**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

**AGM Pack 2021**

Due to current Covid-19 situation and requirements for social distancing the St James Park (Long Ditton) Estate Company Limited Board has determined that a face to face AGM is not appropriate.

This pack is provided to shareholders to present the information that would have been provided at the 2021 AGM and requests shareholders to vote on matters by post/email and also provides a means to enable shareholders to make comment or raise questions.

If you have any questions regarding the process or the content of this pack please contact Robert Heald, Company Secretary at

Wallakers, 69 Victoria Road Surbiton KT6 4NX

or rheald@wallakers.com

**This pack comprises:**

* Voting form (***to be returned by 10th June 2021***)
* Planning for the future questionnaire (***to be returned by 10th June 2021***)
* Annex A – AGM 2020 minutes
* Annex B – Response to questions and comments from AGM 2020
* Annex C – Statement from the Board June 2021
* Annex D - Accounts of the Company for the year ending 31st December 2020

**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

**Voting Form**

I/we..............................................................................................................................................

Of …………………………………………………………………………………………………………………………………….………

Being a Member/Members of the above-named Company, hereby vote by indicating with an “X” in the appropriate boxes or whether you wish to withhold your vote.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Resolution | |  | For |  | Against |  | Vote Withheld |
| 1 | To Receive and Approve the Minutes extract relating to the 2020 virtual Annual General Meeting discussed at 20th August 2020 Board Meeting (see attached Annex A) |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| 2 | To Receive the Accounts for the Company for the year ending 31st December 2020  (see attached Annex D) |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| 3 | To re-elect Mr Derek W Ball as a Director |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| 4 | To re-elect Mrs Lorraine Black as a Director |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| 5 | To re-elect Miss Fiona M Canning as a Director |  |  |  |  |  |  |

Signed………………………………………………………………………………………

This…………………………………….. Day of …………………...…………………. 2021

**NOTE:** To be effective, this Voting Form must be received by Thursday 10th June 2021.

Robert D S Heald

Company Secretary

Reply to 69 Victoria Road Surbiton KT6 4NX or rheald@wallakers.com

If you would like an electronic copy of this form please contact Robert Heald at [rheald@wallakers.com](mailto:rheald@wallakers.com)

**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

**Planning for the Future**

One of the roles of the Estate Board is to manage and administer the estate covenants as well as managing the general upkeep of the estate.

The estate is now over 20 years old and the board has started to consider what the future may hold for the estate with the purpose of developing a strategy for the next 20 years of maintenance and upkeep.

To this end we are now inviting residents to provide input to help shape our strategy for the next 20 years. Armed with this information we will hopefully be in a position to develop a strategy for this period along with an implementation plan.

We have structured this request for information in the form of four questions – anything you can provide with respect to these questions will be really helpful in developing our strategy for the future.

1. ***What are the things you like best about living on the St James Park Estate?***

|  |
| --- |
|  |

1. ***What are the things you dislike most about living on the St James Park Estate?***

|  |
| --- |
|  |

1. ***Over the next 20 years what do you think the opportunities are for improving the St James Park Estate?***

|  |
| --- |
|  |

1. ***Over the next 20 years what challenges do you think we will face with respect to the upkeep of the St James Park Estate?***

|  |
| --- |
|  |

1. ***Any other comments or questions you would like the Board to consider/answer?***

|  |
| --- |
|  |

Thank you for your input which will be reviewed and considered by the Board.

Please send your responses to 69 Victoria Road Surbiton KT6 4NX or [rheald@wallakers.com](mailto:rheald@wallakers.com) so it arrives by 10th June 2021.

If you would like an electronic copy of this form please contact Robert Heald at rheald@wallakers.com

**Annex A**

**St James Park (Long Ditton) Estate Co. Ltd (SJPECo)**

# AGM 2020 Minutes

Due to Covid-19 shareholders were asked to provide a written response to their votes and comments and forward this to Wallakers. 36 responses were received. The responses were reviewed at the Board Meeting held on 20th August 2020 by video conference. The following is the extracts from this meeting relating to the AGM:

