

6. Treasurer's Report: A financial statement was distributed before the meeting. RL sought clarification of advance advert income handling (agreed cash receipt basis).

7. To approve AGM minutes for 27/10/2010.

The draft was approved and would be printed.

8. Payments to Committee Members.

It was clarified that committee members could be paid for professional services that otherwise would still have been paid for elsewhere eg. website, but not paid for 'voluntary' role as a committee member.

9. Memorandum and Articles of Association.

Special meeting 16/2/2011 – Grill Room booked and Shadow Minister to attend. BS to invite Lynne Featherstone re wheel clamping.

NR to be asked to redraft whole Mem & Arts. to bring up to date

10. Subscription Rates for 2011/2012

Email from MD was fully reported and discussed. The following was agreed:-

Up to 25	£75.00
26-50	£95.00
51-100	£155.00
101-150	£215.00
150+	£255.00

From 1/11/11 – 1/1/2012 50% of subscription applies (new suggestion)

From 1/1/12 – runs to 31/3/2013

Joining fee unchanged at £50.00. (But we will waive for CARLEX members).

Consider for future associate membership for other groups and role as an 'umbrella' organisation (SG to report ideas to 16/2/11 meeting). Draft letter to members was agreed.

11. Campaign Issues:

- a.) Improve section 20 – long term objective, decide action following AGM re £250 limit
- b.) Energy efficiency and green agenda – on going –
- c.) Disability issues – on going dependant on legislation – awaiting guidance.
- d.) Disclosure of insurance commissions – long term objective no current action.
- e.) Safety of lessees' money/regulation of managing agents – long term objective no current action.
- f.) Making Commonhold work – abandoned by Government.
- g.) Improving legislation – unlikely in view of current Government policy.
- h.) Improving operation of LVTs - about to be reorganised!
- i.) Car clamping.
- j.) End exit fees. (Retirement Sector)

Action List:

- RL to draft letter to David Cameron re forgotten leaseholders.
- RL to chase Chief Secretary to Treasury re. failure of FSA to reply.
- BS to review Consumer Protection Bill to raise protecting leaseholders money.
- BS letter to be sent to Department of Energy and Climate Change D.E.C.
- BS to request meeting with Grant Shapps as well as invite to AGM, also to support LEASE.
- BS is working with DCLG on improving Fire Safety legislation.

12. Update from Admin Office:

- a. As at 1 December 2010 the membership stood at 539 of whom 505 are renewals, 34 new members.
- b. At this time we have approximately 7 members' questions outstanding
- c. Report read out from JA regarding the log of telephone calls and it was decided that at the moment there is no need to change the office opening hours. JA was thanked for this.

13. Dates for future meetings at Victory Services Club:

Wednesday 16 February 2011 EGM

Wednesday 11 May 2011

Wednesday 21 September 2011

AGM 9 November 2011 – Grill Room or possible use of Carisbrooke Hall to be confirmed.

Wednesday 7 December 2011 – **Please note the change of this date.**

If you are not attending please let the office know.

14. Newsletter:

Discussion took place on timing and it was agreed that the next newsletter should be sent out with enough time to remind people of these 16th February meeting.

Newsletter Press Dates: Dates for the submission of articles to be 1st of month prior to printing.

Proposed Newsletter Dates for 2011

Issue 96 January 2011 – articles by 7 January 2011 (includes subscription notices)

Issue 97 May 2011 – articles by 1 April 2011 (includes subscription reminders)

Issue 98 September 2011 – articles by 1 August 2011 (include AGM notices and accounts)

Issue 99 December 2011 – articles by 14 November 2011

Issue 100 February 2012 – Centenary Issue

15. Any Other Business:

- a. 40th anniversary year – Logo agreed. Appoint Significant Events to investigate special event.
- b. Discussion of FPRA providing advice service if LEASE were to close. Decided no.
- c. Decision made to purchase a franking machine for the admin office as this should prove cost effective in the long run.
- d. Investigate better interest rate for reserve funds. RL/BS/MD authorised to change from NatWest. RL advised of complaint about NatWest.
- e. Agreed to dispense with paper copies and scan leases/docs/application forms.
- f. Agreed to extend remote access to office computer from BS/SG/MD to include NR's.
- g. Malcolm Wolpert was co-opted to the Committee

The meeting closed at 8.55pm.

