

**Cambridge Lodge Limited**  
(A Company Limited by Guarantee – Company Number 696476)

**Balance Sheet**  
As at 31<sup>st</sup> March 2010

	2010	2009
	£	£
Net Assets	<u>523</u>	<u>1239</u>
Total Funds	<u>523</u>	<u>1239</u>

For the year ending 31<sup>st</sup> March 2010 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006.

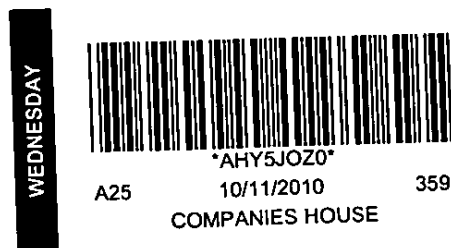
The members have not required the company to obtain an audit in accordance with Section 476 of the Companies Act 2006

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts

M Director .....

Director .....  
*H. Johnston*

Approved by the directors on 26.5.2010 ..



# *Cambridge Lodge L<sup>TD</sup>.*

## **Managing Director's Report 2009-2010**

Dear Fellow Directors,

The year 2009-2010 has been a very busy, and even traumatic, one for Cambridge Lodge Ltd. In the course of the year, I have sent out 87 letters, and attended 21 meetings, about the following issues

- 1 the status of Cambridge Lodge Ltd
- 2 Council-related issues
- 3 issues relating to residents

To take them in order

- 1 Cambridge Lodge Ltd. needs to update its Articles of Memorandum to define more clearly the area it owns and its responsibilities to the residents, and also the directors' responsibilities towards Cambridge Lodge Ltd. I will explain this in more detail at the AGM. Unfortunately, this issue has not merely taken up time, but also incurred the costs of consulting two firms of solicitors and a barrister in chambers
- 2 Council issues are concerned with the land (which is connected with the above, in a small way) as well as the need to remove some shrubs and hedging, again at a cost
- 3 This is my major concern for Cambridge Lodge Ltd. Owners and residents are not abiding by their responsibilities, for example in putting up TV dishes or failing to consult before undertaking major work, and particularly with regard to the safety of properties and maintenance

The Articles state that Cambridge Lodge Ltd. owns the grounds for the benefit of all residents, and that residents must act accordingly. If empty, premises must be inspected weekly. Cambridge Lodge Ltd. and its insurers will not be responsible for any damage arising from failure to observe this requirement – including not only damage to the flat in question, but also any secondary damage which might be caused to adjacent flats.

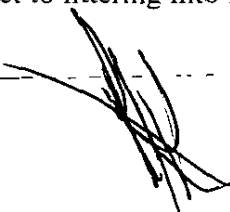
Residents must maintain their properties. This is again a requirement of our insurance, and written into our policy. It includes proper maintenance of the garage annexed to each flat.

Many things need to be clarified and made more legally watertight, and we need to agree a plan of action to ensure that all our concerns can be addressed. This will protect our physical safety as well as the security of our investment, and contribute to the long-term well-being of the Close.

Moving on to Good News!

The bushes and hedges have been cut back (with the welcome assistance of some residents) giving more light to the estate. They will look nice in a year or two, when they have had time to recover.

Parking has been a serious concern for some time. Therefore we have converted an area of the grounds which was overgrown and subject to littering into four new spaces. In my view, they are a benefit to the estate.



Other issues for the AGM

- Cladding of gable ends
- Maintenance of the front wall
- Change of name – because of anti-terrorist laws intended to prevent money-laundering, financial institutions are changing the rules on certain bank accounts. Unfortunately, this seems likely to impose significant new costs on us. In order to reduce this problem, the Chairman and Managing Director would like you to agree to the formation of a residents' association, known as Cambridge Lodge Residents' Association. This will operate under the umbrella of Cambridge Lodge Ltd. Again, the full details will be discussed at the AGM.

The AGM may take some time, as it is important that these issues are debated and carried forward for action. These are major issues, and we urge every director, if at all possible, to attend the AGM.

Finally, a big thank-you to Mr W Lennie, who was our Chairman for 11 years. He and I started together, and have hopefully steered the ship in the right direction, occasionally hitting some big waves, but for the benefit of residents keeping things on an even keel. Cambridge Lodge Ltd gave him a token gift in appreciation of his hard work, and we wish him well.

A new Chairman was co-opted by me, with the approval of the steering group, when no nominations for the position were received. Mr Neil Fulton has been installed for an initial period of 12 months, with the possibility of extension subject to the approval of subsequent AGMs. We will carry out the necessary legal details of transferring status after the AGM.

There is a lot of information to digest here. We repeat that more detailed explanations will be available at the AGM, so all the more reason to attend.

