

THE LANDINGS MANAGEMENT COMPANY LTD
Notice of, and Agenda for, the Annual General Meeting
to be held at Hector's Bistro (The Boathouse) at 7.30 pm on
Thursday 17th March 2022

Given the continuing Covid infection rate locally, please do a lateral flow test before attending if you are able to do so and do NOT attend if you feel unwell in any way

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|--|--|
| 1. Apologies for absence | Apologies to Sue Losson
suelosson@hotmail.com or 07973 158031 |
| 2. Acceptance of minutes of the last AGM | Minutes were distributed to residents shortly after the meeting. Copies will be available at the AGM.
They are also available on the website:
www.thelandings.org.uk |
| 3. Election of directors
Tony Draper and Anne Jones have resigned.
Anne is standing for re-election. | By the Articles of Association, a third of the board has to resign every year.
Nomination forms are attached |
| 4. Chairman's report | |
| 5. Treasurer's report & acceptance of annual accounts and director's report
(Approved accounts 2021 are attached) | Copies of the full accounts will be available at the AGM. |
| 6. Gardens and Woodland Reports | |
| 7. Tree Report | |
| 8. Estate Maintenance Report | |
| 9. AOB | The Chairman requests that anyone wishing to bring up any further issues that are not covered by the agenda, informs the secretary before the start of the meeting. |

Drinks and Nibbles

As usual we will be providing wine and nibbles at the end of the business part of the meeting.

All residents are invited to come, both homeowners and tenants, though tenants are not able to vote.
All owners have one vote per household.

Persons wishing to stand for election to the Board must attend the AGM with their proposer and seconder. Attached is a nomination form for the election of a director.

February 2022

Dear Home Owner

Election of Directors: new member required for the Management Board

You will be aware that the Board currently consists of six members, each with a specific role.

Last year, following the resignation of Paul Luck, who dealt with maintenance, Tony Draper very kindly offered to step in for a year and his year is up.

Therefore, we are looking for someone who might feel able to look after the maintenance side of running the estate.

This does not mean you have to wield a hammer or a drill, but rather be prepared to contact those who can! Some tasks we already have contacts for and others will need research and communication.

We are very keen to fill this role so if you feel at all able to take it on, do please let myself or any member of the Board know. If you need a chat about what it entails, I am sure any one of us can fill you in.

Many thanks,

Della Joynt
Chairman
61 Blackburn Way

dellaiwest@gmail.com

07786 005471

Nomination form for election to the board of The Landings Management Company Ltd.

Name _____

Address _____

Proposed By _____

Address _____

Seconded By _____

Address _____

Important Notes

1. The candidate director, the proposer and seconder must be present at the AGM to be elected
2. Only one person per household may vote/ propose/ second/ stand as director
3. Proposal form to be returned to Sue Losson 20 BBW or D Joynt 61 BBW by 10th March 2022 or by email to suelosson@hotmail.com

THE LANDINGS MANAGEMENT COMPANY LIMITED (Registered number: 01746741)

**BALANCE SHEET
31 DECEMBER 2021**

	Notes	2021 £	2020 £
CURRENT ASSETS			
Debtors	5	-	70
Cash at bank		<u>63,836</u>	<u>45,038</u>
		63,836	45,108
CREDITORS			
Amounts falling due within one year	6	<u>1,927</u>	<u>1,952</u>
NET CURRENT ASSETS		<u>61,909</u>	<u>43,156</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>61,909</u>	<u>43,156</u>
RESERVES			
Income and expenditure account		<u>61,909</u>	<u>43,156</u>
		<u>61,909</u>	<u>43,156</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board of Directors and authorised for issue on and were signed on its behalf by:

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S A H N Baring - Director

THE LANDINGS MANAGEMENT COMPANY LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
Turnover				
Management fees		50,400		50,400
Other income				
Deposit account interest		4		17
		<u>50,404</u>		<u>50,417</u>
Expenditure				
Insurance	730		646	
Electric	14		111	
Repairs and renewals	3,504		1,321	
AGM expenses	38		125	
Tree felling and planting	4,866		9,936	
Landscaping	13,686		14,772	
Water control fees	7,762		7,699	
Major works	-		10	
Website	64		-	
Sundry expenses	387		171	
Accountancy	600		698	
		<u>31,651</u>		<u>35,489</u>
NET SURPLUS		<u><u>18,753</u></u>		<u><u>14,928</u></u>