

THE HALL RESIDENTS SOCIETY LIMITED

A registered society under The Co-operative and Community Benefit Societies Act 2014 (Regd. No. 14776R). Registered Office: Lygon House, 50 London Road, Bromley, BR1 3RA.

MINUTES OF THE 59TH ANNUAL GENERAL MEETING OF THE SOCIETY HELD ON SATURDAY 21ST MAY 2016.

1. The 59th Annual General Meeting of The Hall Residents Society Ltd (THRSL) was held on Saturday 21st May 2016 in the Parish Hall, St Michael's and All Angels, Blackheath Park, SE3. Unless otherwise stated, the accounts and other papers discussed at the meeting and mentioned below were included with the notice convening the meeting and sent to members in accordance with rule 14(i) (which notice included the agenda for the meeting).

2. 31 residents were present, holding 24 shares. The following members of the Committee were present: Mike Dibley, Chair; Derek Hyde, Secretary; Jo Barnes, Treasurer; Micaela Gossiau, Gerry Liston and Rosie McKeown. In accordance with Rule 54 the Auditor had received the same notices and communications relating to the Meeting as members but was not present.

Agenda Item 1; Welcome and apologies for absence.

3. Mike Dibley, the Chair, welcomed everyone to the meeting and reminded those present that only one share per flat could be exercised. He mentioned that 10 shareholders not present were represented by proxies: Derek Hyde held proxies for Amy Allen (flat 27), Damian Cooper (flat 13) and Virginia Sherlock (flat 28); Mike Dibley held proxies for Claire Barret and Tom Dyckhof (flat 25), Jan Date (flat 44), and Ivy Rhodes (flat 21); Henry Lee held a proxy for Brendan Carlin (flat 10) and Gerry Liston held proxies for Malcolm Collins (flat 40), Dorothy Duncan (flat 39) and Gera McGrath (flat 20).

4. The Chair also mentioned those who had sent apologies for absence: Amy Allen (Committee member), Claire Barret and Tom Dyckhof, Brendan Carlin, Malcolm Collins, Damian Cooper, Jan Date, Dorothy Duncan, Gera McGrath, Heidi Norris, Ivy Rhodes, Virginia Sherlock and Andrew Turvey.

Agenda Item 2. To approve the minutes of the 58th AGM held on 30th May 2015 subject to amending the figure £6,300 in the third line of paragraph 16 thereof to read "£2,800".

5. These minutes had been distributed some weeks earlier. Explaining the amendment, the Chair said that an estimate of £6,300 had been given to the Committee in respect of carpentry for three blocks. The context of the third line of paragraph 16 of the 2015 AGM draft minutes was for block 47/50 only and should have read £2,800.

6. Subject to the amendment mentioned Gerry Liston proposed and Margaret Young seconded the approval of the minutes of the 58th AGM of the Society which were approved, *nem. con.* .

Agenda Item 3. To consider any matters arising from the minutes of the 58th AGM.

7. There were no matters arising from the minutes of the 58th AGM.

Agenda Item 4. To approve the minutes of the SGM held on 28 October 2015.

8. On a proposal by Karen Suddaby and seconded by Pam Mossman the minutes of the SGM held on 28 October 2015 were approved, *nem. con.*..

Agenda Item 5. To consider any matters arising from the minutes of the SGM held on 28 October 2015.

9. There were no matters arising from the minutes of the SGM held on 28 October 2015.

Agenda Item 6. To note changes in membership of the Society since the 58th AGM.

10. The Chair welcomed those shareholders and residents who had joined the estate since the last AGM and hoped they would enjoy living at The Hall - Virginia Sherlock at flat 28; Nick Carn and Nekka Perico (flat 41); Juning Wang and her daughter Ines (flat 29); and Rina Bagdai and Edmund Peacock and their daughter Eleanor (flat 18).

Agenda Item 7.(i) To consider the Finance Report from the Committee on the Financial Year Ending 30 September 2015, and

(ii) To receive, and if thought fit, to approve, the Audited Financial Accounts of the Society (including the Management's Committee's Report thereon) for the year ended 30 September 2015.

