



AGM

Tuesday 19th October 2021

The Scout Hall, North Baddesley 8pm

Present

Apologies

Directors:

Karen Foreman.
Sue Cuerden
Rachel Johnson
Juliette Owens
Roger Lamb
Sally Denny-Morley

Julie Thomas
Jane Lee

Non-Director Board Members:

Accountant:

Andrew Long - Maven Accountants
Rachel Gregg - Maven Accountants
Jennifer Arkell – Estate Support
Peter Tse – IT Support

Members:

Lynda Gasson
James Wotton
Ilmar Roosmae
Ben Johnson
Stuart McCulloch
Gill Jeffery

Emma Bishop
Susan Lines
Claire Hughes
Nigel Richardson

1) New Director's Ratification

AS the AGM is being held in October instead of April due to the pandemic the current Directors were asked if they were willing to stand until the end of the financial year 31st March 2022. The following Directors were re-elected individually:

Karen Foreman - Chairperson
Sue Cuerden - Vice Chairperson

Roger Lamb - Finance Director
Juliette Owens - Leasehold Director
Rachel Johnson - Estate Director

Andy Long from Maven Accountants was re-elected as the accountant for KGMC

Julie Thomas is resigning as Leasehold Director but is happy to continue in a non-director Leasehold support role

Sally Denny-Morley is resigning as Membership Director dates to be confirmed

Jane Lee was voted in at the last monthly meeting as the new Membership Director date of commencement to be confirmed

2) Introduction

Karen Foreman as Chairperson welcomed the members to the meeting.

She thanked Peter Tse for his role as IT support manager. Nigel Robertson has joined the board in a non-director role offering estate support, debt recovery and payment plans. Jennifer Arkell provides estate support for Rachel. Karen thanked Sally for her work for KGMC.

3) Financial Position and 2018 Management Accounts

The members attending were given a financial handout showing the accounts for 2020. Andrew Long also provided a statement of accounts providing the 2021 current financial position. We thought this would be useful as the AGM had to be delayed from April 2021.

4) The Estate

Rachel Johnson as Estate Director gave the following report:

KGMC Estate Maintenance Work 2021

Gardening:

Slabs laid outside the front of Harris Way flats for easier access to utility meters

Front garden of Harris Way flats has been improved with new plants and bark

Balancing pond has been cleared

Replacement and re-painting of knee-high fences around the estate

General maintenance works e.g. pruning of shrubs and lawn mowing

Trees:

Fir trees outside Chilcott Court flats have been removed by the council due to the amount of light that was being blocked to the lower flats. The council intend to come back this winter to see what gapping up needs to be done.

Trees along the fence border with Rownhams Bed Centre have been cut back to the border due to damage being caused to the fence.

An ash tree over hanging the car park was felled due to poor form and it was growing up the canopy of a willow tree, causing it to be suppressed. Two further trees in this area were felled as they were being suppressed by a large oak tree.

A tree on Thomas Way was felled due to poor form and causing obstruction to the windows of the neighbouring flats. Replacement, suitable foliage will be sourced.

Misc.

The Borden Way flats 'bin store was burned down in March 2020. Abri agreed to pay for the replacement of this but missed their deadline of September 2020 (citing Covid-19 as the reason for the delay) and we have been proactively contacting them on a monthly basis to pursue the completion of the work. They have now agreed to start the work in the next couple of weeks. KGMC obtained a quote for the cost of the work (about £6000), and it was decided that given the expense it would be preferable and in the best interests of the company to wait for Abri to complete the work.

5) The Flats

Leasehold Director: Juliette Owen

Supporting Director: Julie Thomas

Flat Representatives: Billy Williams (Chilcott Court), Pat Axford (Borden Way)
Juliette Owens (Harris Way)

Juliette Owen provided the following report:

All blocks:

- ◆ Maintenance carried out on the bin's stores (hinges, locks, replacement panels).
- ◆ Maintenance of communal areas – weekly cleaning, 6 weekly window cleaning and notice boards, stair treads.
- ◆ Maintenance of landscaping (working in liaison with the Estate Director).
- ◆ Maintenance of communal electrics (reviewing electric providers, charges, replacing light bulbs, faults, emergency electrical lighting). 5-year Electrical Installation Condition Report - Specialist Electrician qualified to carry out work. May 2021
- ◆ Annual Insurance schedules renewed and placed on notice boards for residents.
- ◆ All enquiries by Residents received and acted upon.

Chilcott Court:

- ◆ Roof Repairs carried out in October 2019 and November 2020
- ◆ Guttering cleaning and checks carried out October 2019 and November 2020
- ◆ External door lock replaced (car park side) January 2020
- ◆ Trees and shrubs (green side) – tall trees felled by Test Valley to provide more light for residents. April 2021
- ◆ New intercom system installed January/February 2021
- ◆ Fixed manhole cover May 2021

- ◆ Sky satellite dish moved for improved signal (scaffolding required) June 2021
- ◆ Door lock damaged – new lock installed June 2021
- ◆ Damp Survey - Pointing re-done to the right-hand side due to damp issues October 2021

Borden Way:

- ◆ New intercom wall units installed September 2019
- ◆ Guttering cleaning and checks carried out October 2019
- ◆ Loose ceiling tiles replaced July 2020
- ◆ Front Porch posts fixed January 2021
- ◆ Re-labelled door numbers June 2021
- ◆ Trade button not working – currently looking into maintenance and possible re-installation of intercom

Harris Way:

- ◆ New intercom wall units installed September 2019
- ◆ Guttering cleaning and checks carried out October 2019
- ◆ New external doors (front and back) fitted December 2019
- ◆ Roof Repairs carried out June 2020
- ◆ Loose down pipe dripping acidic acid February 2021
- ◆ Re-labelled door numbers June 2021
- ◆ Bird proofing – current issue

6) The Future

Sue Cuerden Vice Chair provided the following ‘Collective Statement’ regarding the Head Lease:

The management company have a legal requirement to take the Head Lease for the leasehold flats on the estate. Taylor Wimpey have contacted the committee, through their solicitors Womble Bond Dickenson (WBD), to instigate the transfer.

