

GREENLEAS ESTATE MANAGEMENT Ltd

DIRECTORS REPORT 2022.

General

Greenleas Estate Residents Association took over the rights and responsibilities of T&E Homes Ltd under lease in 1977 for the estate amenity areas and the **legal entitlement** to demand payment for the maintenance of these areas.

By resolution at the 2017 AGM of the Association it was agreed to convert the Association into a Company limited by guarantee called '**Greenleas Estate Management Ltd**' (Company No. 11024216) see www.gov.uk/companieshouse for Articles of Association, etc.

The Registered Office address is 14, Farmstead Close, Histon. Cambs. CB24 9XT.

You have a right to apply to become a member by completing the enclosed form.

The freehold of the land (amenity areas) is owned by the Company (the landlord), (land registry title no.CB19271) together with the right contained in the property holders original lease (now about midway in term) to collect from each dwelling 188th of the total annual maintenance cost.

These leases should be replaced with a 'Deed of Surrender and Grant'. Contact Adam Weston (aweston@twclaw.co.uk) or phone 01223 578070.

Estate Maintenance Report

(a) Grass cutting last year was considered satisfactory and the contractor, Buchans, has been retained for the coming year.

(b) An 'Arboricultural Condition and Hazard Assessment' of all trees was carried out, by our contractor 'Acacia', in March '22. The report includes comment on 'potential risk to structural integrity of adjacent properties'. All work recommended, (at a cost of £2085), has been approved by the Directors.
Next assessment is due 2024/25.
Copies of the report are available on request.

(c) The Directors have adopted a policy that only 'the recommendations of our contractors' be implemented.

A provision for the cost of unplanned emergency tree work is also included in the budget.

Financial Report

Phil Evans of Morgan Barrett Ltd has been retained as accountant/bookkeeper for 2022/23.
The Directors have agreed the budget for 2022/23; any year end surplus/or part thereof will be transferred to the Maintenance Reserve Account.

The Directors have agreed a charge of £45.00 per house. (No increase on last year).

Payment terms are 30 days from receipt of bill.

Our accountant will use the appropriate legal channels to pursue any late payments.

Note. It is in the interests of all residents to respect and protect the amenity areas to keep them looking great for the future.

The Directors.