

MEETING

Tuesday 23rd October, Flat 24 at 7.30pm

To discuss what action we should take to restore our block to a decent state and ensure future management is competent and in the interests of flat-owners.

It's more and more important that we take action:

- Century House is becoming dilapidated. The roof and walls are deteriorating, windows are broken and cracked, carpets in communal areas are ripped and hazardous to walk over... Many flats are seriously affected by damp and have window problems.
- Flat valuations are very low. Recently two two-bedroom flats were valued at about £85,000 – little more than what they cost when the block was converted 13 years ago. By comparison, two-bedroom flats in Hopton Road which used to sell for similar amounts now fetch around £130,000.
- We've had no service charge accounts, budgets or demands for the last two financial years.
- The managing agents have failed to deal with day-to-day management problems. These concern, for example, clearance of rubbish, carrying out of repairs after a fire and evidence of a lack of lift maintenance.
- Legal advice received by the Association on three matters is at variance with that which the freeholder and their agents say they have received: on notification of the appointment of new managers; on inheritance of liability from one freeholder to the next; on the powers of telecom companies to acquire sites for base stations.
- Concerns we expressed about the Orange telecom mast were responded to by an announcement that a second base station would be installed. Later our MP was told that work on the second installation had stopped but it continued and representatives of the telecom company came to commission the equipment. We were told that there would be an investigation into health concerns but leaseholders were not consulted and no report was published.
- Leaseholders have been bullied into making payments for charges in dispute. Without warning, a solicitor acting for the freeholder wrote to mortgage-lenders and served forfeiture notices alleging payment arrears for charges which the agents had been notified were in dispute.

Your committee has some ideas about what we should do, but what are your views, and what are you prepared to do to help? Please make every effort to attend this important meeting. The problems we have affect us all and we should all contribute, as far as we are able, to resolve them

Angus French, Secretary.

11 October 2001.