11. The Chair first thanked the previous Treasurer, Henry Lee, who prepared the accounts before handing them over to the new Treasurer. The key points of the Finance Report and the Accounts, he said, were that the spend was £4,314 less than the revised budget presented at the last AGM; £4,788 of this was due to rescheduling of expenditure on shrubs and a path carried over into the following financial year. Making allowance for that, there was an overspend of £470, which it is planned to recoup in the current Financial Year. The variance of £470 on the plan is well under 0.5% of the total expenditure and is believed to be a good result in terms of budgeting.

12. Robert Johnson referred to the insurance claim regarding the damage to flat 23 and asked for the total amount of the claim. The Treasurer said that it was approximately £30K split over two financial years. Gerry Liston added that a direct payment had also been made to a supplier so the total claim would be around £35K in all. The Treasurer stated that the claim is entirely covered by the Society's Buildings Insurance policy except for the £200 excess which will fall to the Society to pay.

13. On a proposal by Michael Mossman and seconded by Lara Sherwin, the Audited Financial Accounts of the Society (including the Management's Committee's Report thereon) for the year ended 30 September 2015 were approved, *nem. con.*

Agenda Item 8. To receive a report from the Committee on the General Affairs of the Estate as at the date of this meeting.

14. Derek Hyde presented the Report on the General Affairs of The Hall, highlighting that BCER is monitoring traffic in the Cator Estate with a view to improving traffic control and residents needed to watch for changes; that the annual barbeque will be held on 16 July 2016; that last year's Christmas party (2015) was held in the afternoon which time had generally been warmly welcomed. He drew attention to the overview of the Society's finance policy in the paper; solicitors acting for buyers of flats were increasingly interested in this on behalf of their clients; indeed, queries by solicitors acting for buyers of flats on The Hall were growing in volume and complexity. The insurance policies will be due for renewal later this year and costs, because of, for example, increased insurance tax, may rise. All suppliers of services to The Hall are now covered by covered by public liability insurance. Thames Water was about to roll out a programme of installing smart meters.

15. Brian Cross reminded the Committee that a new fire risk assessment was overdue. Derek Hyde apologised for this; pressure of other matters had delayed consideration but action would be taken in the coming year. Brian Cross also complained that it had taken five months for broken fire doors in two blocks to be fixed. Derek Hyde agreed that this was not good enough but said that there were several issues with the repairs that led to the long turnaround.

16. In answer to a question from Robert Johnson, Derek Hyde stated that costs arising from the Letter of Claim issued by the resident of flat 23 were covered by THRSL's Buildings Policy not its Directors' and Officers' Liability Policy.

17. In answer to a further question from Robert Johnson, Derek Hyde explained that the padlock used to lock the bollard at the Quad entrance was a standard one used on all gates across roads where emergency services might need access. All emergency services had keys to this standard padlock and can thus gain access. Gerry Liston added that the fire brigade was likely to lop off the padlock with cutters.

Agenda Item 9. To receive a report from the Committee on Lighting and Infrastructure of the Estate as at the date of this meeting.

18. The Chair said carpentry and painting work is now underway on the three blocks along the south side of the estate. In 2017 it is planned to do blocks 27/30 and 31/34 to complete the cycle of 11 blocks in 4 years. The contract will then be retendered for the next cycle starting with 3 blocks in 2018. Maintenance is the largest area of expenditure of the Society and whilst painting costs are known by the time of the AGM, carpentry costs can only be an estimate and have varied in previous years between £3,000 and £9,000. For 2015/16 £6,000 has been set aside but it is too early to say whether this will be sufficient

19. Other work planned for 2016/17 includes relaying the paved path in front of block 23/26 and making it disabled - friendly, and finding the best solution for missing and damaged green asbestos tiles.

20. Robert Johnson said that the block repainting plan proposed for 2016-17 is contrary to the lease's requirements. He suggested that all the blocks should be painted at the same time to achieve saving. Gerry Liston said that for many years there had been a mixture of 3 and 4 years cycle of repainting so the lease had been compromised a while. He considered it better to have a saving on the fourth year while keeping a close eye on the state of all blocks.