Yours sincerely,



Rodney Reynolds  
Managing Director

**CAMBRIDGE LODGE LIMITED**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDED 31 MARCH 2010**

INCOME	EXPENDITURE,	
	£	£
	2008/09	2009/10
Bank and cash balances as at 1 April 2009	970.53	1,239.34
Late payments		Insurance
3 @ £25	75.00	Buildings and gardens
		Repairs and maintenance
		3,720.62
		3,978.02
		AGM Legal and Secretarial costs
		686.10
		Audit fee
		40.00
		173.00
		40.00
Service Charges:		
24 @ £250	6,480.00	
Building Society Interest	19.96	
		Miscellaneous
		114.18
		Bank and cash balances as at 31 March 2010
		522.80
		1239.34
	<u>7,545.49</u>	<u>7,240.98</u>
		<u>7,545.49</u>

I have examined the above Statement of Income and Expenditure and the books and vouchers kept by Cambridge Lodge Limited and have obtained all the information and explanations I have required. Subject to this in my opinion the above Statement is properly drawn up so as to show a true and correct view of the Company's affairs.

*J Parks*

J Parks  
Auditor

**CAMBRIDGE LODGE LTD.**

Minutes of the 46th Annual General Meeting  
held in the Friends Meeting House, Cambridge Road, Middlesbrough  
on Wednesday 30 May 2009 commencing at 7.30pm.

Chairperson	Mr W Lennie
Director/Secretary	Mr R Reynolds
Members Attending	Mr N Fulton Mr D Waines Mrs B Baxter Mrs N Lennie Mrs S Bell (proxy for Mrs J Robinson)
Apologies for Absence	Mr J Dent Mr M McQuire Mr L Reynolds Mrs J Edwards Mrs M Heagney Mrs M Hinds Mrs J McKenzie Mrs K O'Rourke

1 Minutes of the 45th Annual General Meeting

Minutes of the 45th Annual General Meeting held on Wednesday 21 May 2008 had been distributed to all members of Cambridge Lodge Ltd and were accepted as a true record. Proposed Mrs N Lennie, Seconded: Mrs B Baxter

2 Accounts for Year ended 31 March 2009

The Treasurer stated that some of the Service Charge monies had been paid as late as the 27 March of this year when due on 1 April last year. He gave a breakdown of expenses and the cost of insurance was now about a third of our expenditure. The insurance company would not accept any responsibility for the removal of the ash tree, which was the cause of complaint by the neighbours but did contribute a small sum towards the clearing of the tree roots from the drains. The small amount of interest from the Building Society would not be subject to income tax. The report was agreed and accepted. Proposed Mrs S Bell. Seconded: Mr D Waines

3 Managing Director's Report

This was discussed in some detail and expanded by the Managing Director. Mr Reynolds stated that a copy of the regulations of occupancy had been distributed to each flat and to the letting agencies

It is stressed that that these are not unique and there are rules of occupancy of any property either explicit or implied. Our Service Charge must be the lowest in the area and any outsourcing would inevitably lead to a considerable increase in this cost. The report was agreed and accepted Proposed Mrs S Bell Seconded. Mr D Waines.

4 Chairman's Report

There was little comment as most of the issues were discussed under the managing Director's Report. The suggested redrafting of the Articles of Association appears to be in "limbo" at the moment but before any action can be taken there must be a consensus of agreement. The report was accepted Proposed. Mrs B Baxter Seconded. Mr D Waines

5 Appointment of Director/Secretary/Treasurer for Year 2009/2010

There were no other applicants so Mr R Reynolds was approved unanimously

6 Appointment of Chairman for Year 2009/2010

As there were no other applicants Mr W Lennie was appointed

7 Service Charge for Year 2010/2011

The Treasurer stated that the insurance premiums continue to increase and that the company registration and audit fees also tend to rise After an exchange of views, it was agreed unanimously to increase the Service Charge by the small amount of £10 to £260 for the financial year 2010/2011 to cover these increasing costs

8 Any Special Items

The Secretary had not received notice of any special items

9 Any Other Business

- 9 1 The Secretary raised the problem encountered when a current Owner was trying to sell their flat because of a potential buyer being informed by their solicitor that there could be difficulties if they wanted a quick re-sale in the future Apparently, Building Societies are reluctant now to grant mortgages on freehold flats in these restricted financial times A solicitor had suggested that the Cambridge Lodge Ltd Articles of Association be brought up to date to facilitate an easier re-saleability This would involve the services of a barrister and incur an estimated cost of £7000, which equates in round numbers to £300 per flat The basic process would be to convey the freehold to Cambridge Lodge Ltd for a small, minimal sum who would then grant a lease at a peppercorn

rent thus creating a leasehold property in the concept of a building society granting a mortgage

This is a step of major importance and would need to be explored and explained in detail. A suggestion is that a General Meeting is arranged to which all Owners be asked to attend and at which a barrister would explain the necessary procedures and their implications: this is to be investigated

- 9 2 The Secretary/Treasurer/Managing Director referred to his report for the year 2008/2009 in which he highlights some garages were in bad need of repair and in general there was a disregard for the rules and care for the over-all conduct of the Close. This made his work more difficult than it need be and mentioned that a little co-operation would be greatly appreciated

10 Closure of Meeting

There being no other business the members present were thanked for attending and the meeting closed at 9 00pm

Signed

Date:

A handwritten signature, possibly 'G. V.', is written over the date '2.4.09'. The signature is written in dark ink and is somewhat stylized.