

MARKS COURT ANNUAL GENERAL MEETING 8TH DEC 2024

*MESA: Marks Estate
Southchurch Avenue*



AGENDA

01. INTRODUCTIONS
02. TRANSFER OF TRUSTEESHIP
03. FINANCIAL REPORT
04. BUDGET 2025
05. SITE MANAGEMENT
06. PLANNED WORKS
07. ELECTION OF OFFICERS
08. ANY OTHER BUSINESS



TRANSFER OF TRUSTEESHIP

- Overview
- Current situation (including property sales)
- Next steps





Financial Overview

- Transfer of Funds from Woods
- 2024 Accounts
- 2025 Budget
- Service Charge Proposal



TRANSFER OF FUNDS FROM WOODS

- Funds totalling £375,089 were received from Woods in two tranches
 - £193,056 on the 13th September
 - £182,033 on 14th October
- Review of 2022 – 2024 accounts are still ongoing due to delays in obtaining all information requested
- Clarifying questions posed – awaiting response from Woods



OVERVIEW EXPENDITURE IN 2024

- Total expenditure for 2024 anticipated to be below budget
- When compared with 2023 – savings have been made:
 - Caretaker post made redundant in Q1/2024
 - Buildings Insurance – costs reduced by around £9,000
 - Communal electricity – savings of around £12000 achieved by addressing the overcharging on communal billings



BUDGET FOR 2025

- Proposed budget is £238,284
 - Includes a £50,000 contribution towards the Estate Reserve Account
 - Additional allowance of £10,000 for much needed tree reduction and pruning works
 - If accepted will reduce individual account payments by around 17.5% per annum




SERVICE CHARGE FOR 2025

- Berkeley – Ground Floor Flat – reducing from £1,970.56 to £1,644.16
- Grosvenor – First and Second Floor Flat – reducing from £2,213.30 to £1,846.70
- Cavendish – Second Floor Maisonette – reducing from £2,855.88 to £2,382.84



SITE MANAGEMENT:

Fowler & Spenceley
Property Management

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- 2024 Report
 - Contractor changes
 - H1/2025
 - H&S Review
 - Completion of the Fire Risk Assessment actions



PROJECTS UNDERTAKEN IN 2024

- Painting of the front porticos
- Upgrading of communal lighting
- Renegotiation of the building's insurance
- Renegotiation of the communal electricity contract
- Introduction of new pest control services
- Retendering of the carpark management scheme



PROJECTS PLANNED FOR 2025

Maintenance Works

Pavement rehabilitation
Brickwork repairs
Renewal of bin store doors
Replace communal lights
Tree management (survey and establish 5-yr rolling program)

Reserve Fund Works

Replacement of Meter Cupboard doors
Fire door remedial works
Painting of rear entrance/exit porches



WINDOW REPLACEMENT PROPOSAL

Windows Upgrade Project – 2025

- 45 flats effected
- Cost-share leaseholder/Reserve Fund
- Rebate Scheme
- Next Steps



ELECTION OF MESA OFFICERS

Current vacancy for an additional officer:

- Leaseholder
- Volunteer position
- Skills and experience
- 2-year term

Two officers will seek re-election at 2025

AGM





ANY OTHER BUSINESS...

- Car Parking
- House Rules