

Garden Mews (Reading) Management Company Limited

2021 AGM

Monday 6th December 2021 at 7pm

All Saints Church Hall Meeting Room, Reading

Attended by: Jerome Deberteix, Nick Bather, Mike Kann, Rob Bishopp, Colin White and James Dodds of Garden Mews (Reading) Management Company Ltd and James Buckley of Chaney's Chartered Surveyors

1. Directors / Managing Agents Introduction

James welcomed all, and the meeting was started.

2. Apologies for absence

Received from: Julie Polkinghorn, Marroussia Lennon and Simon Corbishley

3. Accounts

With no matters arising, the accounts to 31 December 2020 were adopted.

4. Minutes

James referred to the 'remote' AGM conducted in late 2020, whereby a pack containing the accounts, minutes, budget etc was sent out to all owners and feedback was invited. There were no matters arising from the 'minutes' issued in January 2021 which summarised the responses.

5. Service Charge Budget

James gave a summary of the expenditure to date vs budget in 2021, and the proposal for 2022, as well as the current funds held. Each line item was commented on.

Water expenditure has increased and Mike noted watering in the gardens carried out in the summer. Electricity costs are over budget and James said that up to date meter readings will be obtained and it may be that a credit is due back from the supplier. But it is against a backdrop of increasing energy rates across the market. Mike noted that some of the lights in front of 16-25 were on in the daytime which will be addressed.

With respect to gutter clearance, Chaney's were asked to ensure that the flat roofs/'balcony' areas are also cleared, to stop moss getting into the gutters. Mike noted that the window cleaning team do other jobs for Garden Mews such as jet washing of the hardstanding areas and cleaning the bin stores.

Colin noted the overhanging trees by the parking spaces near 1-9 block and Mike explained that they are subject to tree protection orders but that an arborist is engaged who has applied for permission to cut them back as far as possible.

Rob mentioned a plumbing/drainage issue but James suspected the issue was not 'communal' in nature. James then gave a summary of the arrears position and Mike said that it is not bad considering the 24 flat owners and effects of Covid on personal finances over nearly 2 years.

The Budget for 2022 was agreed at the meeting and Chaney's will use it when creating the service charge bills.

6. Election of Officers

Currently Mike Kann and Barry Weaver. There were no new nominations/applications and Mike and Barry will continue in their roles.

7. Any Other Business

Waste Management - Mike explained how he monitors the waste/bin stores where often the wrong waste is put in the wrong bin and the council will refuse to empty the bins. James thanked Mike for his diligence since without it, there would undoubtedly be costs incurred via the service charge to arrange private waste collections. All owners are reminded to ensure that their tenants follow the rules which are displayed in the bin stores.

Skylights – Rob asked about replacement skylights and James said the leases refer to the freeholder's permission to be obtained but they often delegate the decision to the Chaney's on behalf of the Man Co. Mike referred to two owners who appear to have installed new windows without obtaining the required permission.

EV (electric vehicle) charging – Rob asked if provision for this is being considered. It was agreed to obtain a costed proposal for further discussion.

Government carbon reduction targets – Nick noted the fact that gas boilers are being phased out and new heating systems such as air source heat pumps will mean visible external changes to be considered.

Car park near 16-25 block – Rob asked if a dropped kerb should be put in on the way to the bin store. No agreement was made but there is a light out nearby so that will be fixed.

Food smells – Rob noted an issue whereby he can smell neighbours cooking even when all the doors are closed. James said that if the smells are excessive and causing a nuisance then Chaney's can approach the relevant flat owner.

Leasehold Reform legislation being discussed by government – Nick asked if anyone knows how this is progressing. James said he is keeping an eye on it but there appears no news of late.

AGM date – Colin requested that the AGM be moved earlier in the year to November which was agreed by all.

Gardens – Mike said that part of the Western side of Garden Mews has been neglected over the years and Mike has asked James to see if he can obtain the original planting/landscape design to decide what action is to be taken.

Anti Social Behaviour - Mike referred to three instances of ASB recently and all owners are asked to ensure that their tenants follow the basic rules and consider their neighbours for the benefit of all.

The meeting was called to a close at approx. 8.15pm