

# CLF News Update - September 2023



## News and notice of CLF meeting on Tuesday 19 September at 7pm

Dear {firstname}

### Forum meeting

The Leaseholders' Forum Annual Meeting will be held at 7pm on Tuesday 19 September. It will be a hybrid meeting, so leaseholders may join the meeting online as observers.

To receive login details, please email us before Noon on Tuesday 19th:

[camden@leaseholdersforum.org.uk](mailto:camden@leaseholdersforum.org.uk) - **CLICK** and **SEND**

As a virtual attendee, you will be able to use the 'chat' to put any questions you may have. Observers don't usually get to ask questions on an open mike.

The **agenda papers** for this meeting will be available on Tuesday 12 September [on the Camden website - linked here](#).

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## Service Charges - Energy Costs

### Year 2023-24 Estimates

Following a mid-year review of estimated heating charges to leaseholders for 2023/24, Camden decided to allow leaseholders to withhold 20% of their gas charge where the 20% equates to £50 or more. Leaseholder Services has written to leaseholders connected to communal heating networks to advise them if they need to make changes to their payments.

At the end of the financial year the actual cost of gas/electricity will be calculated based on the bills received from the energy suppliers. When the 2023/24 actual adjustments are issued in September 2024 leaseholders may be required to make an additional payment if their estimate is too low.

### Year 2022-23 Actual adjustments

Leaseholder Services has written to those leaseholders and freeholders who will see a significant increase in their 2022/23 heating charges to advise them of the increase before they receive their actual adjustment in September.

## Leaseholder Services Briefing

Leaseholder Services has issued a Members' Briefing to Councillors which provides some background to energy costs. This is available [linked here](#).

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## Term Service Contract Consultation

### Major repairs, building works

Camden has recently written to consult leaseholders about its intention to re-tender one of the 12 building related term service contracts which it has not been able to place.

This contract 23/002 is titled Major Works North (Contract 1). The contractor will support Camden's in-house repairs team to carry out major repairs to properties in the North AND South of the Borough.

**Leaseholders have until 6 October 2023 to submit observations in response to the consultation.**

Leaseholders have frequently experienced repairs contractors missing scheduled appointments - without any compensation. Might the proposed building contract include a provision for the contractor to pay compensation if they fail to show up at the appointed time, or if they cancel with less than 24 hours' notice? This would compensate residents for the inconvenience and costs they suffer when they arrange to stay home for a visit that doesn't come. **Perhaps this is one of the observations we could all make?**

Once the consultation has closed and observations have been considered, Camden will seek tenders from suitable building contractors. These will be reviewed to identify the most economically advantageous. Camden will then consult with all leaseholders on its proposal to enter into a framework agreement with that contractor.

When repairs work becomes necessary, Camden would consult with the leaseholders affected and then place an order with the framework contractor to carry out that work.

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