



Church Street Management Company
Annual General Meeting
2015

Apologies

- Apologies
- **No questions about individual properties or circumstances; these can be dealt with after the meeting.**
- Note down your questions, we have provided time for questions at the end of each section.



Chairman's Report 2015

- Paul Peacock, Chairman
- Fergus Poncia, Company Secretary
- Peter Stock, Finance & Communication
- Olga D'Silva, Administrative Secretary
- Kate Holland, Planning and related matters
- Kristie Smith, PR & Communications and Admin.



Chairman's Report 2015

- Improved communications
- Website contact form and email facility
- Over 2000 emails sent in one year



Chairman's Report 2015

- £88k v £68k
- 12k debt
- £69,606.69 actual spend
- £68,815.00 estimated spend



Chairman's Report 2015

- Paul Newman – Cleaning and Maintenance
- Nigel Jeffrey - Electrical repairs and maintenance
- Parking and bollards
- Water meters
- Water ingress
- Fairfax Court



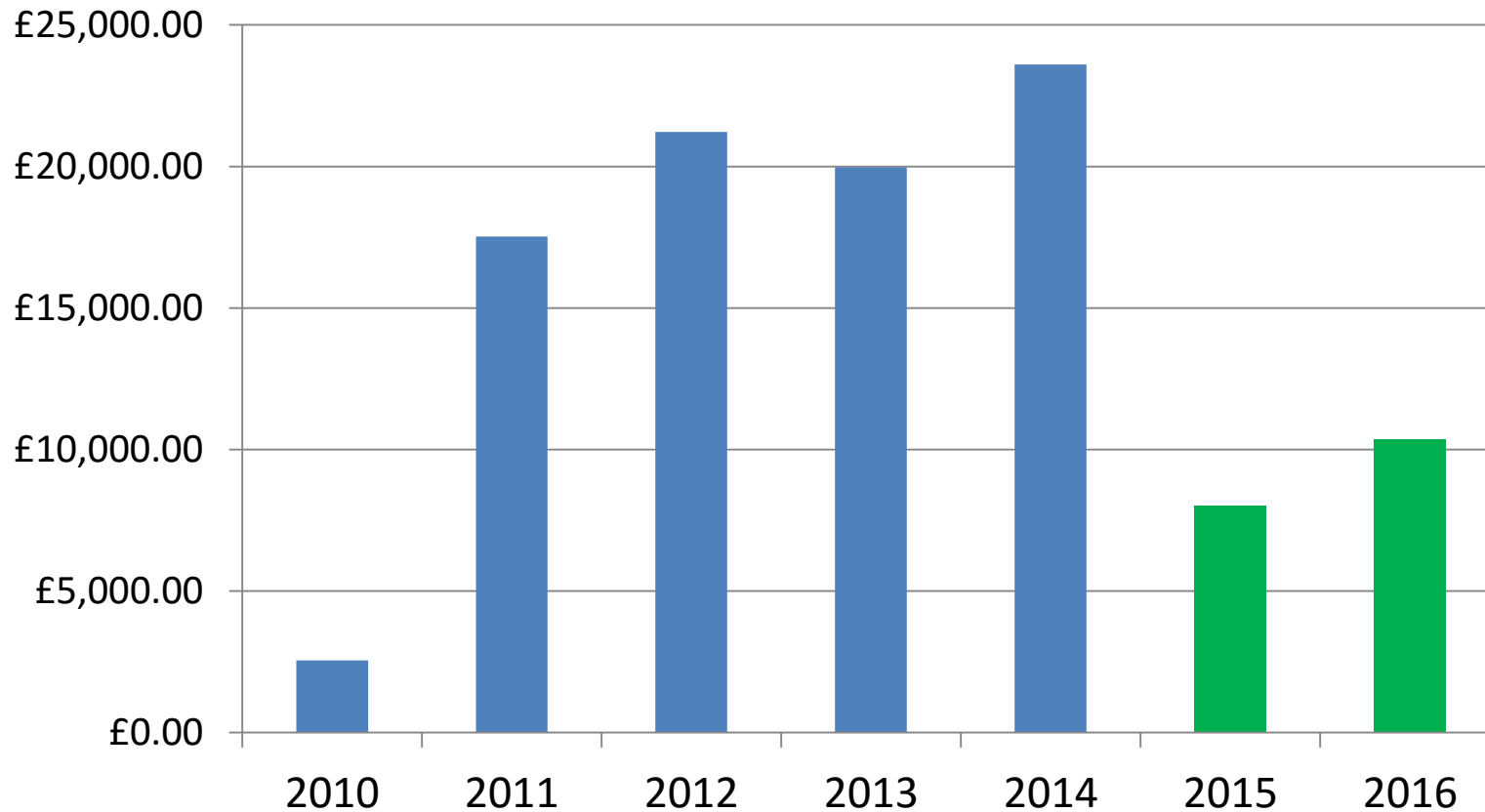
Chairman's Report 2015

- Service fee changes for 2016
- Fair and accountable method or apportionment
- 5 year redecoration programme
- £72,434 v £96,000
- £7000 reserve fund
- 8K v 20K



Chairman's Report 2015

Management Fees - 2010 - 2016



Chairman's Report 2015

- freehold of The Old Hospital to CSMC for

£440k



Improvements in 2015

- UK Parking - New parking management company
- Established a regime of tree cutting
- Planning permission for bollards
- Internal Painting of 1-6 Dudley House
- Water pump – maintenance and service contract
- Bin stores – keycodes to indoor bin stores (Hales Court – light soon!)
- Gardening – more chipping – other improvements
- External and internal cleaning – improved
- Street lighting on Church Street (2nd street lamp outside Goring Place)
- LED lighting (some blocks)
- Recycling (more later)
- Individual water meters for 2016 (more later)
- **Information Pack** (prototype) (Legals Pack 2016)



Ground Rent / Building Insurance

Land Commercial Surveyors

- COLLECTION OF GROUND RENT AND BUILDINGS INSURANCE ON BEHALF OF HIGGINS HOMES AS THE FREEHOLDER:
- Tel: 0208 498 8080
- www.landcommercial.co.uk



Financial Report – Service Charge

- **Every owner** made payments 2015
- **Two owners** still have outstanding debt which we are chasing (£716.88)
- A small number are making regular monthly payments



Income / bank balance

- 2015 Service Fee income (To CSMC in 2015)

£67,139.30 (£69,176.17 potential - early payment)

