

# Queenswood Management Association Limited

Company No: 1008511 Registered in England and Wales  
Registered Office: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

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## MINUTES OF THE ANNUAL GENERAL MEETING HELD AT THE ALDERSBROOK BOWLING CLUB, ALDERSBROOK ROAD AT 8.00 PM ON WEDNESDAY 4<sup>TH</sup> MARCH 2009

### Present:

#### Board Members as follows:

Griff Griffith (Company Secretary)  
Bob Haswell (Treasurer)  
Len Kerridge  
Pauline Thurman  
Mike Thomson

### In Attendance:

Steve Barrable (Hull & Co)  
Derek Mitchell (The Kings Mill Partnership)

There were a further 14 shareholders present. Apologies for absence had been received from Glynn Murrill (director), Mr & Mrs Alexander, Mr L Barnes, Miss D J Kelly and Mr J A Mulrooney.

### Agenda

#### Item

- 1 To approve the Minutes of the Annual General Meeting held on the 12<sup>th</sup> December 2007:

Approval was proposed by Mr Penny (Flat 59) and seconded by Miss McEwen (Flat 8)

*Vote: Unanimous in favour – the Minutes were approved*

- 2 To receive and adopt the Directors Report and Accounts for the year ended 31<sup>st</sup> March 2008:

Mrs Lucas (Flat 3) asked for an update on collection of arrears. Griff Griffith explained that collection of arrears is generally placed in the hands of solicitors; however one particular, very difficult, case is in the hand of specialists. Arrears were shown in accounts and were not written off.

Mr Harrison (Flat 52) asked if property could be seized – both Griff Griffith and Steve Barrable explained that this was difficult and success or failure could hinge on the mood of the judge.

Approval was proposed by Mrs Lucas (Flat 3) and seconded by Mr Penny (Flat 59)

*Vote: Unanimous in favour – the Report & Accounts were adopted.*

- 3 To re-appoint The Kings Mill Partnership as Auditors to the Company and to authorise the Directors to fix the remuneration of the Auditors:

Approval was proposed by Mr Harrison (Flat 52) and seconded by Miss McEwen

*Vote: Unanimous in favour – the Kings Mill Partnership was reappointed as Auditors and Directors of Queenswood Gardens Ltd authorised to fix the remuneration of said Auditors.*

4 To re-elect Pauline Thurman as a director of the company:

*Vote: Unanimous in favour – Pauline Thurman re-elected as a Director*

5 To re-elect Mike Thompson as a director of the company

*Vote: Unanimous in favour – Mike Thompson re-elected as a Director*

6 Any Other Business:

- ❖ Bob Haswell explained that a camera survey of the drains had recently been carried out and there were no breakages into flats. Main drains however would require descaling and this would take place in the week following the meeting.
- ❖ Mr Harrison (Flat 52) asked if another edition of the Newsletter was due. Griff Griffith agreed that it was indeed due and he would start putting it together after the AGM.
- ❖ Bob Haswell explained that in line with a requirement of the recent fire risk assessment, emergency lighting was being installed in each block. The lighting was independent and would come on whenever the power in the block was cut. The battery life of the emergency lighting was approximately three hours. Separate lighting units had been chosen as combination units were expensive and would require new wiring.
- ❖ Griff Griffith advised that he was in communication with the London Borough of Redbridge regarding emergency access to the various blocks on the estate. He is waiting to hear from Redbridge and intended to argue for the minimum action necessary to gain access – he hopes there will be no yellow lines.
- ❖ Miss Beasley (Flat 87) mentioned that the entrance doors to her block had broken again – Bob Haswell explained what the problem was. Mr Harrison (Flat 52) mentioned that one resident was in the habit of using a shoulder to open the doors instead of a key. Mr Penny (Flat 59) said that it was not just the doors that had been damaged but other parts of the fabric of the building as well, and handed the directors photos of damage to walls, rear door and doormat. He also mentioned the entrance door of Flat 65, which had been damaged when the police gained entry and had not yet been repaired. He felt that the block was beginning to look shoddy. Griff Griffith agreed to discuss these problems with Hull & Co – he said that some of the problems were already under discussion. There was mention of Flat 65, which was, apparently, in a bad condition inside.
- ❖ Mr Mullen (Flat 69) spoke about the number of police visits to his block and the high number of non-resident owners. Mr Harrison (Flat 52) said that landlords had a duty to take up valid references for tenants – Steve Barrable corrected him and said that no such clause existed in the Queenswood Gardens lease. He explained about Section 146 notices and the legal powers available and felt that the best course was to hit landlords in their pockets. Mr Harrison also stated that a high proportion of the residents in his block were over the age of 60 and wanted peace and quiet. Mr Penny (Flat 59) said that he was worried about property values. Steve Barrable suggested that keeping a log of disturbances would assist his company when contacting

landlords. A number of residents agreed to start this with the assistance of the company. Everyone felt this was a serious issue and the board was asked for a plan of action. Steve Barrable said that logging problems and reporting them to his company had been done on other estates. Mr Harrison (Flat 52) suggested better CCTV coverage, possibly using very small cameras. Griff Griffith explained that this could be difficult because of the Data Protection Act. There was discussion of the security arrangements at other estates managed by Hull & Co and general discussion on the problems of sub-letting in Queenswood Gardens. Griff Griffith said that the board and Steve Barrable will look at the problem – it will be on the agenda of the next board meeting and the board will report back to residents who had raised concerns.

- ❖ Mrs Lucas (Flat 3) asked how difficult it would be to make any change to the lease – Griff Griffith said that at least 142 lessees of flats would have to agree before any change could be made, which would require an application to the court.
- ❖ Mr Penny (Flat 59) thanked the board for their commitment. He advised that he did not want to take part in a ‘Block A meeting’ but preferred to keep the problem general.
- ❖ Mr Mullen (Flat 69) asked if any complaints could be made in the name of QMAL – Griff Griffith agreed that it could if the matter came to court.
- ❖ Mr Harrison (Flat 52) mentioned that some of the sodium car park lights were not working but was advised that these had been turned off because of complaints about too much illumination.
- ❖ Miss Nagacz (Flat 106) mentioned that they had really low water pressure. Bob Haswell said this was a general problem but water pumps in individual flats could improve the situation.
- ❖ Mr Mullen (Flat 69) asked if it would be possible for secure bicycle storage area to be built. Griff Griffith explained that to build secure storage something else would be lost. There was discussion on possible sites for storage area, but no solution was forthcoming.
- ❖ Mr Serwin (Flat 106) asked if it would be possible for electricity to be supplied to the garages. Griff Griffith said that he did not feel that this could not be taken on as an estate responsibility and could only be the responsibility of individual garage owners. There would need to be a separate meter for each garage, and arrangement would need to be made to allow access for regular meter readings.

The meeting closed at 9.10 p.m.