

**Streetfield Residents Society Limited (the Society),  
Chairman's Report 2022/23**

**AGM, November 6, 2023**

**Directors:**

For the period 2022/23 the board for the Society consisted of:

<b>Name:</b>	<b>Role:</b>	<b>Address:</b>
Annabel Dent	Director	1
Deborah Sutcliffe	Director	5
Attila Jozsa	Director, Chair	9
Graham Garrick	Director	11 [retired]
Glen Winston	Director, Chair	13
Paul Higgins	Director	17

**Accounts:**

The annual accounts for the year ending 31 December 2022 have been circulated to members of the Society.

**Chair Handover:**

The Co-Chairs confirm they received a USB stick, shared drive, and several file folders worth of documents in the transition from the previous Chair. Much of this has been scanned already and over the next few months and will be moving all archive material, as well as the books and records of the society to a more generally accessible (but suitably protected) collaboration platform (Google Workspace).

We view it as an important goal that all Directors and interested Shareholders have access to the relevant information pertaining to the running of the company.

**Officer Vacancies:**

The Chairs note that the following officer positions are currently vacant: Secretary and Treasurer.

These roles are currently being filled ad interim by the Chair. More direct assistance from other Directors and Shareholders in running the society would be very welcome.

Additionally, we would like to suggest a more regular process of rotation across the Company Officers, but in particular the Chairperson(s), to avoid an undue concentration of influence and responsibility.



## Management Company:

Following a previous AGM, it was agreed the Directors would explore other management companies as there were concerns about the performance of Michael Parkes and level of staff turnover at the firm. However, we were subsequently unable to identify a suitable alternative with the capacity to onboard the Mews and we determined that the situation at the management company had stabilised.

With the world having somewhat resumed to post-pandemic normalcy, the chairs have now identified a potentially suitable alternative to take over the management company responsibilities and are discussing this as a matter of priority.

## Leasehold Issues:

### Lease Extensions:

We were happy to see that the initiative to extend the leases across the flats and garages has seen full participation across all leaseholds.

### Leasehold Maintenance:

The Society has a number of legacy issues related to Leasehold Maintenance that require clarification and attention.

Summarising from the Articles of Association of the Society.

The Society is responsible for funding and managing two separate budgets for Streetfield Mews.

Firstly, there is a General Fund, funded in equal part by all shareholders, for common benefit. The General Fund is managed by the Board of Directors, exclusively.

Secondly, there is a "Special Fund" which is "for the purpose of maintaining and otherwise carrying out the obligations relating to the communal parts of the Leasehold Residential Flats and garages".

The Special Fund is to be managed by a dedicated Management Committee of not less than three Members of which the "A" Shareholders who own garages shall have the option to appoint a Member from among their number.

Unlike the General fund, which is funded in equal part by all shareholders, the Special Fund is funded as follows (note that "A" Shareholders refer to Freeholders with a leased garage, "B" Shareholders refers to Flat leaseholders).

*(A) Each "B" Shareholder who owns a leasehold flat and integral garage shall pay such proportion as shall equal 5/40 parts of the annual expenditure hereinafter mentioned, and,*

*(B) Each "A" Shareholder who owns a garage shall pay such proportion as shall equal 1/40 parts of the annual expenditure"*

For the current year, the Special Fund of the society was only budgeted with sufficient funds to cover the insurance costs for the leasehold properties (which are the society's responsibility), and gutter clearance, with no additional provision for maintenance or repair.



This is not a realistic or sustainable approach long term and the chair proposes the following:

1. Immediate establishment of a Management Committee to determine the 2024 Budget for the Special Fund which must, in the short to medium term, continue to meet the Society's responsibilities with respect to the leasehold covenants. In addition to the insurance costs, this should include window and decorative repair (but not replacement), where required for 2024.
2. In parallel, the Society will seek legal opinion for the options to simplify the current leasehold arrangement, i.e., to determine the options we have to 'level the playing field' between the leasehold and freehold properties, as we do not believe there should be any meaningful difference in their management, benefits of ownership, or contribution to the Society. The immediate action here will be to instruct a solicitor to establish the options we have. Any proposal will be subject to a vote by our Shareholders.