Directors present: R Smith (Chair),

J Farmer,

L Black,

D Ball,

A Keen,

H Catto-Breslin,

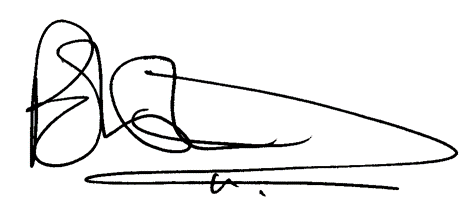
F Canning,

In attendance: R Heald

Apologies: S Moss

|  |  |  |
| --- | --- | --- |
| Ref | Item | Action |
| 2 | AGM |  |
| 2.1 | Minutes of the Annual General Meeting held at Maple Infants School, Maple Road, Surbiton, Surrey on Thursday 13th June 2019 at 8.00pm were included in the AGM pack.  35 respondents approved the minutes. The minutes were duly approved |  |
| 2.3 | Accounts for the Company for the year ending 31st December 2019 were included in the AGM pack.  39 respondents approved the accounts. The accounts were duly approved |  |
| 2.3 | All Directors stood for re-election. 32 respondents approved the Directors. All Directors were duly re-elected.  The Board agreed that in future one third of Board Directors should stand for re-election at the AGM. |  |
| 2.4 | Comments and questions. The Board received a summary of all comments and questions. These were discussed and appropriate responses agreed. R Heald agreed to forward the Board responses to all shareholders.  [Note: A copy of the comments and responses sent to shareholders is attached to these minutes – Annex B] | R Heald |

Signed on behalf of St James Park (Long Ditton) Estate Company Limited Board



Robert Smith, Chair, May 2021

**Annex B**

**St James Park (Long Ditton) Estate Co. Ltd (SJPECo)**

**Board response to AGM Questions and Comments**

**August 2020**

The Board would like to thank those Shareholders who took time to vote and provide questions and comments. The following provides a summary response from the Board.

All motions were carried, and all Directors have been re-elected.

**Mobile phone reception**

There were several comments and questions regarding mobile phone reception. Over recent months there have been several planning applications for the erection of appropriate masts to provide improved mobile phone reception. These have all be objected to by residents in the local area.

Given the unlikelihood that a mast will be built anytime in the near future the Board advises residents to consider wifi calling (most service providers provide it – here is an information video from EE <https://www.youtube.com/watch?v=Rz3rU3cRkps>). The alternative is to get a mobile phone booster for your home. Again most phone providers can provide these (for example look at <https://www.signalboosters.co.uk/>).

**Central Park**

This area received significant comment. After consideration the Board will be installing keypad locks to restrict access to the park to residents only. The locks will be installed in October and used for a trial period. If any shareholder objects to this and has not previously commented please contact Robert Heald at Wallakers ([rheald@wallakers.com](mailto:rheald@wallakers.com)).

**Dogs**

The Board continues to be disappointed to hear of the occasional dog not being kept on a lead and also dogs fouling the park without owners removing the waste. The Board is reticent to ban dogs (which was originally the case when the estate was built) but will continue to monitor the situation. The Board hopes that the introduction of the keypad lock restricting the park to residents will help to resolve this issue.

**Noise and Children playing**

Whilst the Board wishes to ask all residents to respect their neighbours and not play loud music or make noise late at night, this is not something that is the responsibility of the SJPRCo. If there is an excessive issue of load noise you should raise this with the local Environmental Health Department (call to report ongoing noise 01372 474750 or email: [envhealth@elmbridge.gov.uk](mailto:envhealth@elmbridge.gov.uk)).

Parents are asked to ensure that their children are properly supervised when playing on the estate.

**Parking**

From comments received there is no appetite for a formal ticketing and parking fee structure for the estate. However, the Board will continue to look at options to enable proper control of parking. The Board are open to any suggestions any shareholder may have. Please send to Robert Heald at Wallakers ([rheald@wallakers.com](mailto:rheald@wallakers.com)). All residents are asked to park on driveways, in garages or in specified parking spaces. The Board have requested that the Caretaker makes this a priority focus to check permits are being used and illegal parking is minimised.

All residents are reminded that the parking of commercial vehicles overnight on the estate is not permitted.

**Speed**

Following comments, the Board will further improve the signage at the entrance to the estate to make clearer the 15mph speed limit. All residents and their visitors are asked to respect this speed limit for the safety of all fellow residents.

**Grounds**

The Board appreciated the many positive comments about the grounds. The Board continues to work with Wallakers and Landform to ensure the overall appearance of the estate is maintained.

If there is ever a specific issue e.g. tree roots raising driveways, leaves etc then please contact Robert Heald at Wallakers ([rheald@wallakers.com](mailto:rheald@wallakers.com)) who will be please to look at and find a solution to the issue.

