

THE COMPANIES ACTS 1948 TO 1967

COMPANY LIMITED BY SHARES

Memorandum of Association

OF

QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED

[Company Number 1008511]

1. The name of the Company is “QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED”.
2. The Registered Office of the Company will be situate in England.
3. The objects for which the Company is established are:
 - (a)
 - (1) To manage the property known as Queenswood Gardens, Wanstead in the London Borough of Redbridge, comprising maisonettes, flats and garages, and to supply to the Lessees and occupiers of the maisonettes, flats and garages aforesaid with such services as are defined in the respective Leases.
 - (2) To borrow and raise money in such manner as the Company shall think fit.
 - (3) To do such other things as are incidental or conducive to the attainment of the above objects or as are calculated to enhance the value amenities and beneficial advantage of the said estate and the buildings comprised therein.
 - (b) To carry on any other business, whether subsidiary or not, which can in the opinion of the Company be carried on conveniently or advantageously in connection with the business of the Company.
 - (c) To acquire and undertake upon such terms as the Company shall deem expedient the whole or part of the undertaking, assets or liabilities of any person or body owning any business within the objects of the Company, or whose business, or any part of whose business, may conveniently or advantageously be combined with the business of the Company, or any of whose property is suitable for the purposes of the Company.
 - (d) To purchase, take on lease, hire or otherwise acquire and hold any lands, hereditaments, buildings, plant, machinery, goods, chattels, or real or personal property of any kind, or any right or interest therein or thereover (and whether in possession or reversion or remainder) which the Company may think desirable in connection with its business.

- (e) To acquire in such manner and upon such terms as the Company shall think fit, secret processes, inventions, patents, copyrights, designs or trade marks or any interest therein, the acquisition of which shall seem beneficial to the Company.
- (f) To construct, alter, remove or replace any buildings, erections, structures, roads, railways, reservoirs, machinery, plant, or tools, or works of any description, or to contribute to the costs thereof, as may seem desirable in the interests of the Company.
- (g) To enter into partnership or amalgamate with any person or body for the purpose of carrying on any business or transaction within the objects of the Company, and to enter into such arrangements for co-operation, sharing profits, losses, mutual assistance, or other working arrangements as may seem desirable.
- (h) To manage, develop, sell, lease, mortgage, grant licences or rights of, in, or over, or otherwise turn to account, any property or assets of the Company.
- (i) To borrow or raise money in such amounts and manner and upon such terms as the Company shall think fit, and, when thought desirable, to execute and issue security of such kind, subject to such conditions, for such amount, and payable in such place and manner, and to such person, as the Company shall think fit, including in the power aforesaid (and without prejudice to its terms) the power to issue as primary, or collateral, or other security, debentures, debenture stock (perpetual or otherwise), mortgages, charges or securities over the whole or any part of its assets, present or future (including uncalled capital), as the Company shall think fit.
- (j) To receive loans at interest or otherwise, from and to lend money and give credit to, and to guarantee and become or give security for the performance of contracts by, and act as bankers for, any person or company, where the so doing may seem advantageous or desirable in the interests of the Company.
- (k) To invest, lend, or otherwise deal with unemployed moneys, in such manner, and upon such terms, as may be thought fit, and to vary investments.
- (l) To acquire and hold, sell, mortgage, or deal with the shares, stock, bonds, debentures or securities of or in any other company or body (whether such Shares or securities be fully paid or not) where the so doing may seem desirable in the interests of the Company.
- (m) To draw, accept, endorse, issue, or execute promissory notes, bills of exchange, bills of lading, warrants, and other negotiable, transferable, or mercantile instruments.
- (n) To promote any company to acquire the whole or any part of the assets or liabilities of this Company, or for any other purpose which may seem desirable in the interests of this Company, and to subscribe, acquire, underwrite, or place, or assist in so doing, the whole or part of the Shares or securities of such Company.

