



AGM

Wednesday 26 June 2024 8pm

All Saints Church, North Baddesley

Present

Directors:

Lee Foster
Roger Lamb
Jane Lee
Alison Lyons
Gary Lyons

Non-Director Board Members:

Tony Croft - Octave Accountants
Peter Tse – IT Support

Apologies:

Nigel Robertson

Members present:

Pedram Daryabi, Lillia Arslanova, Murielle Williams, Dawn Anderton, Robert Callan, James Wotton, Lyn Gasson, Aidan Stanley, Ben Johnson, Rachel Johnson

1) Welcome

The chair welcomed everyone to the meeting and all directors introduced themselves.

2) Chair Report

You'll all be aware we are all residents on the Estate, we take on the volunteer role willingly to ensure the Estate is maintained to a high standard and our services charges are kept to reasonable rates. Without the current, and previous volunteer directors and support team, the service charge rates on the Estate would be significantly higher.

As residents of Knights Grove, we've all entered into an agreement that there must be a management company to look after the estate. For the last few years, the management company has been resourced through volunteers.

We are looking for new members to join us in a voluntary capacity to support with Estate Management, Flat Management and with IT support. Please email us at adm@knightsgrove.co.uk

We take on the work of KGMC in our spare time to do the very best we can to benefit the estate and all members.

Our focus has and will continue to be:

To keep service charge costs low

Maintaining the public utility areas of the estate - Working with Test Valley Borough Council

The upkeep and maintenance of the three blocks of flats that come under KGMC responsibility.

Working with Hampshire Highways to ensure access roads are maintained.

Working with other partners such as Abri Housing and our local Police.

3) New Board Members

The following Directors were re - elected:

Alison Lyons - Chairperson

Gary Lyons - Vice Chairperson

Roger Lamb - Finance Director

Lee Foster - Leasehold Director

Nigel Robertson - Estate Director

Jane Lee - Membership Director

4) Vice Chair Report

The two main areas of focus for me have been around the ongoing Head Lease situation, and looking at options for future proofing the estate, particularly for EV car users.

The Head Lease, and questions around who owns it and how KGMC should be managing it, have been outstanding for many years.

We engaged Setfords last year, in the hope of getting some momentum behind- it after years of inactivity by the previous solicitors, and while we have received some useful advice from Setfords, the fundamental question of who owns the Head Lease remains. It seems there is some confusion and difficulty around that and I am continuing to work with Setfords to try to get to the bottom of the issue.

We regularly review options around improvements on the estate: what can we do to make the estate more attractive and generally more effectively functional. We've seen a rise in the number of EV's on the estate recently, and while a lot of members have easy access to a private charging point, because of the layout of the estate, it isn't that easy for everyone, especially for members who live in the flat blocks.

I've approached a number of EV Charge point providers and EV Charging, who is a local company that stood out as being most interested in finding a solution for us.

They have presented a proposal, using Chilcott Court as an example, due mainly to the close proximity of parking spaces in Borden Way. Their proposal involves;

> Installing a charging point at the Visitor parking spot

> Installing an on street charging point in the single "layby" parking spot outside Chilcott Court

The chargers EV Charging can install would allow KGMC to manage users and any revenue, to be sure that the charging points would be of best benefit to members.

A similar model, for the Visitor Bay charge point, could be adopted for Harris Way and Borden Way flats.

Of course, this option has a direct impact on the limited parking available on the street and for visitors to Chilcott Court.

We would appreciate any feedback on this idea, and any other options for providing "on street" charge points.

5) Finance Report

Roger Lamb as finance director handed out documents to all attendees detailing the spending by KGMC over the past year. This year's budget and last year's accounts will be

posted on the KGMC website for all members to access. Tony Croft presented the accounts

4) Estates

The Vice Chair presented the following report on behalf of the Estates Director
In the last 12 months there has been some further tree work around the estate border, where there has been risk of damage or disease.

Some fence repair work has taken place and we are very aware of the aging state of the borderline fences. This will be tied in with the Head Lease advice: we need to understand where the boundary line is and who owns it/is responsible for it.

