

STREETFIELD RESIDENTS SOCIETY LIMITED

Span, 1984



Streetfield Mews AGM 8pm Monday November 6th @ St Michaels Church Hall

In attendance -

Annabel Dent - Director No. 1
Debbie Sutcliffe - Director No. 5
Attila Josza - Director, Chair No.9
Glen Winston - Director, Chair No.13
Paul Higgins - Director, No.1

Ross No.7
Kevin No.11
Jack No.12
David & Susan No.15
Jo & Tony No.20

1. Chair's Report

2. Accounts-

The annual accounts for the year ending 31 December 2022 were previously circulated to members of the Society. The year's service accounts were not available at the moment as M Parkes have not submitted them to the Society.

The Chair has now identified an alternative management company for the Mews as M Parkes continue to not submit accounts on time or organise things in a timely manner. Glen is to meet with the alternative management company.

Residents are not particularly happy with the current level of service charges. Michael would prefer the society to be managed by the directors, however this is an onerous task which was why a management company was appointed a few years ago.

3. Directors & named officers-

Glen suggested that we rotate the role of Chairperson but nothing concrete was put in place. There are still the positions of Secretary & Treasurer. (More information on what these roles entail would be useful). No one offered to take these up.

4. Leasehold Issues-

The Society to seek legal advice on levelling up leasehold with freehold properties. The intention is to normalise both the fees paid as well as the benefits received across the leasehold and freehold properties, perhaps by converting leasehold to freehold properties.

As things stand, the additional funding provided by the flat owners is currently allocated solely to insurance for the flats (£3,737) and clearing of the gutters for the flats (£2400). There is currently no provision for leasehold maintenance and any leasehold maintenance that is required will be funded by additional funding into the special fund dedicated for this purpose as per the Society's articles.

The proposal to establish a Management Committee to establish the service levels for the leasehold maintenance fees was accepted. This will be formed of the current Directors.

Some residents mentioned that that historically the leasehold properties were painted every 7 years & this hasn't happened recently. It was noted that there while there have been no painting projects there have been significant costs associated with roof repairs for some of the flats— which was paid for by the society.

Residents noted that they were not expecting the society to pay for replacement windows, which has possibly been done in the past.

5a. Parking policy-

The proposed parking policy was discussed and agreed without amendment.

All were in agreement that allocated parking spaces would be preferable & that we must ensure that all residents display a Mews parking badge. As visitors have been parking anywhere, as a society, we will issue each property with 2 visitors permits to be displayed in a vehicle's windscreen. (Debbie to 'make' these). Residents must ensure that visitors park in the visitors car park. Obviously, contractors/deliveries, on the odd occasion, will need to park near to the properties they are serving. Debbie will 'police' the parking as much as she can.

5b. Building works & alterations policy-

The Alterations policy was discussed and agreed.

Those present were reminded that under the Society covenants, no building work is allowed at the weekend. Those present were also reminded that to maintain the integrity of the Mews that when replacing broken items eg. lights, letterbox covers, that these must be replaced with like for like as far as possible.

5c. Grounds, Borders, Gardening-

We are generally pleased with the work of JN Gardening but just as the contractors that have gone before them, the majority of the gardening seems to take place at the top of the Mews, apart from the specific areas undertaken in 2023. They do, however, seem to spend less time sitting in their van than OHMS did. Michael is going to get in touch with 4 Seasons for a quote. There were a few people concerned with leaf blowers being used & suggested that rakes could be used instead.

AOB -

Health & Safety-

It was agreed that something needs to be done regarding the height sign on the bridge which gives an inaccurate height clearance.

Electrics-

Glen said that we will need a new consumer unit in the future. Debbie said that she was happy to continue with monitoring the streetlight timer & contacting M Parkes when a bulb is out.

Lane Border-

Glen/Michael to speak to the residents of The Lane regarding their street lights, trees encroaching on Mews properties & the fence & posts that extend into the Mews. The barbed wire on the fence between The Lane & Mews will need to be removed by us next year.

Refuse Bins-

Residents are to be reminded that bins should be as unobtrusive as possible, left out no earlier than Monday evening & put back as soon as possible after the collection on Tuesday. If the green bins aren't being used it was suggested that the council can be called to collect. Also 'trade in' large bins for smaller.

CCTV-

Atilla has had a quote from M Parkes, to be discussed.