

Benefits of joining ILA

- 1** The only elected, borough wide organisation set up to champion the rights of leaseholders.
- 2** The Board meets monthly and also with HFI and the new Labour Council in its tireless efforts to get a better deal for leaseholders.

- 3** The ILA keeps leaseholders informed of what HFI, Partners and the Council are doing and what effect these measures will have on leaseholders. That's through monthly meetings at the Town Hall, the web site and the newsletter.
- 4** By joining leaseholders can share their experiences and have access to the vast experience of the ILA in dealing with HFI, Partners and Islington Council.

For a better deal for you and all leaseholders:

DON'T DELAY, JOIN TODAY

CRB Checks

Do you know that from March 2011 every worker sent by HFI to work in your property will need to have been CRB checked? That means checked by the Criminal Records Bureau to see if they have any convictions which might make them unsuitable to work in your home.

It's up to you to police it. Every time someone knocks at your door and wants to come in to do some work, ask them to give you proof that they have been CRB checked.

Would you want your elderly mother's flat re-painted by two men you know nothing about? Make sure she's safe by asking them to prove they have no criminal convictions that make them unsuitable to be there.

It also makes it more likely that the main contractor knows which personnel are being sent to do jobs—they have to guarantee that all frontline staff are checked, and so they will be less inclined to sub-contract and sub-sub-contract until they no longer know who's doing the job.

The benefits of a surveyor looking at properties when a leaseholder is involved in major works.

All leaseholders' hearts sink when they're told major works are about to be carried out by HFI and its contractors on their homes.

Some leaseholders, either individually or as a group, have started to employ the services of a chartered building surveyor on the grounds that substantial amounts of money might be saved by having the building surveyed by a professional before, during and after the works. Surveyors have found, for example, that some work is simply not necessary; other work is carried out to a very

poor standard; and some of the work which has been billed and paid for, has never been carried out!

So if you end up having to take your case to the Leasehold Valuation Tribunal, then you have the surveyor's professional evidence you need to support your case.

Proposed Major Works

Carefully read the document. What exactly is being proposed? Is the work necessary? If there are any problems regarding the proposals, a letter must be sent immediately to HFI, detailing the problems.

This letter should be headed 'Official Stage One Complaint'. Copies should be sent to your local MP, local Councillor, the Councillor responsible for Housing and the leader of the Council. This is the start of a file in which hard copies of all documentation and letters concerning the proposed works must be kept.

Consultation

Carefully read the document. Attend all the consultation meetings and take notes. Do the minutes of the consultation meeting sent out by HFI agree with your notes? If not, a letter must be sent immediately to HFI detailing the discrepancies. This letter should be headed official stage one complaint. Copies should be sent to your local MP, local Councillor, the Councillor responsible for Housing, and the leader of the Council.

Digital TV aerials

Did you know that you can say no if you don't want a digital TV socket installed in your home? And if you do say no, then make sure you don't pay the £75 fee.

ILA website: www.ila.org.uk