Minutes of the Annual General Meeting of

Hurst Riverside Lands Ltd

Held at Vine Hall, Vine Road, East Molesey on

Monday 13th October 2025 at 8pm

Present	Property	Apologies	Property
John Clarke (JC)	Victoria Close	Fiona Burton	Tufton Gdns
Ann & Ron Bailey (ARB)	Bedster Gdns	Sarah Kidd	Bedster Gdns
Marian Thorpe (MT)	Bedster Gdns	Lorna Evans	Bedster Gdns
Katina Wilson (KW)	Bedster Gdns	Georgina Meeres	Sadlers Rise
Valerie Quinn (VQ)	Bedster Gdns	Sheila Robinson	Victoria Ave
Karen & Andrew Bartlett (KAB)	Bedster Gdns	Robert Zarins	Carlyle Close
Estelle Laybourne (EL)	Tufton Gdns	Pamela Janjua	Tufton Gdns
David Arwyn Morgan (DAM)	Victoria Close	Claire Hynd	Carlyle Close
Sarah Harding (SH)	Carlyle Close	Christopher Head	Bedster Gdns
John & Anne Clay (JAC)	Tufton Gdns	Mrs G Abell & Anne-Marie	Victoria Close
Jill Pendlebury (director) (JP)	Buckingham Ave	Ms Lockhart-Mure	Tufton Gdns
Jamie Coombs (director) (JC)	Tufton Gdns		
Mikaela Jones (director) (MJ)	Bedster Gdns		
Stephen Sweeting (SS)	Company Secretary & Management Agent		
Jeremy Schomberg (JS)	Gardening Contractor		

SS welcomed everyone to the meeting and introduced himself, the Directors and the Gardening Contractor.

1. Approve Minutes of 2023 AGM and apologies for absence

Minutes were approved:

Proposed: MJ Seconded: ARB

2. Matters arising from Minutes

No matters arising

3. Approve the Company Accounts for the year ended 31st December 2023

SS went through the end of year accounts. He mentioned the Accountancy fees in the Detailed profit and loss was slightly misleading in that the accountants had included the setup and management fees of Sweetings Property Management for February & March 2024 under this item, and the accountants' fees were £2,340 for the year. SS also provided clarification of the breakdown under Other direct costs in the detailed profit and loss totalling £6,672 and this was made up by £409 to Elmbridge Council for business rates and £807 to EDF for electricity usage, both relating to the gardener's compound, and £5,456 to Castle Water.

KAB queried why the accountant had included the management fees within the Accountancy fees and this should be amended. SS confirmed the management fees would be clearly labelled in next year's accounts. KAB also enquired whether the Directors were still being remunerated for their time. MJ confirmed the Directors no longer received a salary now Sweetings were employed to manage the estate.

EL enquired how much the management fees would be for the year. SS confirmed the management fees are £60 inc. VAT per unit for the period 2025-2026.

No further matters arising.

The end of year accounts were approved:

Proposed: ARB Seconded: MJ

4. Any other business

Garden Maintenance & Gas Work:

JS started by providing an update on the garden maintenance and explaining the challenges of the wet weather at the turn and beginning of the year, followed by the extreme drought over the Spring and Summer months, coupled with having to negotiate around the gas works being undertaken by JSM. He mentioned that the grass was beginning to recover and grass cutting was being carried out throughout the estate, and hedge and shrub shaping was also being finished off.

KAB and MT were both keen to express their thanks to JS and compliment him on how nice the gardens were currently looking.

EL was keen to understand what was being done to pursue JSM and the council in reinstating the pathways, grass verges, flower beds etc that had been damaged as a result of the gas works. SS mentioned he had met representatives of JSM with JS on 2 separate occasions and walked around the estate where the works had been carried out to agree a schedule of reinstatement works required. SS confirmed JSM were under the impression the community land was council owed and they had permits issued by Surrey County Council to utilise the land for their machinery and equipment. SS confirmed since the meetings and numerous emails and Whatsapp messages JSM were no longer responding to the requests for the reinstatement work to be undertaken.

EL confirmed she had met JSM in May along with the local councillor Steve Bax and feels the councillor should be contacted again to help put pressure on JSM to return to finish the work. She also felt the paths were in a terrible state and they should return to repair them. SS mentioned he was unable to comment on the conditions of the paths prior to his involvement with the estate but felt the reinstatement works undertaken to the paths had been carried out to good standard. EL agreed to pass SS the contact details and correspondence from her meeting in May for SS to continue chasing JSM.

KAB felt SS should contact SGN, who were ultimately responsible for the gas works, but had obviously sub contracted the work out to JSM, and should be the ones liable for the reinstatement work. SS agreed to speak to SGN if he was unable to get anywhere with JSM.

JS mentioned JSM, when asked, had returned on a few occasions to carry out repairs to paths, main hole covers, knocked walls etc. They had also seeded a lot of the damaged lawns which was now starting to shoot and recover given the recent wet weather. JP confirmed the grass verges along Buckingham Avenue had been reseeded and had now recovered.

SS mentioned that there was only so much he could do to request JSM/SGN return to repair the damage they had caused, and if they continued to ignore his requests then HRLL would have a decision to make about what to do next.

Fly Tipping:

VQ wished to raise her concerns about the continuous items being fly tipped in the garage forecourt in Carlyle Close, which appears to be an ongoing problem. SS and JS confirmed the items that had been dumped there had been removed, and it was agreed to arrange to remove the latest items include a free-standing fridge freezer. It was agreed SS would send out a leaflet to the occupants in Carlyle Close regarding the matter and mentioning the service charge would have to increase if HRLL were having to constantly pay to have items removed. It was also agreed to erect some dummy cameras and "No Fly tipping and CCTV" signs to act as a deterrent.

It was agreed that any items that were labelled and set aside for the council to collect should be left to allow enough time for them to be taken. Any items not collected should be removed.

Parking:

MT raised concerns about vehicles constantly parking on the corner of Bedster Gardens and Sadlers Rise making it very dangerous and difficult to see around the corner when entering Bedster Gardens from Sadlers Rise. It was agreed that whoever discovers the vehicle to contact the police and report the vehicle for parking illegally on a bend.

Residents Survey:

It was suggested by EL that it might be a good idea to survey the residents of the estate to try to get a better understanding of their opinions of the estate and desires going forward. EL mentioned she would be very happy to help and advice on the survey and had extensive experience in the field. There was a mixed response from attendees and it was agreed the Board would consider it over the next year.

No other matters arising

5. <u>Election of Committee</u>

In accordance with the Company's Articles of Association the current directors all retired from their position. JC, MJ & JP all confirmed they would be happy to stand for re-election. SS confirmed no nomination forms had been received. Andrew Barlett wished to be considered to become a director and received no objections. The directors were approved.

Proposed: MT Seconded: VQ

The meeting closed at 20:56