**Website**

There were several requests for information on contractors etc. SJPECo maintains a website at [www.st-james-park.co.uk](http://www.st-james-park.co.uk) which includes an area that provides information on local contractors. It also has various other useful pieces of information such as the Estate handbook.

**Social**

As longer term residents know we try to hold a Christmas Carol Concert in the main square and sometimes a summer party. This is great opportunity for residents to meet each other. Plans for this year’s summer party had to be curtailed because of Covid19. We will make a decision on the Christmas Carol Concert nearer the time.

**Annex C**

**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

**Statement from the Board 2021**

Dear residents and fellow shareholders,

Thank you for your patience over the past year. I and my fellow directors hope it has not been too difficult for you. We have certainly all had to learn to live very differently. One consequence of the pandemic is that, as a board, all our meetings have been conducted over Zoom. Happily, we have not yet faced a Jackie Weaver situation, and none of the directors has (so far) been left kicking their heels in the virtual waiting room.

As last year, I'm afraid we have decided not to hold a face-to-face Annual General Meeting (AGM) this summer. This is not ideal and we apologise to residents, but it was felt that safety considerations were once again paramount. Also, at a practical level, it is most unlikely that we could have booked the school in Maple Road – our usual venue for AGMs. Obviously, in 2022, we plan to revert to an in-person AGM, and we hope for a bumper attendance.

Meanwhile, we remain committed to giving residents a full say in the running of your estate. To achieve this, we enclose several forms: one to enable you to vote on the minutes of the last AGM, 2020 accounts and the appointment of directors; and the second to allow you to have your say on what you think are the key issues facing the estate.

On the first point, please note that this year we are reverting to the system of only three directors standing for re-election. As in local council elections, one third of the board will put themselves up for election each time, so you are in effect electing directors for a three-year term. It was felt this would give more stability and continuity to board business.

On the second point, we are beginning an exercise that we are calling "St James Park – Planning for the Future". This is an attempt to develop some long-term thinking on the way to protect and enhance the estate over the next 20 years and beyond, and we need your input so we can understand what you believe are the key issues facing the estate. What do you like and dislike about the estate? Where do you think the greatest challenges will be over the next decade: roads; parking; the fabric of the individual properties on the estate; ensuring compliance with covenants; noise; anti-social behaviour; managing the changeover to electric vehicles; the speed of cars on our roads; the ever-increasing number of delivery vans; litter and dog mess; the maintenance of the trees, park and gardens?

In this pack, you will find some questions, and we would like to have your answers in as much detail as possible. But if you don't find a question relevant to what you want to say, say it anyway in the space given for any other comments. Comment on anything you like: we want as much information as you can provide. And nothing is off limits: anything you want to celebrate or grouse about, put it down. We need to hear from you now more than ever.

The estate is more than 20 years old, and there will inevitably be more and more issues relating to its physical renewal. We, as a board, will need to consider renewing the roads at some point, and that will be expensive. Bear in mind that, because this is a private estate, we have responsibility for roads, paths and gardens. That's why we as a board exist and why you pay a service charge – a charge that we remain committed to making fair and not too onerous.

The key over the next 10 years and beyond will be renewing the estate while retaining its distinctive character. In architectural terms, that means preserving its uniformity. We want to remain faithful to the original neo-Georgian/Victorian design, and that means residents and shareholders NOT "doing their own thing": in terms of changing the colour of their homes; adding weird and wonderful bits to their houses; installing visible satellite dishes and other paraphernalia; and generally departing from the original vision.

Sometimes you may think we are being petty for insisting that repainting of houses conforms to the original colour; that front doors are painted black; that new roofs and window frames should be like-for-like replacements; that rear extensions should be modest and have to be authorised by Wallakers and the board; that skylights are not deemed permissible. But, in the board's view, protecting what we call the "street scene" and the uniformity of the estate is everything. We have seen estates where individual owners have run riot with redecoration and rebuilding, and the results are not pretty.

Please trust us and work with us to protect the look of the estate. That is only achievable if everyone respects the covenants they signed up to when they bought properties on the estate. Please re-read those covenants, and then I think you will quickly understand why they are there. Protecting the overall look and feel of the estate – uniform; attractive; beautiful gardens; litter-free; cars parked on drives and in parking bays rather than on pavements and grass verges; quiet; well-ordered; respectful of other residents – is also of course the best way to protect the value of your own property. St James Park is a very desirable place to live, and we hope and intend to keep it that way.

