

PEAKS & PLAINS
Housing Trust



22 June 2021

Leaseholder Meeting



Agenda

- 6pm – Welcome with introductions and housekeeping
- 6:10pm – Meet our Leasehold and Property Officer, Fran
- 6:20pm – An update on sinking funds
- 6:35pm – Get involved in decision-making at the Trust
- 6:45pm - Opportunity to have your say and ask any questions

Leaseholder meeting

Meet our Leasehold and Property Officer, Fran Worthington



Sinking funds - pilots

- Introduced pilots at 3 schemes
- Method of spreading the costs of major improvement work over longer period
- Builds up sinking fund over time
- Identifies key components to be replaced
- Survey data used to estimate next replacement
- Identified key components and cost of replacement
- Apportioned across leaseholders
- Estimated costs of replacement



Sinking funds – lessons learned

- Some components were included where they should be
- Better data and systems – some components had been replaced
- Need to understand ownership of paths, car parks and communal areas
- Apportionment needs to be correct and visible
- Meeting with leaseholders in advance of issuing sinking fund contribution
- Better communication and consultation prior to issuing schedule of costs



Sinking fund – proposals moving forward

- Site visit and walkabout with leaseholders
- Identify all components that will be included in sinking fund
- Survey and measure
- Apply costing and apportionment
- Issue draft for review to leaseholders
- Clarify queries relating to charges, measures and lifecycles
- Introduce sinking fund
- Review every 5 years
- Amend to reflect changes in condition/costs



Get involved in decision-making at the Trust

Join our Challenge Group

- The group is made up of 11 members who constructively challenge the Trust's service quality and performance, influence policy and procedure development, and to ensure the Trust's decisions are in the best interests of our customers.
- A Board Member and member of SLT present at each meeting
- The Group decide on the topic to be scrutinised by the Scrutiny Panel
- A set agenda for each meeting – items include:
 - Service area update with a Manager and member of the team presenting
 - Exec update
 - Policy update
 - Customer Story
 - Review of the monthly performance pack



Other ways to get involved

Ways to get involved

We're always looking for customers to get involved with us. Whether you'd like to get involved once or get involved on an ongoing basis, come to meetings or have your say from home - we've got an involvement method that suits you.



Challenge us

Meeting for 2-3 hours every six weeks - the Challenge Group helps us to improve our services that matter most to you.

[Join our Challenge Group](#)



Collaborators

At this level, you can influence and have your say on the service we provide and you'll only need to dedicate around 1-2 hours every 3 months.

[Medium level involvement](#)



Commentators

Get involved from the comfort of your own home or come along to meetings that interest you most. At this level, you can dedicate as much or as little of your time as you'd like.

[Low level involvement](#)

[The Trust Tenant Charter – our promises to you](#)

[Upcoming meetings and events](#)



Leaseholder meeting

Gardening Competition

The Peaks & Plains Green Finger Awards

Application form



PEAKS & PLAINS
Housing Trust

My Happy Green Place Best Hanging Basket/Tub Best Rear Garden
Best Front Garden Best Garden Feature Best Communal Garden



Leaseholder meeting

Have your say

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Leaseholder meeting

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