

# Netherne Management Limited

Company Number: 04026814 Registered Office: c/o Stiles Harold Williams, Lees House, 111 Wardour Street, Brighton, BN1 3FE

Minutes of the Annual General Meeting held on Wednesday 14<sup>th</sup> July 2021, commencing at 7.30pm. A virtual meeting via Zoom.

## 1. Attendees

**NML Directors (the Board):** Steven Buczek (**SB**) John Stokoe (**JS**) Rajen Shah (**RS**), Lee Ronan (**LR**) and Lee Sheldon (**LS**).

**Secretary:** Joanna Robins

**Members:** Mr J Turpin-Antonio, Mr A Baderin, Mr & Mrs Churchhouse, Mr N Conacher, Mr O Connick, Mr J Court, Mr D Dave, Mr A Davies, Mrs K Dodo, Mr & Mrs Foster, Mrs B Gallagher, Mr B Harris, Mrs A Hills, Ms J Hinks, Mr & Mrs Kelly, Mr A Kaul, Mr & Mrs Knox, Mr I Paloba, Mr & Mrs Pearson, Mrs J Shah, Mr & Mrs Spooner, Mrs J Thompson, Ms K Wallace

**Guests:** M Gallagher (**MG**) from SHW, Mr J Hart (**JH**), Mr T Tarrant (**TT**), Mrs R Earp (Nothra), Councillor Mark Brunt (**MB**)

**Apologies:** Mr Mickey Finn, Mr Holger Kriess & Mrs Laura Kriess

## 2. Introduction

**SB** opened the meeting at 7.30pm and began by introducing himself as the chair of the meeting and explaining how 'Zoom' and the chat facility works. He asked people to ensure their correct name is stated as their log in name for the purpose of the minutes. He also explained that the meeting was being recorded for the purpose of minute taking and thanked our secretary (Jo Robins) for undertaking this task.

**SB** welcomed all attendees, particularly the new NML members joining for their first AGM, albeit virtual and hoped they had enjoyed their time in the village so far despite the lockdown. **SB** also welcomed non-member guests, including local Councillor, Mark Brunt and gave three apologies for absence.

Papers for the meeting had been issued in advance, and included the Notice of the AGM, Voting Form, Directors Report, Revised Articles of Association and a Board paper for the revised Articles. For the purpose of the meeting, and in the interest of speed, all of these papers were taken as read.

**SB** stated that we would be sticking to time and the meeting would close promptly at 8.30pm. We wanted most of the meeting to be devoted to a general Q&A session, so we would try to go through official company business quickly at the start of the meeting. The agenda items that we would be covering during the meeting included:

- A) Voting on 3 official pieces of company business
- B) Voting on the special resolution to amend NML's Articles of Association
- C) Responding to some advance questions received
- D) A general Q&A session

### 3. Voting on official Company business

**SB** recapped that the AGM Notice issued on 31<sup>st</sup> May asked members to vote on the following three official matters:

- Approval of the Minutes of the AGM held on 29<sup>th</sup> April 2020.
- Re-appointment of Richard Place Dobson as our auditors.
- Re-election of Board members who stood for re-election.

**SB** reminded everyone that votes on these three official matters could be cast online at:

<https://www.surveymonkey.com/r/NMLAGM2021>

The voting code to use in the online form was included with the documentation sent out by email on 31<sup>st</sup> May.

Voting would be open until 9.00pm today (14<sup>th</sup> July), and **SB** asked members to cast their votes online either during the meeting or shortly after the meeting finished.

All votes cast on these three official matters were counted at the end of the meeting, and the results were as follows:

	For	Against
Approval of the Minutes of the AGM held on 29 <sup>th</sup> April 2020	18	0
Re-appointment of RPD as our auditors	18	0
Re-election of Board members standing for re-election	18	0

All 3 official pieces of Company business were therefore unanimously passed.

### 4. Voting on revised Articles of Association

**SB** recapped on the revised Articles of Association that had been circulated a week prior to the meeting, with an accompanying board paper which explained the changes. As Articles of Association needed to be passed by way of a special resolution, this needed us to do a poll of members present at the meeting to see if we had the required 75% majority in favour. Only NML members should vote on the resolution, and our non member guests should abstain from voting.