21. Brian Cross asked who was doing the surveying work. Gerry Liston said when P. T. Glew & Sons started their contract, a surveyor was employed but the Committee is now confident of relying on close co-operation with Glew's foreman. Brian Cross added that it may be necessary to use scaffolding rather than ladders in the future with a corresponding cost increase.

Agenda Item 10. To receive a report from the Committee on the Gardens of the Estate as at the date of this meeting.

22. The Chair said that the first phase of garden improvement was the Quad and the triangle in front of block 23/26. Planting had been carried out as advised by the garden designer, Ross Allan. Whilst the plants have only been growing for a few months the results look promising. The next phase, as prioritised by residents in last year's survey, is for Ross Allan to redesign the borders around the road inside the estate (road-side of blocks 7/10 to 47/50) and for the Society to plant as designed in the autumn. Some tree surgery had been recommended by Treecraft and replacements for lost trees need to be planted. The Committee is in correspondence with Greenwich Council about the detail of these proposals.

23. Robert Johnson raised the question of the proposed Magnolia tree on his east front. He has researched the RHS website about maximum heights etc. If planted he expected that the regular required pruning would not be done and it will turn into a massive tree, risking the path nearby and the quality of light reaching his flat (No 7). Robert Johnson stated that all residents in his block (7/11) were similarly upset about the proposal. The Chair noted his points and said that previously all of the residents in the block apart from Robert Johnson had approved the planting of a

magnolia. However, the Committee was happy to address the question again and hold a re-vote with the residents in that block.

24. Joyce Winchester asked how the Committee made decisions about which trees to plant, noting that some species are very thirsty. The gardening member, Micaela Gosslau, said that the magnolia was recommended by tree surgeon, Richard Arnold. Generally the Committee seeks advice from the experts and verifies with residents.

25. Brian Cross asked for an update on the horse chestnut last looked at by tree surgeons in October 2014. Micaela Gosslau responded that the tree was examined in 2014, reviewed by Tree Craft in September 2015, and will be another surveyed again at the beginning of 2017.

26. Karen Suddaby noted approvingly that the garden planning for the coming year will focus on the internal east and south borders and thanked Micaela Gosslau for the replanting of the Quad. She mentioned how delivery men were taking short cuts across flower beds and wondered if planting prickly bushes might be a long term solution. Micaela Gosslau said that as the plants grow a barrier would be formed and mentioned the temporary "rope" solution.

Agenda Item 11. (i) To consider the Committee's Financial Assessment for the years 2015/16, 2016/7 and 2017/8 and the proposed Annual Subscription for 2016/7 (such proposed subscription being unchanged from the current year at £2,208 payable in twelve monthly instalments of £184)

27. The Treasurer, Jo Barnes, presented the Financial Assessment for 2015/6 and said that it was planned to have the same contingency reserve at 30 September 2016 as had been agreed at the 2015 AGM.

Agenda item 11(ii) To consider, and if thought fit, to approve, the Proposed Budget and Annual Subscription for the year ending 30 September 2017.

28. Jo Barnes said that the thinking behind much of the 2016/17 budget had been discussed earlier. By painting 2 and not 3 blocks in that year the Committee aims to achieve the contingency reserve on 30 September 2017 as specified by the financial policy and also undertake the various other works listed in para 10.

29. Indicative plan for 2017/18 Jo Barnes said that the indicative plan for 2017/18 was not for consideration now – a firm plan will be presented at next year's AGM - but an indication of trends and that an increase in the monthly subscription is likely to be necessary.

30. On a proposal by Michael Mossman and seconded by Phil Woolford, the Proposed Budget and Annual Subscription for the year ending 30 September 2017 were approved, *nem. con.*

Agenda Item 12. To re-appoint the auditors, F W Berringer and Co, Lygon House, 50 London Road, Bromley, BR1 3RA which has indicated its willingness to continue as auditor.