## **Building works**

Any residents who are interested in undertaking building or loft conversion work should refer to the Alterations Policy contained on the Society website in the first instance.

A number of properties have replaced their windows over the past year. Any resident interested in replacing their windows can reach out to Glen Winston (No.13) for plans and recommendations in line with the policy.

The Directors remind all residents that per the restrictive covenants of the Society (and the Cator Estate) no building works are allowed at weekends.

## **Streetfield Mews Gardening:**

As some may be aware, Oakleigh Manor Horticultural Services (OMHS) served notice that they were no longer able to continue as gardeners for the Mews. We have subsequently contracted with JN Gardening and are generally pleased with their work.

In addition to the general gardening, the following were specific areas of focus over the past year:

1. The Leylandii was (finally) trimmed after years of neglect by OMHS. We stress that we must keep on top of this going forward or we will again need to overpay for the work—once the hedge reaches a certain height scaffolding is required.
2. Removal of the waste in the garden where the previous gardeners piled up branches.
3. Removal of the (dead) large Spanish oak between numbers 2 and 3.

Gardening areas of focus in 2024 will be:

1. Trimming the hedge between number 5 and 8.
2. Flatten dirt mounds and deal with any remainders of ant infestation in the shared garden
3. Reclaim and manage the brambles along our border with the railway

The Chairs ask for any feedback from residents on any other issues they would like addressed related to the grounds of the Mews.

## **Allotments**

If any member of the community wishes to take on an allotment in the coming year please speak to Glen Winston and we can help get you going.

Members of the community are requested to remind any non-residents (other than invited guests) seen in the communal gardens that this area is private property.



## **Health and Safety**

Following the 2022 Health and Safety risk assessment several improvements were suggested for the Mews. The Chairs note the overall assessment was 'Moderate': "It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period." It was for this reason the management company arranged for the new handrail and signage at the entry to the Mews.

While we agree that these works were required, we're not satisfied that the signage or handrail were well chosen or implemented.

## **Electrics**

We have an open action to replace the main fuse board for the common electrical supply and upgrading the lamp posts. Also, in past AGM's it was agreed that the Society would explore the installation of a common electric vehicle charging point in the visitors' parking area.

These issues remain open and the Chairs will prioritise the in the coming year— noting in particular that there are currently grants available to the Society with respect to the EV charge points.

## **Lane Border**

The Chairs note that the barbed wire that Streetfield Mews installed 30 years ago on the fence between ourselves and the Lane has again been raised as an issue by the Lane and we are in favour of its removal in the coming year. From our perspective, regardless of the historical reasons for its installation, it is a present-day liability for Streetfield Mews as we are collectively responsible for any injuries to people or animals caused by the wire-- no matter what the cause.

We are raising with the Lane an issue that one of their houses extended fence support beams into the Mews property (and poured concrete in our property as well). Their fence itself also encroaches on the Mews property. Given this happened years ago we will ask that this be remediated in due course but not request that it be done so immediately.

There are two additional areas of concern re: the Land border:

1. The new streetlights installed by the Lane have had the shields removed— so they shine directly in the neighbouring houses in the Mews.
2. Several trees overhanging from the Lane have not been adequately trimmed and are encroaching on Mews properties

The Chairs will be escalating both of the above issues with the Lane residents society.

## **Community**

Please do let us know if you would like to be added to the community WhatsApp group.



## **Parking**

Attached please find the revised Parking Policy we propose to take forward. There have been several incidents and escalations over parking over the past year which we are keen to put a stop to.

## **Refuse Bins**

Please put the appropriate bins out the night before collection (Monday night) and put back the evening following collection (Tuesday night). At other times please try and keep them away from public view, where possible, and on their private property.

Note, in particular, several residents have complained over the presence of bins in the common areas between numbers 13 and 14 and the chair notes that the society has not consented to the storage of bins in common areas.

