

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

Present: FPRA Executive Committee Members: Robert Smytherman (Chairman), Mike Derome (Treasurer), Philippa Turner, Muriel Guest-Smith and Robert Levene.

In Attendance: Nicholas Roberts (Consultant), Leigh Shapiro (Hon Consultant) and Jacqui Abbott (Administrator).

1. Apologies for absence: Yashmin Mistry, Martin Coleraine, Richard Williams, Stephen Guy, Ann Ellson, Andrew Pridell, and Nic Shulman.

2. Approval of minutes of the Executive Committee Meeting held on 20 May 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 CARLEX, which following the resignation of Melissa Briggs, had been taken over by Don Hanley who unfortunately passed away last week. A new committee was in the process of being formed and we were in contact with Marina Golding whose block had just joined FPRA. After discussion it was agreed that BS would liaise with CARLEX to see whether the best way forward was for them to merge, or in some other way, be more closely associated with FPRA as CARLEX objectives were similar to ours, albeit, that they only seek to represent the retirement sector. This sector however is growing both generally and amongst FPRA members.

BS to try and obtain the CARLEX email contact list and RL was asked to draft a letter to Melissa Briggs for BS to send.

4. Stephen Guy Report: A written report was distributed before the meeting, unfortunately as noted SG was unable to attend.

Admin office to check we have had a reply to our letter on clamping to Lynne Featherstone and if so to distribute a copy to the committee and put on the website. It was felt clamping was something that should be an item in our next newsletter and SG was to be asked to write this.

Re ARMA/RICS/ICA proposed guidance on Statements of Accounts, NR would review the documents to hand and BS would write to ARMA about our being more closely involved than just being consulted at the end, albeit this consultation was a valuable and useful thing. RL to draft a letter for BS.

5. Events

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

FPRA to attend event with RL, PT, MD and JA to be present (LS possibly to attend but a last minute decision). Banner to be organised at a cost of approximately £100; this will be dealt with by Admin office. Compliment slip advertising FPRA to be prepared and incentive to join with membership to run from November 2010 to April 2012, but joining fee still applies.

Earls Court, London and Manchester

Awaiting further information on these events and our experience from 1 November to help with decisions on actions to be taken.

6. Treasurer's Report: A financial statement was distributed before the meeting and MD expressed that our finances looked good and there may be a small profit at the end of the financial year.

7. Campaign Issues:

(a) Improve section 20 – Suggestion to find a member to flag up the issue with their local MP by putting an article in the next newsletter. Generally it might be helpful to offer in the newsletter to members that the office can assist with any campaign issue by drafting letters to MPs etc.

(b) Energy efficiency and green agenda – NR to draft a letter to the Energy Minister and ask how grants will apply to leasehold block etc. After discussion on our involvement with energy campaigning groups, it was felt that we should continue to fully participate but not sign up to the Friends of the Earth proposed charter which was felt to be confused and ineffectual.

(c) Disability issues – on going dependent on legislation.

(d) Disclosure of insurance commission – RL to draft a letter to the FSA about commission and safety of funds.

(e) Safety of lessees' money/regulation of managing agents – it is believed that the FSA is to increase the bank account limit from £50k to £100K. If a bank goes bust.

(f) Making Commonhold work – no further action likely to be taken by the Government in this market.

(g) Improving legislation – unlikely in view of current Government policy.

(h) Improving operation of LVTs – LS reported that the length of the process is the regular complaint and hopefully there will be a new arrangement that will be more user friendly.

8 Update of Contacts: List updated and attached.

9. Update from Admin Office:

- a. As at 3 September 2010 the membership stood at 508 of whom 487 are renewals, 21 new members and 94 non renewals from last year. If usual trends continue we will probably end the year with around 530-550 members. It will be interesting to see how many additional members we have from our forthcoming events. It was noted that Ashley Gardens was a non renewal and this was to be followed up.
- b. We have approximately 5 members' question outstanding all within our 10 day target. Thank you to everyone both Consultants and Honorary Consultants for dealing with these queries so efficiently.
- c. Care to be taken in the office with postage as there have been a couple of instances when postage has been under and additional charges have been incurred.

10. Location and dates for future meetings at Victory Services Club:

AGM Wednesday 27 October 2010 6.00pm for 6.30pm start – Grill Room – speaker to be Nigel Wilkins (CARL) – the cost of tea/coffee and biscuits at £3.15 was agreed. Possibility of microphone hire.

Wednesday 15 December 2010

Wednesday 16 February 2011

Wednesday 11 May 2011

Wednesday 21 September 2011

AGM 9 November 2011 – Grill Room

Wednesday 14 December 2011

If you are not attending please let the office know

11. Newsletter:

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

Proposed Newsletter Dates for 2011

Issue 96 February 2011 – articles by 14 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

12. Any Other Business:

- a. 40th year – PT to write an article on achievements of FPRA and the changes in leasehold over the past 40 years. RL to draft a letter to Eric Pickles/Grant Shapps to invite them to AGM in the 40th year.

- b.** Review of office opening hours. Hours to remain the same but a follow up call to any callers who do not leave messages using caller ID where viable will be made. A log to be kept and reported back at the next meeting.
- c.** ARMA – RL to draft letter for BS regarding working closer together.
- d.** LEASE government has severely restricted its funding and its existence is under review.

The meeting closed at 8.05pm.

Date for next meeting AGM Wednesday 27 October 2010 – 6.00pm Victory Services Club, The Grill Room