There have been a few incidents of inappropriate dumping of rubbish, both around the bin store areas and elsewhere on the estate. We have taken action to clear that but a reminder to all members: if you have waste that you cannot easily remove yourself, speak to TVBC in the first instance, or your landlord.

TVBC have put up some signage as a reminder of what can and cannot be disposed of via TVBCs weekly refuse collections and we have been replacing broken locks as they are reported to us.

A question has been raised about the grass cutting on the estate and particularly regarding grass cuttings being left. The grass cutting is carried out by TVBC and it is their policy to not remove grass cuttings due to the cost involved. Please see their website for more details.

That issue was exacerbated this year, due to the wet start to spring and No Mow May, which saw the grass being left to grow. As the seasons progress, the impact of the grass cuttings will reduce.

5) Leasehold

Lee Foster as Leaseholder director provided the following report:

Supporting Director: Vacant

Flat Representatives: Borden Way – Pat,
Chilcott Court - Vacant
Harris Way - Lee Foster

Knights Grove Management company manages three flat blocks and several flats over garages (FOGS). The three flat blocks are: Chilcott Court, Borden Way and Harris Way. Chilcott Court is the largest block with 12 flats and Borden Way and Harris Way have 6 flats each.

Here is a brief summary of the issues since the last AGM in 2023 including maintenance for each block:

All blocks:

Maintenance carried out on the bin stores (hinges, locks, replacement panels) as required.
Maintenance of communal areas – weekly cleaning, 6 weekly window cleaning and notice boards.

Maintenance of landscaping (working in liaison with the Estate Director).

Maintenance of communal electrics (reviewing electric providers, charges, replacing light bulbs, faults).

Decoration of communal areas will commence on 15th July.

Fire Risk and Electrical Safety Assessments have been carried out and remedial work is in process across all blocks.

Chilcott Court:

More Roof Repairs carried out including re-pointing.

Guttering cleaning checks and repairs carried out April 2024

There have been no further reports of anti-social behaviour since the "trades" times were changed last year.

There have been several incidents of damage to the front door lock. This is becoming both frequent and expensive. I would ask anyone who knows how the damage is being caused to inform us as soon as possible.

Blocked downpipe cleared.

There was an incidence of fly infestation in the communal area but this subsequently cleared up.

Borden Way:

Guttering cleaning checks and repairs carried out April 2023

Outside Lighting rewired, also one of the PIR sensors failed.

A Leak has been reported in the roof and this is in the process of being repaired.

Harris Way:

Guttering cleaning checks and repairs carried out April 2023

Blocked Downpipes cleared.

Intercom replaced and doors realigned.

Outstanding:

Door of the bin store needs repair.

A flat rep for Chilcott is needed, a volunteer for that block would be much appreciated

6) Any other Questions

A few queries were raised that are specific to individual properties. It was agreed that these will be dealt with outside of the meeting

Question: Why is the window cleaning cost the same for Borden and Chilcott when Chilcott is bigger?

Answer: The window cleaning bill is not itemised so is split equally between the 3 blocks of flats

Question: Do Abri contribute to estate maintenance?

Answer: Yes, all Abri properties are billed the same annual maintenance fee as privately owned properties

Question: Can maintenance and repairs be completed sooner, and can residents be informed of work planned

Answer: We instruct trades as soon as possible, but many companies are either unwilling to quote or are so busy they cannot attend immediately. If residents know of any trades that would be willing to quote for future work, we would very much like to have their contact details. Apologies were given for not informing residents of recent gutter clearing.

Question: Can the play area be refurbished?

Answer: We will take this up with TVBC

Question: Can the plants that were damaged by recent scaffolding be replaced?

Answer: We will ask Nick to replace with similar

Question: How do I report a resident who parks their van in a visitor parking space:

Answer: As the resident is an Abri tenant, you need to contact Abri via their website.

Question: The wooded area at the back of Carpiquet Park is a hub for people who congregate and leave a lot of rubbish. Can anything be done about this?

Answer: We will let the local PCSO know about this

The following suggestion was made:

There are 3 visitor parking spots at the back of Carpiquet Park that are often free. These could be considered for EV chargers

The Chair closed the meeting, thanking all.