



## **KGMC AGM Minutes**

**Thursday 2<sup>nd</sup> July 2026 – All Saints Church Hall, North Baddesley**

In attendance:

**Directors:** Roger Lamb, Nigel Robertson, Lee Foster, Matt Dudley,  
Tony Croft (Octave Accountants)

**Non-Director Board Members:** Peter Tse

15 members

4 apologies received

MD started the meeting. He introduced himself to those present. It was explained that we are currently waiting on Companies House to update their records with regard to Matt Dudley being a Director.

### **General Report**

You'll all be aware that we are all residents on the Estate, we take on the volunteer role, in our spare time, willingly, to ensure the Estate is maintained to a high standard and our service charges are kept to reasonable rates. Without the current and previous volunteer directors and support team, we could be forced to put the management in the hands of an outside company. If this became necessary, the service charge rates on the estate would be significantly higher. It could be as much as 4 times the current rate, based on other managed estate examples.

We take on the work of KGMC to do the very best we can to benefit the estate and all members. Unfortunately, due to the present shortage of directors, this is putting a considerable strain on the current Directors.

We are looking for new members to join us in a voluntary capacity to support with Estate Management, Flat Management and with IT support. This can be as a formal Director or simply as a helper for specific tasks. If you can help in any way it would be greatly appreciated. If you think you may be able to help please email us at [admin@knightsgrove.co.uk](mailto:admin@knightsgrove.co.uk).

Our focus has always been and will continue to be:

- To keep service charge costs low
- To work with Test Valley Borough Council in maintaining the public utility areas of the estate-
- To work with Hampshire Highways to ensure access roads are maintained
- To work with other partners including Abri Housing and our local Police

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

We would like to be updating our website regularly in order to keep residents updated about any news or changes but simply don't have the resources to do so.

## **Finance Report**

Tony took the meeting through the accounts

### **Questions:**

1. What is included in the Consultancy figure? – This includes fees regarding discussions about the head lease, and some extraordinary work regarding a property on the estate that didn't have a deed of covenant drawn up.
2. Ground Rent – can these be included in the accounts? We will aim to add these in
3. What is the Ground Rent figures? About £52k as at 31 December 2025. This money is due to Taylor Wimpey if/when the headlease is exercised?
4. Drainage figure under Leasehold. There were drainage issues on the estate, but these are not related to the flooding of the roads, which come under the remit of the Highways Agency.
5. Can we have the accounts earlier? Ideally, yes, but this isn't always possible.

Accounts approved unanimously by those present.

## **Estates Report**

Extending double yellow lines:

TVBC were contacted about this to address the issue with cars parking on the junction with Borden Way and Harris Way. Despite expressing safety concerns, TVBC's stance is that they will not add lines just to deal with parking. This was because of the cost involved in processing the legal side of adding double yellow lines does not justify the labour time.

Waste clearance from Fulford Road Copse:

TVBC were contacted to clear the waste they had left behind from the tree felling done on the copse. This was completed

### **Questions:**

1. What are the options of extra parking that are being looked at?  
The edge of green areas could potentially be adapted.
2. Are there plans to put any EV points on the estate?  
We are having preliminary discussions regarding EV points, but there are no firm decisions.
3. Are we able to clear the composting area?  
Ongoing situation – hoping to get Nick to install more durable composting bins.

## **Leasehold Report**

### 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).
- Guttering cleaning checks and repairs carried out April 2026. This was the last of the current contract so work has started to get quotes for the next contract.

### Chilcott Court:

- Incorrect waste dumped in bin store – residents reminded
- Carpet damage reported – carpet companies contacted.

### Borden Way:

- Bulky waste dumped outside bin store – believed to be from neighbouring ABRI flats, ABRI removed the waste.

### Harris Way:

- Door entry problems reported for two of the flats – corrected.
- Loose tread reported on stairs – carpet company contacted.
- Glass being dumped in bin incorrectly – residents reminded, glass needs removing and taking to bottle bank.

### Questions:

1. Can we review the window cleaner – it was rectified, but the last time the windows weren't cleaned well.  
Lee to look into this
2. Discussion regarding the gutters on the flats above garages, and what the garage fees are for.
3. Need to check business insurance coverage if people have EV installed within the garages covered by the insurance organised by KGMC
4. Parking in communal areas blocking others from parking.
5. What volunteer roles are needed on the committee?
6. Bamboo growth on the cut-through between Fulford Road and Harris Way

## **New Director Ratification**

All current Directors agreed to stand for re-election.