- (o) To pay gratuities or pensions or allowances on retirement to any directors who have held any other salaried office or place of profit with the Company or to their widows or dependants and to make contributions to any fund and to pay premiums for the purchase or provision of any such gratuity, pension or allowance and to promote or assist, financially whether by way of contributions, donations, the payment of premiums or otherwise, any fund or scheme for the benefit, wholly or in part, of directors, ex-directors, or employees, or ex-employees, of the Company, or their dependants or relatives, or for charitable purposes generally.
- (p) To remunerate employees and servants of the Company and others out of or in proportion to the returns or profits of the Company or otherwise as the Company shall think fit; and to promote and give effect to any scheme or arrangement for sharing profits with employees, whether involving the issue of shares or not.
- (q) To pay for any property or assets acquired by the Company by the issue of fully or partly paid Shares of the Company, with or without any preferred or special rights or privileges, or by the issue of debentures or other securities, with or without special rights or privileges.
- (r) To pay the costs and expenses of or incidental to the promotion and establishment of the Company, or to contract for the payment of the same in whole or in part by others.
- (s) To aid, financially or otherwise, any association or body having for an object the promotion of trade or industry.
- (t) To act as or through trustees, agents, secretaries, managers, brokers or sub-contractors, and to perform the duties of any office undertaken by the Company.
- (u) To sell or otherwise dispose of the undertaking and assets of the Company, or any part thereof, for any consideration thought fit, and in particular for Shares, debentures or other securities of other companies.
- (v) To procure the Company to be registered or recognised in any overseas country or place, and to exercise any of the objects or powers aforesaid in any part of the world.
- (w) To distribute among the Members any assets of the Company in specie, but so that no such distribution which would amount to a reduction of capital shall be made without such sanction (if any) as may be required by law.
- (x) To do all such other things as are incidental or conducive to the attainment of the above objects or any of them.

- (y) The objects set forth in any sub-clause of this clause shall not, except where the context so requires, be limited or restricted by reference to or inference from any other sub-clause or by the name of the Company, and none of such sub-clauses shall be deemed to be subsidiary merely to the first of any other sub-clause, but the objects specified in each sub-clause shall except where the context otherwise requires be deemed to be main objects of the Company.
4. The liability of the Members is limited.
 5. The Share Capital of the Company is £100 divided into 200 Ordinary Shares of Fifty pence each. Subject and without prejudice to any special rights or privileges for the time being attached to any special class of issued shares, any of the shares in the original capital of the Company for the time being unissued, and any new Shares from time to time created, may be issued with any preference, whether in respect of dividend or of repayment of capital, or both, or with any other special privilege or advantage over any other Share previously issued, or then about to be issued, and with any special or restricted rights or without any right of voting or otherwise, and generally on such terms and subject to such conditions and provisions as may from time to time be determined by the Company, and if at any time the capital of the Company shall be divided into Shares of different classes, the rights attached to any class shall not be varied except in accordance with the provisions of Clause 4 of Part 1 of Table "A" in the First Schedule of the Companies Act 1948.
 6. No person shall be admitted to membership of the Company other than the Subscribers hereto and the Lessees of the maisonettes, flats and garages comprised in the said estate holding under head leases derived immediately out of the freehold interest therein. Section 23 of the Companies Act 1948 shall not apply to this paragraph.

We, the several persons whose names, addresses and descriptions are subscribed, are desirous of being formed into a Company in pursuance of the Memorandum of Association, and we respectively agree to take the number of Shares in the Capital of the Company set opposite our respective names.

Names, Addresses and Descriptions of Subscribers	Number of Shares taken by each Subscriber
Douglas Arthur Endersby 29 Kentish Lane Hatfield, Herts. Company Director	One
Eileen Winifred Boustead 23 Pages Lane London, N.10 Company Secretary	One

Dated the First day of April 1971.

