

GREENLEAS ESTATE MANAGEMENT Ltd

DIRECTORS REPORT 2024.

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 12, Normanton Way, Histon. Cambs. CB24 9XS.

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 affected by the sad passing of Mr Buchan. We have now found a replacement maintenance contractor.

(b) Any parking concerns caused by school drop-offs around the estate should be addressed to me so I can pass on to the group that are looking at these issues.

(c) 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 2024/25.

The Directors have agreed the budget for 2024/25; any year end surplus/or part thereof will be transferred to the Maintenance Reserve Account.

The Directors have agreed a charge of £60.00 per house

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.

Edd Stonham (Director)