- Current Bank Balance

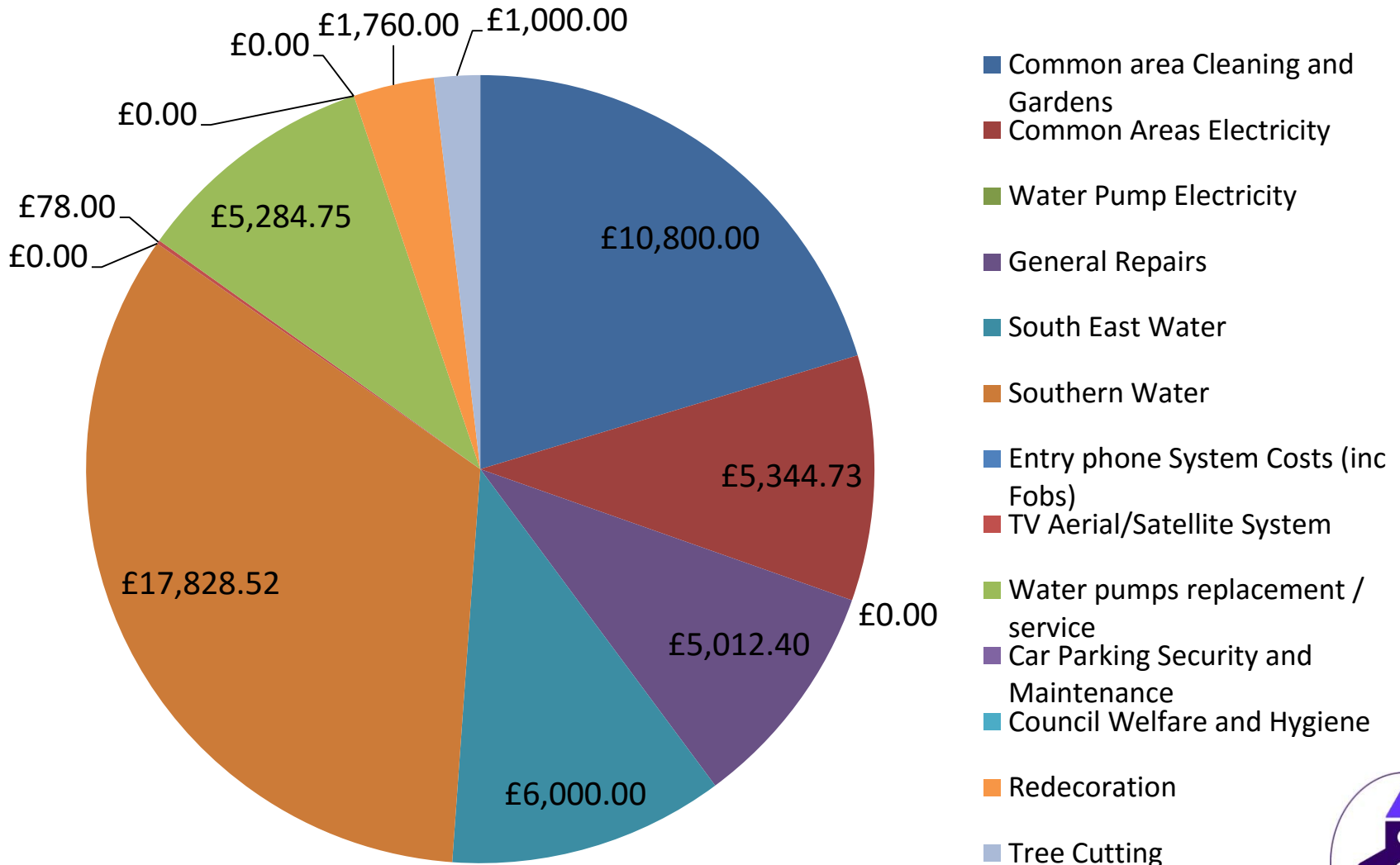
£1,980.63

- Closing balance 2015 expected to be £1500



Financial Report – Service and Maintenance

CSMC Actual Costs 2015

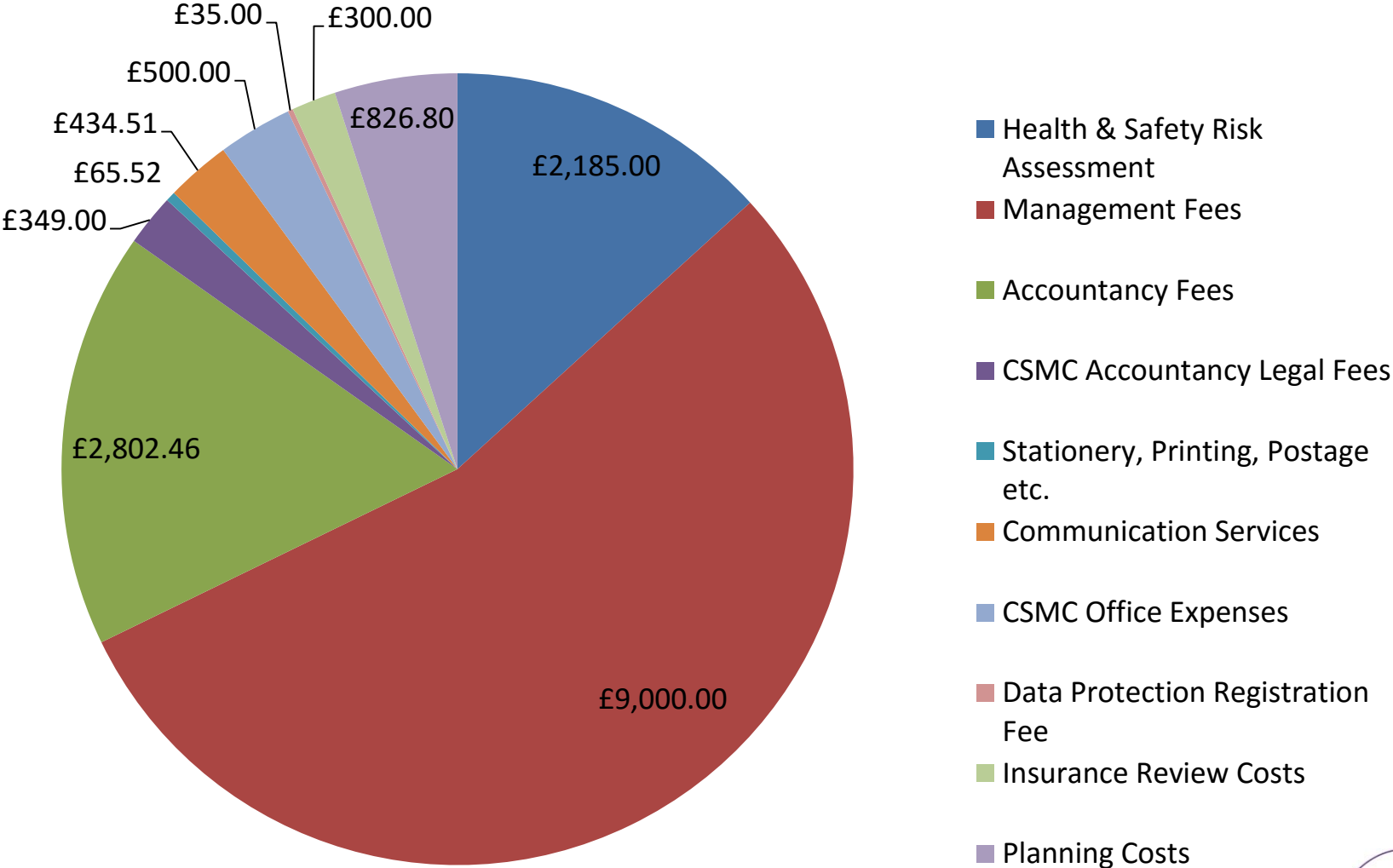


Financial Report – Reserve fund

£0



Financial Report – Professional Fees



Financial Report – Breakdown

	2015
Services and Maintenance	£53,108.40
Reserves and Cyclical Repairs	£0.00
Professional Fees	£16,498.29
Unaudited figures	£69,606.69



Questions?

- ITEMS 2-5 only
- No questions about individual properties or circumstances; these can be dealt with after the meeting.

