

St James Park (Long Ditton) Estate Company Limited

Minutes of the Annual General Meeting held at The Blue Room, St. Andrews Church, Maple Road, Surbiton, Surrey KT6 4DS on Thursday 27th June at 7:30pm 2024

1. Apologies

A list of apologies, proxy submissions and attendees are held by Wallakers.

Mr Robert Smith, the Chairman of the Estate Company, introduced himself, his fellow Board Directors, and Mr Robert Heald, Principal of Wallakers, Managing Agents; then chaired the meeting.

The Following items of business were discussed:

2. To receive the Chairman's Report

The Chairman delivered his report to the meeting, a copy of which is attached.

Questions arising:

- The EE Mast - The Board explained that: The mast was erected to facilitate train commuters and the location chosen because it was in a 'dead zone' between Kingston and Elmbridge and all other positions in the area had been rejected. The Board does not feel that EE followed due planning process and did not consult anyone living on the estate; and that the mast is significantly taller than specified in the plans and could get taller still and it was on this basis that a appeal was submitted. Several residents asked if there was any mileage in asking EE to carry the signal from other providers. The Board suggested that residents contact their individual providers to enquire.

3. To receive and approve the minutes of the AGM Thursday 22nd June 2023

Minutes approved.

Matters arising from the minutes of the AGM Thursday 22nd June 2023:

- BT fibre optic cables: Wallakers confirmed that they had written to BT and that no cables would be run on the surface of any property.
- Windows: All new window installations must comply with new health and safety regulations and be similar in appearance to those originally installed.
- Fountain: Security to the enclosed fountain is poor. Residents felt that this should be easy to rectify. Wallakers will investigate possible solutions.
- Roof tiles: Wallakers confirmed that the original roof tiles are no longer manufactured. Alternative options and clear repair/ replacement guidance is given on the estate web site.

- Solar panels: “Stick on” solar panels are not acceptable. In time panels that are recessed into the roof or solar panel tiles may be considered where the impact to the ‘street scene’ is minimised. The Board reiterated that they are flexible with changes in regulations that do not comply with the covenant, but that any change must be sensitive to the street scene; and always seek to balance moving with the times and the look at the estate.
- Drives: Could drive maintenance be encouraged? Wallakers will audit and write to owners. 60% are rented and so are less interested in appearance and maintenance.
- Bins: Although a covenant requirement, few residents adhere. Bin stands are increasing and vary in quality and design. Residents suggested that guidance should be given on size and design to encourage a more uniform appearance, but that no cycle sheds will be permitted.
- Abandoned cars: Residents wanted a more robust response to cars left for long periods of time in communal parking areas. The latest culprit is a black Vauxhall, for which Alex Catto has the reg. Residents were keen to understand what the problems/ delays were in getting it removed. Wallakers will investigate.

4. To receive the Accounts for the Company for the year ending December 31st 2023 and the up-to-date financial situation

Accounts approved.

Residents were invited to contact the board again when they have absorbed the details.

5. To elect Directors

John Farmer, Andrew Keen, Jasmair Purewal put themselves forward for re-election and were duly re-elected.

Alexander Harvey put himself forward for election and was duly elected.

6. To Consider Any other business

Residents wanted to thank the board for the ‘Welcome Handbook’ on the estate website. Really useful but would benefit with an update.