



## **MINUTES**

**of the 'virtual' meeting of the DPVA Committee and Aster on Monday 18<sup>th</sup> January 2021 at 10.30am.**

**Present for DPVA: Carol Holmes, Judith Pameley, Peter Benns, Lisa Penington, Norma Humphreys, Edward Williams, Paul Morgan, Angela Powney.**

**Present for Aster: Lisa Childs, Imogen Nicoll, Lydia Clifton.**

**CH** started the meeting by introducing the new DPVA members and said that **JP** has accepted the post of Vice-Chair.

### **1. Aster's letter and proposed Repairs**

**CH** thanked Aster for the explanatory letter of 11<sup>th</sup> January which had clarified the position for most leaseholders. There were still some queries about matters such as window easing etc., but it was agreed this would be solved when the painting commences. **EW** asked why leaseholders could be held responsible now for repairs to exterior frames and sills caused by inadequate work in the last round of decoration when at that time leaseholders were *not* deemed responsible for maintenance of the exterior. **IN** told the group that three specialist paint experts viewed the site and concluded that only in few areas the application of paint was defective, not all. These have been addressed and as a gesture of good will to all Aster covered the cost of the Savills surveys. This led to the following item.

### **2. Variation of Leases**

There had been some discussion about a general revision of our lease and it was assumed Aster would bear the cost of this, but Aster has said that all costs, Aster's and leaseholders, would be for the leaseholders to pay. 75% would have to agree and not more than 10% disagree. **JP** said that there are long term implications and we would have to be sure all leaseholders are fully aware of the pros and cons. **IN** said Aster would welcome any recommendations on how to communicate more effectively throughout the ex decs process. Members wondered how variations could take place, even if the numbers allowed it, if dissenting leaseholders would not pay for the variation. It was decided that this would wait until after the next painting contract. **IN** confirmed that leaseholders would have to seek advice and an FTT determination may be required.

### **3. Grounds Maintenance Contract**

**JP** led this matter. She asked which specification had been used on the Tender for Drews Park. **IN** agreed to send the current version. It was agreed we have no part

time gardener and this had been removed. She was concerned that some leaseholders thought that volunteers were doing work that we are paying service charges for. It was agreed that this should be explained in the next newsletter but that people should be made aware that charges would rise if we had fewer volunteers at some point. Would the contract allow for the work to be picked up by the new providers and if so, what was the likely cost? **LC** asked for details of the work done by the Garden Group. **JP** to send. **IN** to send copy of new specification and the date for receipt of the tenders to DPVA. She mentioned that stage 1 ended on 16<sup>th</sup> December. Compost to be ordered in February at a cost of approximately £100.

#### **4. Stonework Contract**

The specification is with Conservation for approval so the contract is not yet out to Tender.

#### **5. Gutters**

Gutters are due to be cleaned, starting 10<sup>th</sup> February.

#### **6. Recycling Bins**

The new bins were welcomed and people seem to be using them well. **CH** asked if the concierge service could see if there is room for one of the recycling bins to be put into bin stores in Wyatt, Burnham and Chapel, which might have room now that some of the small bins had been removed. **LC** agreed to ask them to try this.

#### **7. Any other Business**

**LP** informed the group that the Drews News would, in future, be put on line. It was mentioned that in the past DPVA had been given a small administration grant and wondered if this was possible again in the future. **IN** to enquire. **IN** also said that the link to members' email addresses did not work. **LP** to contact webmaster.

**IN** said that DPVA would be required to produce evidence of recognition of membership as a recognised association by April. **LP** agreed to send the current list so that Aster could highlight any missing or incorrect details. Although Aster is not able to pass leaseholders' details to the Association, they could contact them on DPVA's behalf under section 29A of the Landlord and Tenant Act (Tenants Associations' power to request information about Tenants).

Aster asked the DPVA to review the Constitution.

**IN** said that their property in Thurnham Court would be reoccupied shortly.

**AP** drew the group's attention to forthcoming legislation concerning Leasehold.

Aster was informed that action would be taken shortly to remove rusty and abandoned bikes from the bike racks.

***As there was no more business the meeting closed at 11.20am.***