No questions were raised on the revised Articles. **SB** handed over to **LS** who put up the poll on screen:

#### Articles of Association

The Board recommends that members vote FOR the following Special Resolution:

That the revised Articles of Association, circulated to members on 7 July 2021, be adopted as the Articles of Association of the Company in substitution for, and to the exclusion of, the existing Articles of Association.

For: 25  
Against: 0

**LS** thanked everyone who voted and confirmed that the required 75% majority vote had been achieved. The special resolution was therefore passed. **LS** handed back to **SB**.

## 5. Advance Questions received

**SB** noted that three (3) questions had been received prior to the start of the meeting.

### A) Mrs I Spooner had asked:

We have a question regarding the possibility of a bus service running in the village. As you explained there's a talk between Council and Netherne residents Association, would it be a good idea of an "open letter" or a "petition" to request the bus service from all of residents. It seems unfair after all these years our village is still has not got a basic (bus) service provide by the council.

**RS** response - I agree with you that it seems unfair still not to have a public bus service after all these years. But it's up to NOTHRA, if they want to petition the council on behalf of the village for some bus service. Or possibly some of the residents involved in the current discussions with the council (I think some members of the Bus Rescue group are involved). Or anyone else in the village who wants to get involved. But it's not an NML issue.

**Mrs Ros Earp (Nothra)** response - There is a meeting scheduled between Nothra and Frank Kelly/Mark Brunt in a couple of weeks regarding this.

**Mr D Dave** - I've recently moved into the village – There is a bus running up to Cane Hill (the 405) then on to Redhill – can it not just divert up here? Maybe we can contact TFL?

**Mrs Ros Earp (Nothra)** response – We are in Reigate Banstead so TFL may not help. That bus is also a double decker so it wouldn't be suitable for our roads. We have tried many times over the years, but the current plan is to get the 463 bus that waits at the station to come up here. It is very costly, but Nothra are trying, however we may be in a better position to get something now we don't have our own bus.

**Councillor Brunt** also responded to this question (later in the meeting) – We are working with Coulsdon town councillors across the border to try to get some TFK support.

### B) Mrs K Dodo had asked:

Who is responsible for cutting the hedges that runs along the pathway and around the cricket pitch?

**JH** responded - The hedges are the responsibility of NML and therefore cut by me. The hedges around the cricket pitch, due to height, are cut by the farmer instructed by NML. There has been a delay this year by 6-8 weeks because of the weather conditions. It is not advisable to cut hedges this time of year due to nesting but certain hedges that are an issue can be cut if we are careful.

### C) Mrs K Dodo had also asked:

I often see outside people walking through the park area of Netherne. I understood that Netherne is private land, can you clarify if it is private or if there is a right of way pathway?

**LS** responded – Yes, it is private land and there is technically no public right of way through the village. The challenge is that we cannot prevent people accessing the land.

**Mrs K Dodo** comment – I was out walking and saw two gentlemen with a map walking through, therefore they must be following a certain pathway on their map that they believe is a public right of way.

**JH** response – The only official footpaths I am aware of are the one from Netherne lane towards the farmers land and the one by the yellow house up to the downs. There seems to be a regular walker/ramblers group up here most Fridays.

**LS** response – Maybe you could ask them out of interest what path/right of way they are following? Mrs Dodo said she would do that next time she saw them (and would pass any information gained on to Nothra).

**Mrs J Thompson** question – What is the issue with people coming up here. What is behind the question? Are they leaving litter or causing problems?

**Mrs K Dodo** comment - This is private land and they shouldn't be using it. A lot of walkers walk through, along with dog walkers who park their cars and walk their dogs. Strangers walking unknown dogs could cause problems..

**JH** response – It's a very grey area – are you saying only residents should use the land? What about relatives of people who live here?

**LS** responded – We are open to any ideas on how to police or limit access to the grounds but realistically and practically there seems to be nothing NML can actually do.

**5. There were no other questions provided in advance, so SB then opened up the meeting for further Q&A. Members were asked to use the Zoom 'chat box' to ask questions.**

D) Mr J Court question:

Every year the curbs are sprayed to kill off the weeds. The previous groundsman cut it down and cut back to the curb. Now the weeds are left to go brown and not cleared. Can we hire some help for Jonno to do this?

