



Hebble Wharf Residents and Owners Association

Annual General Meeting Tuesday 5th September 2023 at 7pm

at
Notton Cricket Club Pavilion, George Lane, Notton, Wakefield WF4 2NE

Proposed Agenda

1. Welcome and Introductions, apologies for absence
2. Updates from Managing Agent
 - Building Safety Measures – update on progress and potential timescales
 - Five Year Maintenance Plan
 - Other
3. Concerns from Leaseholders
 - EWS1 Certification – impact on apartment sales
 - Concerns of building safety costs falling on non-qualifying leaseholders
 - Problems of communicating with Managing Agent
 - Lack of (or delays to) information reaching sub-lessees
 - Lack of progress with Five Year Maintenance Plan works
 - Poor transparency on management of Reserve Funds
 - Control of car park spaces in garage
 - Lack of Visitor and Disabled Parking
 - Continuing rainwater ingress to garage
 - Ongoing problems with Door Entry / Intercom System
 - Potential risks arising from the condition of hot water systems and consumer units
 - Other (to be advised)
4. Block Finance
 - Service Charge Accounts for 2022/23
 - Reserve Funds
 - Accounting arrangements for Cladding Safety Scheme instalments
5. Minutes of 2022 AGM – attached
6. Chairman's Report
7. Treasurer's Report
8. Election of Committee and Officers
9. Any other business