THE COMPANIES ACTS 1948 TO 1967

COMPANY LIMITED BY SHARES

Articles of Association

OF

QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED

[Company Number 1008511]

PRELIMINARY

1. Subject as hereinafter provided, the regulations in Table “A” (Part 1) in the First Schedule of the Companies Act 1948 shall apply to the Company, and such Table is hereinafter referred to as Table “A”.
2. The Company is registered as a Private Company with the meaning of Section 28 of the Companies Act 1948, which is hereinafter referred to as “the Act”, and accordingly:
 - (A) The right to transfer Shares is restricted in manner hereinafter provided.
 - (B) The number of Members of the Company (not including persons who are in the employment of the Company and persons who, having been formerly in the employment of the Company, were while in such employment, and have continued after the determination of that employment to be Members of the Company) is limited to fifty. Provided that where two or more persons hold one or more Shares in the Company jointly, they shall for the purposes of this Article, be treated as a single person.
 - (C) Any invitation to the Public to subscribe for any Shares or debentures of the Company is prohibited.
 - (D) The Company shall not have power to issue share warrants to bearer.

SHARES

3. Subject to the provision of Clause 2 hereof the Shares of the Company shall be allotted by the Directors to such persons at such times and upon such terms and conditions and either at a premium or at par as they think fit, and with full power to give any person the call of any Shares either at par or at a premium during such time and for such consideration as the Directors think fit.

LIEN

4. The Company shall have a lien on every Share, whether fully paid or not, and whether registered in the name of one or more Members, and accordingly in Clause 11 of Table “A”, the words “not being a fully paid Share” and “other than fully paid Shares” shall be omitted; and the words “a single person” shall be deleted and the words “any Member, whether alone or jointly with other Members” shall be substituted therefor.

CALLS ON SHARES

5. In Clause 15 of Table “A” the words “provided that no call shall exceed one-fourth of the nominal value of the Share or be payable at less than one month from the date fixed for the payment of the last preceding call” shall be omitted.

TRANSFER AND TRANSMISSION OF SHARES

6. In clause 22 of Table “A” the words “except as provided by sub-paragraph (4) of paragraph 2 of the Seventh Schedule to the Act” shall be omitted.
7. The Directors may in their absolute discretion and without assigning any reasons therefor decline to register any transfer of Shares, whether fully paid or not, not being a transfer to a person who is already a Member of the Company. Clause 24 of Table “A” shall not apply.

CONVERSION OF SHARES INTO STOCK

8. Clauses 40 to 43 inclusive of Table “A” shall not apply.

GENERAL MEETINGS

9. In clause 49 of Table “A” the words “one Member” shall be substituted for the words “two Members”.

PROCEEDINGS AT GENERAL MEETINGS

10. Two Members present in person or by proxy shall form a quorum and Clause 53 of Table “A” shall be modified accordingly.
11. One Member present in person or by proxy may demand a poll and Clause 58 of Table “A” shall be deemed to be altered and modified accordingly.
12. Subject to the provisions of the Act a Resolution in writing signed by all the Members for the time being entitled to receive notice of and to attend and vote at general meetings (or being corporations by their duly authorised representatives) shall be as valid and effective as if the same had been passed at a general meeting of the Company duly convened and held.

DIRECTORS

13. Clause 75 of Table “A” shall not apply, and the following Clause shall be substituted therefor, viz:
75. The number of Directors shall not be less than two nor more than five, but the Company in General Meeting may reduce or increase these limits. The first Directors shall be DOUGLAS ARTHUR ENDERSBY and EILEEN WINIFRED BOUSTEAD.

POWERS AND DUTIES OF DIRECTORS

14. Clause 79 of Table “A” shall not apply, and the following Clause shall be substituted therefor:
79. The Directors may at their own discretion and upon such terms in all respects as they think fit raise or borrow money for the purposes of the Company’s business and may mortgage or charge the whole or any part of the assets or property of the Company (present or future) including its uncalled or unissued capital, and may issue debentures, debenture stock, mortgages or other securities whether outright or as security for any debt, liability or obligation of the Company or of any third party.

DISQUALIFICATION OF DIRECTORS

15. Clause 88 of Table “A” shall not apply, and the following Clause shall be substituted therefor:
88. The office of Director shall be vacated if the Director:
- (A) Fails to obtain his qualification (if any) within one month from the date of his appointment or thereafter ceases at any time to hold his qualification.
 - (B) Becomes bankrupt or suspends payment or compounds with his creditors.
 - (C) Becomes prohibited from being a Director by reason of any Order made under Section 188 of the Companies Act 1948.
 - (D) Is found lunatic or becomes of unsound mind.
 - (E) Is absent from Directors’ meetings for six calendar months without reasonable excuse and without the consent of the other Directors and they resolve that he vacate office.
 - (F) Resigns his office by notice in writing to the Company.