**MG** response – The roads are local authority responsibility, and NML do not have a budget for curb side work, however Jonno still does it if he can. NML only own Upper Lodge way so Surrey County Council are responsible for all adopted roads and pavements.

**Mr J Court** comment – Many apologies, I am mistaken, I think I may be referring to footpaths rather than roadways? Can we hire someone to help Jonno with this work?

**LS** response - We have had some support from Graham Stobbart to help with such work rather than hiring someone externally.

**JH** response – Graham controls weeds with a weakened solution around the village. I need to follow up with what Mr Court has said. I will look at this around the village and do what I can.

E) Mr B Harris question:

We have been up here 18 years and are wondering why there is a ground rent on freehold properties?

**MG** response - It is not a ground rent, it is the estate rent charge of £25 which is invoiced on 1<sup>st</sup> April each year. This is additional revenue for NML who have the ability to charge and collect it under the original TP1 documentation for freehold properties.

F) Mr N Conacher question:

Its nice to see the cricket pitch being well used this summer. Is there rental income from the use of it and does this feed in to the pavilion or maintenance costs?

**MG** response - There is an agreement with Salfords cricket club to pay a fee for each match and this goes in to NML funds.

**JH** additional comments – Parking has been a bit of an issue with the cricketers, but we have been assured that this is now in hand. We also want them to shut the gate rather than leave it open for security reasons.

**Mr Conacher** comment – It would be helpful if the sign to the cricket pitch was on the fence rather than on the gate.

**JH** response – we can consider moving the sign.

G) Member question:

Can you put more signs up in the village to the cricket pitch along with more private land signs?

**SB** response – We can certainly investigate getting more signage in appropriate places.

**JH** comment – Contractors still struggle to find their way round the village; this isn't a recent thing.

**LS** mentioned that Councillor Mark Brunt had now joined the meeting.

H) Mr J Court question:

The tipping fields were divided to be cut at various times, is this still on going?

**LS** response – Yes this is still happening by rotation, two fields each year in alternate years

**JH** comment – In previous years, a contractor had taken on this cutting work but now I do it and we hire the equipment to be able to take away the cuttings.

**Mr Court** question – Why was the park field behind Anthony House not cut in May? It was so far the best weather we have had this year, and we couldn't sit out in it. Can we have advance warning next year?

**JH** comment – 'No mow May' was initiated this year and I decided to leave that field to grow naturally. Next year I will choose a different field to let grow. I am trying to please everybody in the village as some people prefer the long grass whilst others prefer it cut. Next year we will not leave the area outside Anthony House uncut.

I) Mr B Harris question:

We are the first house on Rookery Mead and we have CCTV. There are a number of cars that use the roads as a racetrack in the early hours of the morning. Are people aware? We have asked SCC for traffic calming measures on Rookery Mead but because there have been no fatalities, they will not consider this.

**M Brunt** response – Has anyone raised any reports with Surrey Police on this? There is a bigger problem locally in the area and I have been speaking to the borough commander about it.

**Ms Annie Hills** comment – I regularly do online reports to the police regarding drug dealing and anti- social behaviour. Police have urged residents to report incidents so they can build up a profile.

J) Mrs B Gallagher question:

I am urging Councillor Brunt to consider supporting a public bus service for Netherne. We pay large amounts of council tax and it is a service we should be receiving.

**M Brunt** response – County Councillor Frank Kelly is picking this up. There is no suggestion that there isn't a need, and the best way would be for councillors in Coulsdon to lobby Surrey transport/TFL on this. I don't have influence on this, as it comes under Surrey, but Frank Kelly has. The concerns seem to be that there will not be enough usage in Netherne. The Village Bus was not sustainable through the pandemic. The hope is for a TFL bus or revival of the community bus. We are working on this, but the result may depend on whether there is enough business up here.

**Meeting End:**

**SB** thanked all residents and guests for attending. Our goal is to circulate Meeting Minutes to all attendees by the end of this month - 31<sup>st</sup> July 2021. But please bear with us as we start summer holiday season! **SB** declared the meeting closed at 8.30pm.

Mrs Ros Earp on behalf of Nothra applauded the NML board for all their hard work.