On completion of the first sale of houses the freehold interest was transferred to the homeowners who now own the land that their home is built on. This is different for flats where the freehold interest is retained by the landowner and ‘leased’ to the flat owner, in this case for a period of 150 years, the leasehold interest. The Head Lease for the flats is still retained at the current time by Taylor Wimpey.

A ground rent is payable for the leasehold properties. These have been collected on behalf of the freehold owner (Taylor Wimpey) during this period. Although they have not requested these sums.

On completion of the first sale of all properties on the estate, a legal obligation arose that requires the management company to take the Head Lease from Taylor Wimpey. Whilst this could have been implemented by Taylor Wimpey some years ago, they have now made contact through their solicitors to require this to be completed.

Alongside this, Taylor Wimpey had an agreement that at the point of the Head Lease transferring to the management company, to transfer the freehold reversionary interest to a third party, Regisport Ltd (now Long-Term Reversions (Harrogate) Ltd) meaning that freehold of the flats transfer to them and once the 150 year leasehold agreements mature the freehold interest of the land would revert to them.

However, there is an opportunity on the completion of the Head Lease transfer to the management company, for the management company to give immediate notice on the intention to purchase the freehold reversionary interest rather than it transfer to Regisport Ltd.

The current management committee feel that it is appropriate that this option should be explored along with needing to fully understand the financial and legal impact on all members of the management committee of taking the head lease, including understanding any ground rent liability payable.

Blake Morgan LLP is representing Knights Grove Management Company and are currently in discussion with WBD to establish all the key information in order for options to be determined. It will then be necessary to consult on the options with Blake Morgan establishing whether this will be with all members of the committee or just leaseholders.

This is being actively chased by the committee and will be communicated to all members once all aspects of the legal and financial implications are understood.

General:

Karen stated that there were no large projects planned for 2021. The balancing pond will continue to be monitored. It was inspected in 2017 with no significant concerns raised. It has been regularly maintained since then to mitigate any blockages.

The Management Company focus was to continue to give a good service and strive to be cost effective but should recognize that the estate is ageing (15 years old now) and there is the potential that it will require additional costs for updating and replacement in the future. At this moment in time, we are not aware of any upcoming significant costs for 2021/2022.

7) Questions

Question - The gates in the play area were damaged by TVBC grounds men during a maintenance visit - will TVBC be pursued to do the repair?

Answer – Estate Director will contact TVBC regarding this and pressure them to do the repair

Question - Borden Way and other parts of the estate flood when there is heavy rain what is being done regarding this?

Answer - Southern Water and TVBC have been contacted by KGMC when this has occurred. Southern Water been on site multiple times to carry out works and improve drainage. There was a temporary reprieve but appears to have worsened. The details of both organisations will be circulated and are on the website. The more members who get in touch with Southern Water and TVBC, when there is an issue, the greater the chance of some action being taken.

Suggestion - to request speed bumps to be installed on the worst hit area for flooding on Borden Way. The Management Company will explore this with TVBC on the residents behalf. The main issue is that the drains are not able to cope with heavy down-pours and Southern Water need to come up with a long-term sustainable plan.

Question - Are there any plans to use some of the reserves to enhance the estate?

Answer - We are cautious about committing the reserves to any large expenditure, as mentioned above the estate is now ageing and there may be additional expenditure due to this. Also, we are aware that the costs of materials and access to trades are increasing (linked to supply and demand issues following Brexit/Pandemic) and could impact on ongoing repairs and maintenance. Current planning for 2022 includes looking at the condition of the tarmac and kerb stones across the estate car parks. Also improving the condition of the grass areas. The MC would welcome any further ideas from residents.

Question - The strip of grass behind Borden Way flats was not cut for 5 weeks in the summer plus the residents cut the hedge themselves.

Answer - Please could you share some pictures via the admin@knightsgrove.co.uk email address and we will direct the Estate gardener to attend to this area as part of their regular task list.

Question - Who is responsible for the grass area and hedge behind Carpiquet flats as it has not been maintained in the last 3 years?

Answer Estate Director to look into and advise

Question - Parking on the estate is very tight at the top end of the estate plus some residents have multiple vehicles. Would it be possible to apply to TVBC for permit parking on the estate?

Answer - There would need to be a formal consultation before the council and all residents on the estate for permit parking. The newsletter from KGMC reminds residents to park responsibly on the estate. It was felt that emergency vehicles will find a way to enter the estate even if this involved moving vehicle. The next newsletter (planned Jan 2022) will reiterate the message regarding parking.

Suggestion - polite note through the door to residents to request that they park responsibly and are considerate of other residents.

Suggestion - all owners signed a contract when purchasing their property that they would have a maximum of two cars per property on the estate maybe it is time to enforce this.

Response - The cost of KGMC legally enforcing this would be prohibitive. The installation of double yellow lines by TVBC following a consultation seem to have made the parking issue worse.

Question - Could TVBC be approached to install some extra street lighting in the play area as it is difficult to see anyone sitting there after dark which can be intimidating?

Answer – Estate Director will ask TVBC and consult with the residents whose properties overlook the park.