Date for next meeting EGM 5pm Wednesday 16 February 2011 followed by Committee Meeting at 5.30pm Victory Services Club, The Grill Room

STATEMENT ON BEHALF OF CARLEX PROVIDED BY MELISSA BRIGGS

I am Marina Golding, and have been a keen member of CarLEX since its inception. My mother lives in a Peverel run block in Surbiton, at which I have recently managed to get a Resident's Association up and running.

Some of you will know that Melissa Briggs, one of the original 3 CarLEX founders, was unwell for most of the summer, and had to step down from editing the CarLEX website and coordinating its associated activities. However, she would like you all to know that she is now restored to full health, and is busy as ever with CarLEX, her parallel career as an IT Consultant and website designer, and most importantly her husband and children.

The CarLEX website was re-edited and re-launched online, without any media fanfare on the 23rd November. Since then, it has already received over 5,000 hits. The campaign is now going to be widened to encompass the entire residential leasehold market, so instead of a possible 200,000 campaigners, there will be three million of us. This is a significant number from a political perspective. Hopefully it will encourage those MP's who promised early support but then evaporated after the election (to deal with a small global fiscal crisis and university fees,) to revisit our campaign and actively throw their weight behind **our aim of achieving this industry's regulation and subsequent legislation**. The leasehold business as some of you will know is entirely unregulated, and self-regulation is clearly not working. Anyone can set themselves up as a Managing Agent, and take money off any resident prepared to give it to them. There are no enforceable penalties for malpractice. It is obvious that the ARHM and ARMA are run for the benefit of their members, not the leaseholder residents themselves. CarLEX is developing a major strategy to alter this situation which will be made public after Christmas. It will not be long before our stated aim of achieving regulation in the leasehold industry starts to become a reality.

Meanwhile, the recent news that annuities for the over 75's would be scrapped, first appeared in the Coalition's policy documents in May this year, just after the General Election. It was confirmed last Thursday and details are now appearing in the Press stating that this is to be the case from April 2011. (You probably do not want to be 75 in March, do you?!)

This subject was featured as a major item on **Paul Lewis's Moneybox programme** on Saturday 11th December. However, CLIP, the CarLEX Leasehold Independence Party are proud to say that this was a central plank of their election manifesto, published in April this year, and are sure that even though the single candidate standing for CLIP, our own

MLB, was not elected, someone, somewhere high up in the Coalition was obviously noticing our activities.

This morning, RIP OFF BRITAIN featured a major story about exit fees. Various people were interviewed including Jon Gooding of Retirement Villages and James Butler of the Landmark Trust. Sue Wood, a very active CarLEX member could be seen in the background of the programme - she has been campaigning hard on this as her father's apartment has been sold this month. We will be obtaining quite a lot more media coverage on this and other issues in the near future and will advertise it in advance, so you will all know where to find it both on the internet and in your local papershop.

Some of the more computer literate residents and CarLEX members around the country, have brought to our attention some of the items on the website that could be improved for the user. This has been very helpful input. Some of these issues have already been fixed, the rest will be fixed in the major re-design that will take place in January when we change our campaign name to the Campaign against residential leasehold exploitation, rather than retirement leaseholder exploitation. Total hits on the website recently passed the **127,000 hit mark**. An extraordinary high number of hits, in a fairly short period of time, for a website that is so niche orientated towards leasehold problems.

We are pleased to announce that we are restarting our series of legal surgeries, and road shows/regional meetings in early 2011. These will focus on helping people with their legal problems related to leasehold issues and achieving the right to manage. RTM facilitates the replacement of less than adequate management companies with better ones, ie those demonstrating financial integrity, good customer service and a desire to see the industry cleaned up, rather than its current protectionist position.

We anticipate that the first of the new series will be in Cambridge as the last one planned for that city had to be cancelled through illness. **A new forthcoming events page on the website** contains preliminary details and how to apply for a place. All comments received regarding the format of the meetings will be welcomed and considered. We look forward to hearing from the many residents who want our assistance with their leasehold, legal and management problems, and to meeting lots of them at our meetings next year.

CarLEX, Melissa & I wish all of you attending this meeting a Happy Christmas, and thank you for your kind attention.