

North Lane (Aldershot) Management Company Ltd

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Annual General Meeting

7.00pm on Wednesday 20 July 2022

Held via Zoom

Minutes

Welcome & Introduction

Prof Adam LeGresley (Chair) opened the Annual General Meeting (AGM) by introducing and welcoming the attendees to the Zoom AGM.

Attendees:

Prof Adam LeGresley, Director
Dr John Koenigsberger, Director
Miss Sherrie McCaul, Director
Mrs Louise Cook, Director
Ms Kate Houghton, IYP
Mr Molade Owoade, IYP

In addition, there were the following Members who joined and participated in the AGM.

Mr A Peters
Mrs G Hyman
Mr G Fijac
Mrs I Camfield
Mr R & Mrs J Hole

Guest Attendee:

Cllr Keith Dibble, Rushmoor Borough Council

Apologies Received:

Mrs S Davey

Proxies Received:

Ms C Mattar

Notice convening the Meeting

Prof Le Gresley advised the first formal proceeding of the AGM was to approve the Notice convening the Meeting.

The Notice convening the Meeting was approved.

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enquiries@itsyourplace.co.uk
0330 660 0699
www.itsyourplace.co.uk

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Service Charge Accounts

Molade of IYP took the attendees of the AGM through a high level summary of the Service Charge Accounts for the Management Company for the financial year ended 31 December 2021.

Both IYP and Paul Adams of Branston Adams (who prepared and presented to the Directors to Service Charge Accounts) would be happy to answer any questions in respect of the accounts being presented, following the AGM. The Accounts are posted on the dedicated website <http://northlanealdershotmcl.co.uk> and are available for download. If you would like a paper copy of these Service Charge Accounts, please contact IYP by either telephone 0330 660 0699 or email enquiries@itsyourplace.co.uk and a copy will be issued to you for your own record and safe keeping.

For the purposes of Service Charge Accounting two elements: for the 'Estate'; and for Leasehold properties. Each member (356) makes the same contribution to the 'Estate' charge. Each Leasehold property also has to make a separate payment for 'Leasehold' costs and Ground Rent.

Income & Expenditure 1 January 2021 to 31 December 2021

– Service Charges, Ground Rent and Interest	£ 202,265
– Service Charge Expenditure	£ 177,354
– Contribution to Reserves	£ 37,750
– Net Expenditure over Income	£ 12,839
<i>(to Reserves excl. Other Income) *</i>	

Reserves

– Opening Reserves as at 1 January 2021	£ 242,743
– Contribution to Reserves	£ 37,750
– Contribution from Reserves	£ 7,534
– Net Expenditure over Income	£ 12,839
– Closing Reserves as at 31 December 2021	£ 260,120

(Private Flats £191,588, Flats Over Garage £12,350, Estate £56,182)

* Variances to Budget

- Estate additional Grounds Maintenance
- Flats building Revaluation, Buildings Insurance, Fire Risk Assessment & Carpet Cleaning

Mr Cook raised an enquiry about debtors that had outstanding monies owed to NLAMCL. Kate advised that the level of debt is outstanding is from a handful of properties and a due process is followed by NLAMCL to recover any outstanding monies owed and following reminders for payment being ignored, third party solicitors are instructed to seek full recovery by the appropriate method of recovery.

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Appointment or Reappointment of Directors

In accordance with the Memorandum & Articles of Association of the Management Company, the following Directors were appointed, retired by rotation and offered themselves for re-election:

Directors to Retire by Rotation:

- Prof A Le Gresley
- Dr J Koenigsberger

Proposed: Mrs I Camfield

Seconded: Mr J Cook

The Board of Directors for the Management Company also comprises the following members:

- Miss S McCaul
- Mrs L Cook

Appointment of Accountants

As a reminder IYP on a day-to-day basis manage the transactional financial matters for the management company. As NLAMCL is a limited company, at the end of every financial year, they employ a Chartered Accountant (Branston Adams) to verify the transactions and financial state on an independent basis.

Branston Adams are appointed to act totally independently to validate and test the expenses of the management company and verify the expenditure and to present these to NLAMCL.

The re-appointment of Branston Adams:

Proposer: Prof A Le Gresley

Secunder: Dr J Koenigsberger

Any Other Business

Whilst Mrs Davey sent her apologies that she was unable to virtually join NLAMCL AGM, she again expressed her gratitude to Nurture who are doing a great job in maintaining the Estate grounds and woodland that fall under NLAMCL especially under the current economic and weather climate.

Kate advised that future Service Charge years all services and any changes of contractors costs will have to be carefully reviewed and validated being market tested by the Board of NLAMCL.

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Mrs Camfield asked if the Estate roads fall under NLAMCL or Highways? Especially white lining on the roads that have faded considerably. Prof Le Gresley advised that the Estate roads, footpaths and drainage fall under Hampshire Highways. Cllr Dibble advised that following the AGM he will raised the voiced concerns over the faded markings and parking with Hampshire Highways.

Mrs Camfield raised concern especially over the vehicle access via Deadbrook Lane into the Estate and the double yellows (which were part completed) and due to the deemed dangerous parking it makes access to the development very constricted with often people having to use the roads for access as footpaths are blocked due to parking, especially on the corners and more so the leasehold apartment block that is located by the feature garden where vehicles (commercial) are observed parking. Mr Cook stated that whilst the double yellow lines were deemed an improvement, however flats and parking by the Feature Garden causes restricted single file traffic.

Cllr Dibble advised that he knew the Estate very well and alongside NLAMCL lobbied the Highways in the past with the main problem being the lack of enforcement which is out of NLAMCL. Cllr Dibble advised that as of 1 April 2023, the onus of on street parking falls to Hampshire and not that of RBC. Kate advised in the past there was activity within the Estate with local Fire and Police to assist in door knocking with residents to speak to them in respect of their parking and any potential dangers as a result. It was deemed that if appropriate this would be requested again subject to emergency services availability.

North Lane (Aldershot) Management Company Ltd and IYP would like to thank Cllr Dibble for all his continued support and for all the lobbying that is carried out on behalf of the NLAMCL and all households/residents and the wider community of North Town.

The AGM closed at 1940 hrs

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