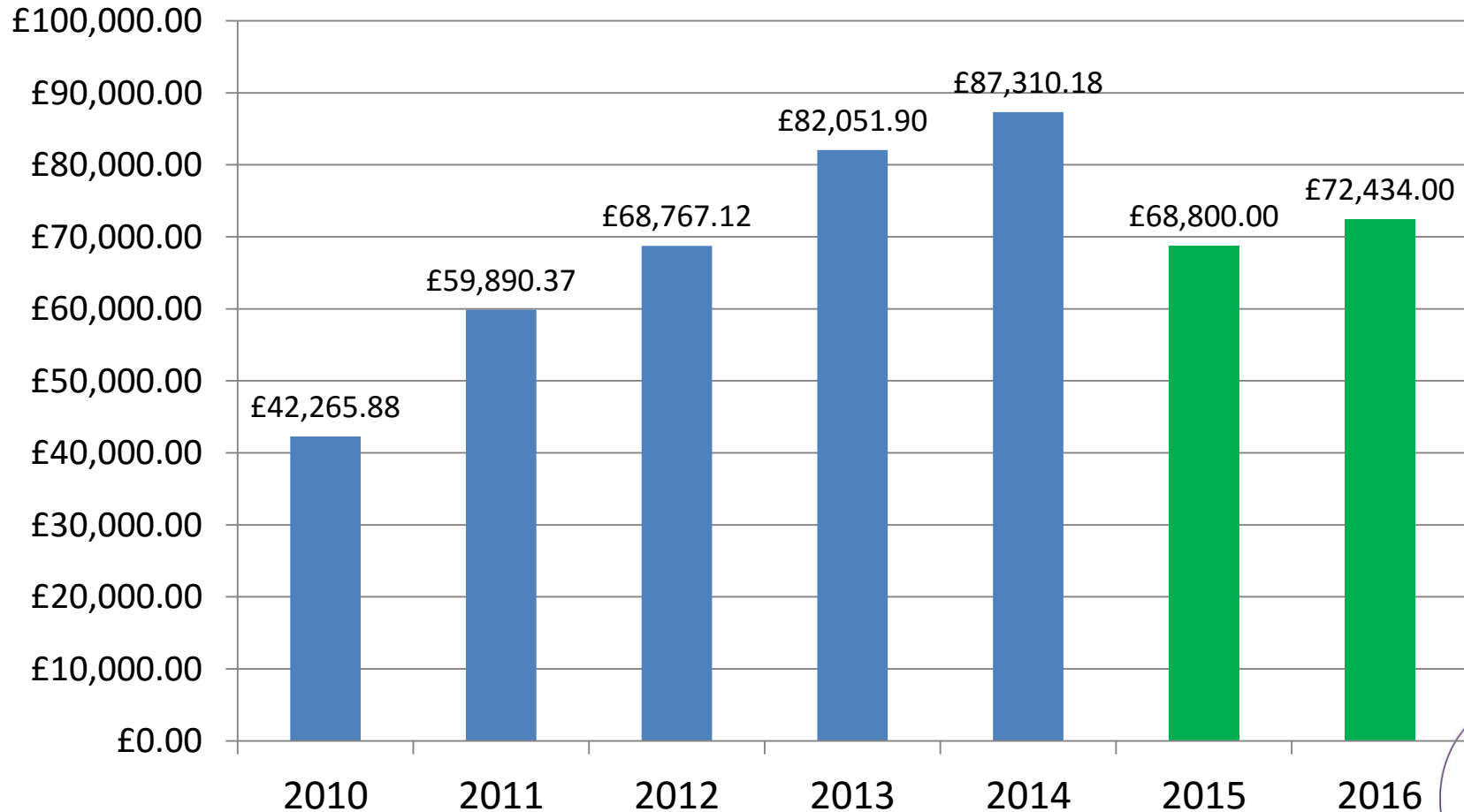


Break



Service Fees for 2016

Forecasted Budget History and 2016



Service Fees for 2016 - Breakdown

	2015	2016
Services and Maintenance	£53,108.40	£51,825.00
Reserves and Cyclical Repairs	£0.00	£7,000.00
Professional Fees	£16,498.29	£13,609.00
	£69,606.69	£72,434.00



Service Fees for 2016

- Average based on £72k / 77 flats = £939.52
- How do we apportion?
- Flat size / No. Bedrooms / Schedule
Maintenance / Redecoration / Communal
Electricity / Cleaning / Parking Space / Water



Water Meters



Parking Management



- Reduced violations
- Potential new spaces
- **CSMC will not act on behalf of residents for any appeal with UK Parking**



Rubbish and Recycling



Support to self-manage the estate

- Please take a minute to fill in the sheet
- **What can you help with?**
- Director, Contractors, Suppliers, Maintenance, Admin, Posting etc



Communications

- Website
- Updates on property and site issues
- Email office@theoldhospitalmaidstone.co.uk
- General emails to residents
- Telephone and voicemail



Questions?

- ITEMS 6-11 only
- No questions about individual properties or circumstances; these can be dealt with after the meeting.



AOB and Close

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ME14 5FA
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- **Email:** office@theoldhospitalmaidstone.co.uk
- **Company Number:** 06545435

