

Owner Representation 2

'We the leaseholders of the flats at Cavendish Court wish to oppose the notice given by Nottingham City Council to include the flats in a clearance area. We have the full support of 80% of the leaseholders.

During the past 4+ years we have been given only two previous opportunities to express our views on the future of the flats. We are now grateful that we have been given this further opportunity to express our views, and believe this time they will have to be heard.

The first time that we had building contractors take a look at the site was actually just before the council got involved and the scaffolding went up. We were given a guide as to what work was needed and the costs involved. Council representatives were made aware of this. Since then we have been completely powerless to do anything and in fact have been left in the dark as to what the future might hold.

We have currently got two major contractors looking at the site and formulating a plan of action for the repairs/upgrading. These reports will be forwarded to you shortly. Initial thoughts are that the costs involved will be much more viable than the costs involved to the council in clearance.

We would look to move forward with the repairs obviously with guidance from the council's representatives.

We are in the process of forming our own management committee and have already negotiated a price for the purchase of the freehold with a view to managing the site long term.'

Officer comments:

This representation was from one individual leaseholder who owns several flats. There are no other signatories.

2 owners have contacted us during the representation period after having heard about this representation and indicate that there is, as far as they are aware, no viable scheme.

We consulted the freeholder and advised him of the nature of this representation. He confirmed that there had been negotiations over a year ago but he had to reject the offer for the freehold and no further negotiations have occurred.

The owners of the flats have had a number of years to organise themselves into a managing group to deal with all the issues on the site but have failed to do so. If an acceptable proposal was put forward by all the owners of the block which could show that they have the finances, expertise and an acceptable time frame this could be viable but this proposal does not contain any evidence that this is the case.

This leaseholder has been advised that we need more substantial information to show that this plan could be realistic.