Before I discuss these issues and other subjects that have come before the board over the past year in more detail, I would like to express the board's thanks to the caretaker (Alex) and Landform's gardeners (Alan, Mark and their assistants), who have continued to work during the Covid-19 crisis and have maintained the estate in an excellent condition. Over the last five or so years, we have invested time and resources on the grounds to bring all areas up to a common standard. Our intent now is to maintain them at this standard and use money in the budget to build reserves for when major works need to be undertaken. The board has also been fully supported by Wallakers as managing agents for the estate. On your behalf, the board would like to thank Robert Heald and his team at Wallakers, in particular Alex Catto who takes a close interest in the running of the estate, for the support they continue to give.

As I said earlier, there is a great deal of likely expenditure ahead, especially on road repair, and to ensure the related cost is managed, we are building reserves to fund this work when it is needed. You will see the reserves that we have to date in the accounts which are attached. The accounts detail the annual expenditure in maintaining the infrastructure and grounds of the estate, which are the responsibility of the company represented by the directors of the board.

The costs are covered through the service charges that you pay every six months. We try to hold down costs to ensure value for money from the services we purchase. The board increased the service charge by 2% from 1 January 2021. We have yet to decide on the charge for 2022, but we do not anticipate an increase greater than 2%, despite the extra costs we expect to incur over the next few years.

During the year, the board has met on Zoom five times. At these meetings, we have been supported by John Brooks, who volunteers his time as minute-taker. I would like to thank him for his continued support. The board is here to represent the interests of its shareholders and manage the roads, pavements and related infrastructure, as well as the communal gardens on the estate. In addition, we also look to enhance the value of the community through occasional social events and the maintenance of the website ([www.st-james-park.co.uk](http://www.st-james-park.co.uk/)), which includes the Estate Handbook and provides a great deal of other useful information. We would like to thank Derek Ball, one of our directors,  for maintaining the website. You can also contact Wallakers and the board through it, and the voting forms and other information mentioned earlier will also be available to download on the website.

I will now examine in more detail some of the key issues that have come up at our board meetings over the past year. Several of these are hardy perennials, and we look forward to receiving your thoughts on how we should tackle them as we develop our St James Park 2030 strategy.

**1. Car parking.**

As discussed at previous AGMs, the board has always held off introducing a ticketing system for illegal parking and this remains our position. However, we must regularly review this. We have looked at two possible schemes: vehicle recognition and issuing fines manually to repeat offenders. Our view at present is that either of these schemes would be heavy-handed given that the number of persistent offenders remains relatively small. There is also the expense of setting up and maintaining such a scheme and the fact that additional signage would be necessary, which would be intrusive and aesthetically unappealing. Neither scheme has so far found favour with the board, and we invite residents to give us their view in the "St James Park 2030" documents on how we should proceed.

In the course of the year, we also considered targeting "hotspots" on the estate by erecting bollards or extra fencing. But there was little enthusiasm for this, and it was felt that for the moment all we could do was approach repeat offenders, whether residents parking on pavements and misusing bays or builders from off the estate leaving vehicles in Chadwick Place. There is also the issue of commuters from off the estate taking advantage of free parking and leaving their vehicles on the estate all day. This will no doubt have reduced during the pandemic, but is something we will need to be alert to as full-scale commuting returns.

We recognise that our present system of the caretaker noting cars not displaying permits and leaving a notice on the windscreen is inadequate. But a full-blown ticketing scheme would be an inconvenience for residents and their bona fide visitors. However, equally we need to ensure roads and pavements provide safe, unhindered access for pedestrians and for emergency and other vehicles. Over the past year, we have continued to be challenged with vehicles being parked straddling pavements, on blind bends and blocking roadways for emergency vehicles.

This must stop and we can all contribute to this by ensuring that cars are parked in garages, on driveways (not lawns or grass verges) or in allocated parking spaces only. If we can all follow this simple rule, we will ensure the safety of everyone, give emergency vehicles proper access, and will not need to adopt an inconvenient ticketing system. But if inconsiderate behaviour by a small minority of residents persists, we will have no hesitation in giving further consideration to a ticketing operation.

