

Appendix 4 - Responses to leaseholder consultation

Observation 1

Email received 26 January 2024, 1:42PM

Dear colleagues

I would like to respond to this. We should be trying to get the contract with the lowest carbon emissions. It might be difficult and unreasonably costly to require that all electricity supplied is from zero-carbon sources.

But the Council could seek to ensure that the contract will allow for Power Purchase Agreements to be included in the contract in future, to allow for direct purchase of power from eg local renewable energy projects.

Thank you

Response from Council to Observation 1

Email sent 29 January 2024, 10:46AM

Hi [REDACTED],

Please see below the responses as provided by the Project Manager:

Reducing carbon emissions is a priority for the Council and our energy contracts are one way in which we can tackle these. In March 2020, London Councils' Transport and Environment Committee (TEC) and the London Environment Directors' Network (LEDNet) issued a Joint Statement on Climate Change which set out a number of workstreams, including Renewable Power for London (RP4L). The aim of RP4L is to secure 100% renewable energy for London's public sector now and in the future.

Haringey is engaged with the RP4L workstream and is currently exploring setting up a joint Power Purchase Agreement (PPA) in conjunction with six other London Boroughs. The proposed PPA would initially cover the electricity requirement of our key corporate sites and future electric vehicle fleet.

This joint PPA may commence during the 2025-2029 contract period. An electricity contract with Npower through the LASER framework allows for PPA volume to be sleeved in. This means that should a PPA be put in place during the contract period, we can add this generation in, as well as providing the rest of the Council's electricity requirement. There is no cap on the volume of electricity that can be sleeved in through the LASER framework. Once established as a route, the Council could then explore whether the PPA option could be expanded to other areas such as housing and schools.

Observation 2

Email received 26 January 2024, 3:12PM

Hi there

I would like someone to call me to discuss the letter I received date the 19th January 2024, regarding the long term agreement relating to electricity and gas contracts.

The letter is confusing and I would like some more Information on costing, and how this is going to affect me.

The best time to call would be Monday from midday or Fridays, my number is [REDACTED] and I am a leaseholder of [REDACTED].

Thanks

Response from Council to Observation 2

Email sent 29 January 2024, 10:08AM

Hi [REDACTED],

I have been advised by the Project Manager for the Elec & Gas contracts that they will call you about 3pm today and the number that will show up will be 020 8489 1000. If they are unable to speak with you today, they will try again Friday at 10am

Phone call on 2 February 2024 at 10:00AM where the following was discussed:

Prices cannot be forecast accurately due to the nature of the energy markets and how they are affected by geopolitical events. Energy is not bought on a single day but is bought in tranches, up to three years in advance of the supply period. There are many factors affecting prices that make it difficult to forecast. However, LASER's purchasing approach is risk-managed and they consistently achieve prices lower than the market average so they perform well and we believe the contract will therefore deliver value for money. Further, as the proposals are a continuation of the current framework, suppliers and purchasing strategy, the pricing processes will remain the same, purchasing in a flexible, risk-managed way for a long period of time ahead of the supply period. The processes will continue as they have been over the current contract period.

Observation 3

Email received 29 January 2024, 2:07PM

I am writing in response to your letter regarding entering into a long term rerating agreement to electricity and gas. I am using this medium to register my interest in the plane.

Secondly, I have complained to your office since last year October as every flat that was affected by water flooded from up floor to my flat the council has never answered me but they have repaired other people's flats, the damage to my [REDACTED]

[REDACTED], my call to the office that was given to me told me because am a private occupant, they can not walk on my flat, his advice was I should go for claim then I kept calm and was not able to push forward till now my [REDACTED] still damage even do many works are still going on in the [REDACTED] but my flat is forbidding. Looking forward to hearing from you soon.

Yours Sincerely,

[REDACTED]
Thank you

Response from Council to Observation 3

Email sent 29 January 2024, 2:14PM

Thank you for the email below.

I am unsure what your observation relates to as per the Long Term Agreement regarding the gas and electricity contract. You state you are registering your interest in this plane can you kindly be more specific as to what you refer to.

Unfortunately the other issue[s] you have raised don't fall under the remit of the long term agreement and I am unable to deal with this. You will need to report the issue about the flooding to insurance@haringey.gov.uk as well as to Repairs@haringey.gov.uk

Observation 4

Letter received 29 January 2024

Dear Sir or Madam,

I have received your letter regarding the Councils intention to make application, to enter into contract for electric and gas supply.

For me I am afraid of such a proposal, this is another scheme dreamt up to squeeze more money from the leaseholder.

Just like the service charge amongst others, where you can charge leaseholders what ever you like, and what duties obligated to the leaseholder have not been carried out.

I will give you an example, there are the small blocks of flats in a line at the back of these house's are fence, which separated the flats. About more than three to four year's Now, the fence has been blown down heavy winds, they have not been repaired [REDACTED].

The fire safety door mechanism has been broken for years, the communal door keeps banging twenty four seven.

The bill I get from the Council in the form of service charge, telling me about the daily repair, I never seen any body working, yet every year service charge go up, this year I pay £[REDACTED], per quarter for work not done.

The new dustbin area which they have built, is a joke, people from all over bring their rubbish to dump there, the tramps just come and ravish the dustbins, and there are litter all over, they even sleep there.

Allot of leaseholders flats will be in trouble, if you carry out this proposal, they would be paying more for gas and electricity if the Council has its way.

I have no confidence in Haringey Borough Council, they talk big talk and produces nothing.

I am also paying for cleaning, the cleaner comes once a month and only clean the passage by the main door.

This is an estate where mostly elderly peoples live, the Council keeps giving flats to [REDACTED] single girl with kids, last year police came and took a young man for shooting some one.

No deal for me am afraid.