ROTATION OF DIRECTORS

16. In Clause 89 of Table “A” the words “all the Directors shall retire from office” shall be deleted.

PROCEEDINGS OF DIRECTORS

17. Clause 106 of Table “A” shall not apply, and the following Clause shall be substituted therefor:

106. A resolution determined on without any meeting of Directors and evidenced by writing signed by all the Directors for the time being entitled to receive notice of a meeting of Directors, or all the members of a Committee shall be as valid and effectual as a resolution duly passed at a meeting of the Directors or of such Committee, as the case may be.

INDEMNITY

18. Every Director, Managing Director, Agent, Auditor, Secretary, and other Officer of the Company shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities (including any such liability as is referred to in Section 205 of the Companies Act, 1948) which he may sanction or incur in or about the execution of his duties of office or otherwise in relation thereto, and no Director or other Officer shall be liable for any loss, damage or misfortune which may happen to or be incurred by the Company in the execution of the duties of his office or in relation thereto. This Article shall only have effect so far as its provisions are not voided by the said Section.

ACCOUNTS

19. In Clause 126 of Table “A” after the words “157 of the Act” shall be added the words “and sections 16 to 22 inclusive of the Companies Act 1967”.

AUDIT

20. In Clause 130 of Table “A” the words “162 of the Act” shall be deleted and the words “161 of the Act and Sections 13 and 14 of the Companies Act 1967” shall be substituted therefor.

**ANNEXES TO MEMORANDUM AND ARTICLES OF ASSOCIATION OF
QUEENSWOOD MANAGEMENT ASSOCIATION LIMITED**

Annex 1

The Annual General meeting of the above Company was held on Wednesday 2nd December 1998 and the following ordinary resolution was passed:

THAT the word “five” in the third line of Article 13 of the Company’s Articles of Association be deleted and replaced with the word “seven”.

Signed on behalf of the board of directors

(signed)

Frances Withers

Chair

Date: 14th December 1998

(signed)

Kathleen Roddy

Company Secretary

Annex 2

The Annual General Meeting of the above company was held on Friday 3rd September 2004 and the following special resolutions were passed:

1. THAT the word “fifty” in the sixth line of Article 2 (B) of the Company’s Articles of Association be deleted and replaced with the words “one hundred and fifty-eight”.
2. THAT all existing share certificates shall be cancelled with effect from 3rd September 2004 and that a new share certificate shall be issued to each of the Company’s members as listed in the Company’s Register of Shareholders on 3rd September 2004.
3. THAT the Company shall establish a Register of Seals with immediate effect and that each and every use of the Company’s common seal shall be recorded in the register.

Signed on behalf of the board of directors

(signed)

John S. McElarney

Chairman

Date: 8th September 2004

(signed)

E. K. Griffith

Secretary

Annex 3

The Annual General Meeting of the above company was held on Wednesday 12th December 2007 and the following special resolution was passed:

1. THAT the existing Article 7 of the Company's Articles of Association be replaced with a new Article 7 as follows:

- “7. (i) Upon any Member ceasing to hold an interest in any lease of a maisonette, flat or garage comprised in the estate, such Member, or his personal representative(s) shall be bound to transfer his Share or Shares in the Company to the person or persons who subsequently take an interest in that lease.
- (ii) If a Member required to transfer his Share or Shares in manner aforesaid fails to comply with the provisions provided for in these Articles within one month of becoming bound as aforesaid then the Directors may execute a transfer on his behalf and may hold the sums payable in respect of any such transfer on behalf of the Member so bound.
- (iii) The Directors may in their absolute discretion and without assigning any reasons therefor decline to register any transfer of Shares, whether fully paid or not, not being a transfer to a person who is already a Member of the Company. Clause 24 of Table “A” shall not apply.”

Signed on behalf of the board of directors

(signed)

E. K. Griffith

Company Secretary

Date: 12th December 2007.