We had an instance in the course of the year of a car that was parking on the lawn in the front garden of a house. This was ugly, and thankfully we persuaded the owner to desist. Imagine if every resident did that: the look of the estate would at a stroke be destroyed. We also ask you not to pave over front gardens to create extra parking space. Some residents have put down stones or other features, and this is allowed for under the covenants, but we will oppose any attempt to extend driveways and carports, or use an adapted lawn area for parking. The parking area is the part of your land designated for parking in the original estate plan. The last thing we want, and we hope you agree, is for the estate to resemble a large car park.

**2. Speeding.**

Last year's pre-AGM consultation made it clear that the speed of cars – and in particular the growing number of delivery vehicles, which tended to drive at excessive speeds – on the estate was of significant concern among residents. This is an obvious safety issue and one we are determined to tackle. Some residents argued for a 10mph speed limit on the estate, but the board felt this would be too low and would lead to the rules being ignored completely. In the end we settled on a 15mph limit and put new signage up at the entrance to the estate, but we accept the signage is not yet perfect and will look at it again in the coming months. We invite your further comments on this crucial issue.

At present, we oppose increasing the heights of the speed bumps because of possible damage to cars, but their size and position are perhaps things that can be looked at as the roads are improved and relaid over the coming years. As I noted in point 1, it is obviously essential that residents do not park on pavements, because doing so forces people into the road where they could be hit by a speeding vehicle. It also causes great difficulty for disabled and partially sighted people. So to reiterate – please do not park on or block pavements. The pavement outside your house does not belong to you; it belongs to the estate. If you do park on pavements, you are endangering the life of your fellow residents and of people who walk through the estate. We will clamp down hard on persistent offenders. The safety of residents is our number one concern.

**3. Chadwick Place park.**

Following a consultation last year, we installed keypad entrance to the park in Chadwick Place, and our feeling is that this has worked well. There was one instance of vandalism of one of the keypads, but that was quickly rectified and happily there has been no recurrence. We believe there is now less use of the park by people from outside the estate and less dog walking in the park. If residents do want to walk their dogs in the park, we ask that dogs be kept on a lead and that any fouling is collected and appropriately disposed of.

Use of the park by residents has increased markedly during lockdown, with so many people at home and children off school. That is to be welcomed – our beautiful park is there to be used by residents. We would, though, point out that this additional usage has damaged the grass in one part of the park, and that this will be roped off in the next few months to allow for reseeding. The gardeners will be putting up a small fence around the affected area, and we would ask you to respect that.

**4. Refurbishment of properties.**

With the lockdown, which finds many working from home, there appear to be increased levels of refurbishment work being undertaken on properties. The board is very supportive of any works which maintain and improve the appearance of the estate, but such works must be in line with covenants. You are therefore reminded that if you are having any works done which might change the external appearance of your property, you should discuss this with Wallakers. Robert Heald and his team are available and pleased to help and provide advice, and will bring matters to the board promptly where approval is required. You are reminded that where works involve the provision of a skip outside the property, this should be kept for the minimal time possible and for no longer than a month. If this is not achievable, please discuss your requirements with Wallakers.

Over the next few years, and as part of our attempt to develop our vision for St James Park in 2030 and beyond Wallakers will become more proactive in this area. They will explore ways in which they can advise on the refurbishment of properties, recommending roof tiles and paint colours, offering the names of suppliers who are conversant with what is required on the estate, and perhaps even giving guidance on collective ways of make repairs – a certain number of householders banding together to repair, say, windows, sills or awnings might be able to get a better price from a contractor if a number of properties are done at the same time. We would like to hear your views, as expressed in the documents in this pack, on the potential of this as a way forward. Wallakers are already looking for cheaper ways to re-site some of the more prominent – and street-scene-destroying – satellite dishes on the estate.

**5. Electric car charging and environmental issues.**

Some residents have already installed car charging points outside their homes. Generally these are discreet and do not affect the street scene. Wallakers, as part of their advice on the renewal of the estate, will be happy to discuss the best options for charging points, and we will strive for some degree of uniformity in terms of what is installed. Wallakers are also looking at the implications of electric car charging for the blocks of flats, where an entirely different set of issues need to be taken into account. Clearly, as the electric car "revolution" unfolds over the next decade, this will become a major issue and we want to be ready to face it.

We also have to address the issue of solar panels. We continue to oppose these on uniformity and aesthetic grounds, but we plan to conduct an environmental audit in which all these issues can be addressed. It may, for instance, be that solar panels are designed that replicate the tiles on roofs, and if so we would be willing to look at these. Again, we invite you to add your comments on these issues, which will be crucial in the future, in the "St James Park 2030" documents. We want the estate to be responsible as well as beautiful, and there may be ways in which we, as an estate, can facilitate car clubs and other forms of transport provision as mobility become more flexible and imaginative in the coming years.

