



**Central West Sounding Board (CWSB)
Meeting Notes - 06 March 2024**

Attendees		
(TL)	CWSB	Central West Sounding Board
(SA)	CWSB	Central West Sounding Board
(CHN)	CWSB	Central West Sounding Board
(JA)	CWSB	Central West Sounding Board
(KJ)	CWSB	Central West Sounding Board
(IS)	CWSB	Central West Sounding Board
(BS)	CWSB	Central West Sounding Board
Apologies		
LJ	CWSB	Central West Sounding Board
E/CB	CWSB	Central West Sounding Board
NewmanFrancis		
Mekor - meeting (Chair)	NFL	NewmanFrancis
Syed	NFL	NewmanFrancis
Daniel	NFL	NewmanFrancis

Agenda

1. SBHA support to leaseholders: buyback/remediation
2. Grants applied for by SBHA: remediation works
3. Voluntary buyback policy: release 100% leaseholders
4. Compensation: buyback/remediation
5. Ballot.
6. Remediation
7. SBHA/GP roles, responsibilities
8. Charter

1	SBHA support to leaseholders	Action
1.1	(IS questioned) What support can SBHA provide leaseholders? Part of what is missing from the communication with SBHA is, what is the alternative? From the shared owners' view, being left with 40K at the end – this is not enough money. Where does this leave people who cannot afford to buy, who need support, who need to move somewhere else? SBHA have not put anything on the table regarding those options. Asking leaseholders to say yes without knowing what they are going to do is unfair. Action taken to put this point on the pre-meeting with MP agenda.	IS
1.2	(KJ questioned) We need to know more about the remediation. What happens if remediation does not work? We have only been discussing two options – buy/remediation. Ballot is April. Decision cannot be taken without knowing what the remediation is going to cost, how long will it be, and is there any plan – including consequences of SBHA responsibilities for not delivery how they should? SBHA needs to make a penalty-based contract with leaseholders – as up to now they have delayed everything – so they to be held accountable. Action taken by KJ to raise this point at the meeting.	KJ
1.2.1	Addendum: (KJ questioned) What is SBHA's desired outcome? Buyback or remediation? Guinness is already running remediation works in other blocks, will they have enough funds? Have they told leaseholders about their involvement in the costs of the remediation works? Have they signed contract on delivering those works? KJ to seek clarify on SBHA's desired outcome and financial commitment for Buyback or Remediation.	KJ
1.3	(IS questioned) If SBHA go ahead with remediation, and I want to re-mortgage my property – lenders may decide to do their own survey (discovering there is no gas). Consequently, I would not be able to remortgage. What can GP/SBHA do to help me to re-mortgage, obtain a property and rent out the current one? Action taken by IS to raise this point at the meeting.	IS
1.4	(EB questioned) Has there been any real considering and/or planning for possible Porting i.e., offering a like for like property within another development so mortgage could be transferred across etc. with same percentages?	EB/CB

2	Grants applied for by SBHA	Action
2.1	(SA questioned) Has SBHA's application for a grant towards the remediation work been awarded? If so, then why not release the 100% leaseholders who are only paying service charge – less than what SBHA would have to spend on temporary accommodation? Where is the financial sense? If SBHA are getting that government funding towards remediation, then it does allow them not to hold leaseholders to the 100% acceptance buyback rule. Action taken by SA to raise this point at the meeting. And NFL to raise via the FAQs.	SA/NFL

3	Voluntary buyback policy	Actions
3.1	(BS questioned) Why does SBHA not release the 100% leaseholders that want to sell? This would release those properties to be fixed earlier. Why is there no voluntary buyback/decant policy? By letting 100% leaseholders sell, SBHA could rent out the empty properties if need be. Agreed with KJ – there should be a penalty-based system.	

3	Voluntary buyback policy	Actions
	Action taken by NFL to raise Binnie's suggestion as FAQ about why SBHA does not decant within CW – if remediation.	
3.2	(BS questioned) Can I sell and move or sublet my property as soon as possible? Can SBHA pay the residual difference for my having to sell my property below market value because of the remediation? Agreed with IS – compensation needs to be considered for the past 3 years. Action taken by NFL to explore Binnie's suggestion about SBHA paying the residual	NFL

4	Compensation	Actions
4.1	(IS questioned) Back in 2021, when gas turned off, SBHA gave leaseholders compensation. 3 years on still without heating. Where is the compensation for those past years – 5K is not it, nor enough? What is the compensation people are going to get – that is added to the buyback compensation? What compensation will be given because of the remediation works over the next several years? Action taken by IS to raise this point at the meeting. And NFL to raise via the FAQs.	IS/NFL
4.2	(EB questioned) Is there a way for 50% share owners to be compensated as if they were 100% share owners as this is such a unique situation?	EB/CB

5	Ballot	Actions
5.1	(BS questioned) 100% is not possible. Why are we doing the ballot? Action taken by Binnie to raise this point at the meeting.	BS
5.2	(KJ questioned) Can we have the SBHA executive meeting before the ballot goes ahead?	

6	Remediation	Actions
6.1	(IS questioned) if we must go through remediation, then can SBHA upgrade, our bathrooms, kitchen, toilets, etc.? Addendum: Cooking facilities (induction plates) provided by SBHA are losing power and no longer efficient. IS/KJ to call for the upgrade of cooking facilities for leaseholders during any remediation.	IS/KJ
6.2	Addendum: (IS questioned) regarding the increased rent and service charges. Whether SBHA can consider a freeze on this whilst leaseholders continue to live without resolution to the issues.	IS/NFL

7	SBHA/GP roles, responsibilities	Actions
7.1	(SA questioned) Is Guinness calling the shots? Was this an acquisition or a merger?	

Leaseholder representatives (7) – Agreements made on 06/03/2024

1. Agreed that the Leaseholders/SBHA (with MP) meeting to be held at a time when leaseholders are available.
2. 4 out of 6 representatives voted for the Leaseholders/SBHA (with MP) meeting to be held online.
3. Reps agreed that a brief be shared with SBHA/GP/MP highlighting the past issues rather than bringing them up during the Leaseholders/SBHA (with MP)
4. Reps raised concern about the valuation workshop with Newman Webb – NW supposed to justify their valuations. Reps agreed this did not happen.
5. Reps agreed finally not to raise the valuation issues because they do not want further delays. (SA explained) And the cost of the buyback being more than remediation would make no financial sense to SBHA. SBHA is still seeking approval from lenders on the existing proposal. Leaseholders voted on the current valuers and leaseholders might be out of pocket if they commissioned independent surveys and remediation was the option taken in the end.
6. Reps agreed on a meeting to feedback to leaseholders before the ballot
7. 4 out of out of the 7 leaseholders voted for an online leaseholders' meeting to happen before the Leaseholders/SBHA (with MP) meeting.
8. Reps agreed, week commencing 18th of March 2024, will be a meeting with leaseholders.

Actions:

1. NFL to send the charter headline of terms to CWSB.
2. A walk-through of the charter will be given at the next CWSB meeting
3. NFL to seek confirmation from SBHA what day, in week commencing 25 March 2024, is the SBHA executive meeting. **Update:** 27/03/2024

Addendum: Questions for Mr James Murray, MP *{raised by KJ on 13/03/2024}*

1. How will you guarantee sufficient funding for all affected blocks and prevent our housing association from facing bankruptcy, like the challenges some councils are encountering?
2. Do you believe that widespread protests are necessary, considering the magnitude of this national scandal? Additionally, should compensation extend beyond housing associations to include support from the UK government?