31. On a proposal by Peter Jackson and seconded by Phil Woolford F W Berringer and Co. was re-appointed for a further year as auditor to THRSL, *nem. con.*

Agenda Item 13. Election of the Committee

32. Derek Hyde, Secretary, assumed the Chair for this item of the agenda. Rule 38(a) provides that at each AGM one-third or the nearest thereto of the Committee shall retire from office, being those who have been longest in office, The present Committee has six members which meant that two were due to retire. Gerry Liston was elected in 2013 and was the senior member of the committee but was willing to stand for re-election. Amy Allen and Mike Dibley were the next in seniority being both elected in 2014 and, in accordance with Rule 38(a) had determined between them that Mike Dibley should stand down although he was willing to stand for re-election.

33. On a proposal by Henry Lee and seconded by Rosie McKeown, Mike Dibley and Gerry Liston were re-elected to the committee on a vote of sixteen votes for their election and one against.

Agenda Item 14. Formal close of Annual General Meeting

34. Mike Dibley resumed the Chair to formally close the meeting. No notice of any substantial item for discussion at this stage had been notified to the Committee but Pam Mossman suggested that, especially in view of the number of children now on the estate, signage was needed warning drivers about children playing on the estate. Mike Mossman referred to the number of vehicles which from Foxes Dale incorrectly turned right into the flats area looking for one of the houses at The Hall, and suggested that a sign at the turning saying that only flats 7 - 50 were accessible by turning right would minimise through traffic in the flats area. Mike Dibley noted these suggestions for future discussion by the Committee and formally closed the 59th annual general meeting of The Hall Residents Society Ltd.

December 2016

RM; DH

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MINUTES OF A SPECIAL GENERAL MEETING OF THE SOCIETY HELD ON WEDNESDAY 28TH OCTOBER 2015.

1. A Special General Meeting of The Hall Residents Society Ltd (THRSL) was convened on an order of the Committee on Wednesday 28th October 2015 and held in flat 44, The Hall. The notice convening the meeting had been sent to members in accordance with rule 14(i) (which notice included the agenda for the meeting).
2. 19 residents were present, holding 18 shares between them. The following members of the Committee were present: Mike Dibley, Chair; Gerry Liston, Vice Chair, Derek Hyde, Secretary; Henry Lee, Treasurer; Amy Allen, Micaela Gosslau, Rosie McKeown and Joanne Barnes, who had been appointed to the Committee under Rule 40 on 23 September 2015 (and which appointment will cease if elected Treasurer). In accordance with Rule 54 the Auditor had received the same notices and communications relating to the Meeting as members but was not present. In addition, one shareholder present held proxies for shareholders unable to be present, see below.
3. Mike Dibley, the Chair, welcomed everyone to the meeting and reminded those present that only one share per flat could be exercised. He mentioned that Heidi Norris had sent her apologies for absence and that Derek Hyde held proxies for Damian Cooper and Gera McGrath.

Agenda Item 1. To receive the resignation of Henry Lee as Treasurer of the Society

4. The Chair said that the gratitude of the Society to Henry Lee for his services to the Society as Treasurer had been expressed at the 2015 Annual General Meeting but that he had valiantly remained in that post since then while the search for a successor continued. Now that search had ended the thanks of the Society and its members were due to Henry for his continued constructive and loyal service. The meeting endorsed this with acclaim.

Agenda Item 2. To elect Joanne Barnes as Treasurer of the Society

5. Joanne had been proposed by Gerry Liston and seconded by Rosie McKeown. Robert Johnson asked what qualifications Joanne had for the task. Joanne said that she had done the book-keeping for a number of small and medium size companies and was familiar with double entry book-keeping, end of month and end of year reconciliation, and similar accountancy tasks. The Chair put the matter to the vote and Joanne was elected unanimously.

Agenda Item 3. Formal close of Special General Meeting

6. The Chair thanked Jan Date for allowing the Society to hold the meeting in her flat and those present for attending and formally closed the meeting.

RM; DH
October 2015