**6. Litter.**

We continue to wage war on litter, and the goal is to have a litter-free estate. Littering is a scourge in British society – you only have to look at the horrors of Balaclava Road, where council clearing of litter is very irregular. Windmill Lane also used to be a disaster area, but one resident now dutifully clears it up twice a day while walking his dog. Give that man a medal.

On the estate, the caretaker does regular litter picks, but we shouldn't leave it all to him and you can do your bit by picking up litter. We take it as read that residents will not drop litter in the park or, indeed, anywhere on the estate, and also please fasten your food waste bins securely to deter foxes and don't leave overflowing waste and recycling bins for the refuse collectors. Foxes will also break into those and spread rubbish across the estate, and on windy days packaging can blow out. Unfastened skips are another source of litter – please cover them.

Rubbish is often visible on the lawns surrounding the flats – usually the work of foxes but not helped by fast food eaters who cut through the estate and drop cardboard boxes and drinks containers (not just tossed over the fence next to the flats but across the estate). The caretaker and the gardeners try to keep these lawn areas clear, but if you live in the flats please do your bit by picking up litter here too. The lawns next to the railings on Balaclava Road are our face to the world, and we should aim to create a good impression. Again, self-interest as well as good citizenship plays a part here: we want to show the world what a well-run and respectful estate St James is, because that will maintain our reputation as a good place to live and sustain property values.

**7. Security lighting and cameras.**

A request by a resident was made to install security lighting at the front of their property in the course of the year. It was not considered that such lights breach the covenants per se, but the board felt that they should be discreet, not be mounted high up and should only illuminate the property (not affecting neighbours or the houses opposite). On the similar matter of residents’ security cameras, it was also agreed that they do not breach the covenants, but it was noted that there is guidance that covers such installations on the government’s website, [www.gov.uk](http://www.gov.uk/). Whilst the camera may not be an issue, the board agreed that the signage stipulated under government regulations would not be acceptable. Please refer to Wallakers for more detailed and specific advice on these issues.

**8. Commercial vehicles.**

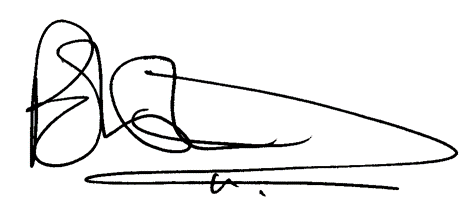
There has been an increase in the number of commercial vehicles left parked on the estate overnight. This is not permitted under the covenants, and the board is committed to stopping it.

As mentioned in my introduction, there are two sets of forms provided with this statement. We ask that as owners and shareholders you complete and return these to Wallakers by 10 June (a week before the board meets for the AGM). If you would like an electronic version of the document (soft copy), please email Robert Heald at Wallakers ([rheald@wallakers.com](mailto:rheald@wallakers.com)). One form is for the approval of the minutes of the last AGM, the accounts for the year ending 31 December 2020. The second is to enable you to raise comments or questions you have and would have raised if we had met face to face, and to contribute to the all-important "St James Park – Planning for the Future" consultation and planning exercise. We need your input on this and will report back on what the key issues you identified were and how we intend to proceed later in the year. Our responses and proposals will also be posted on the website, and indeed in coming years we would like to see the website used much more as a forum for civilised discussion of how we can protect and enhance St James Park. This is of course only the beginning of the "St James Park – Planning for the Future" exercise. There will be plenty of other opportunities for you to contribute and get involved as the strategy unfolds.

Please return the forms to Wallakers at 69 Victoria Road, Surbiton KT6 4NX or by emailing Robert Heald at [rheald@wallakers.com](mailto:rheald@wallakers.com)

Finally, the board wishes to thank you for helping us to maintain the estate, and hopes you and your family stay safe in these challenging times. We very much hope to see you all in person at the AGM in 2022.

Signed on behalf of St James Park (Long Ditton) Estate Company Limited Board



Robert Smith

Chair, May 2021

**Annex D**

**ST JAMES PARK (LONG DITTON) ESTATE COMPANY LIMITED**

**Accounts of the Company for the**

**year ending 31st December 2020**