

HOLMEFIELD PROPERTIES LTD DIRECTORS REPORT

FOR THE PERIOD 12.06 23-26.06.24

This report supports the financial statement for the year ending December 2023

The following people acted as Directors during the period of this report:

Mike Emmans Dean, Andy Forrest, Bev Heap and Ann Williams.

Mudd & Co Ltd continued to act as Management Agents.

The principal activities of the Directors during this period are outlined below.

Community Centre

The centre has been hired on Thursday evenings in term time for the Stained Glass Group. There has been a steady increase in bookings for the centre over the past year, both by residents and non- residents. A regular advertisement is placed in the quarterly Parish Council Newsletter. As a result of this, Holmefield Properties have recently received an enquiry about a possible Yoga class. A local teacher has visited the centre, and, at the time of writing we are waiting to hear if this is to go ahead.

Grounds Maintenance and Gardening

Michael Hill has been responsible for the annual hedge trimming at the end of August, and the hard surface cleaning.

Andrew Hill has continued to maintain the grassed areas twice a month from March to October.

York Gardens Ltd have maintained the flower beds and borders twice a month throughout the year. It hasn't been ideal to restrict the gardening visits to two per month on cost saving grounds as the estate is so large. As shareholders have requested an absolute ban the use of Glyphosate weedkiller on flower beds keeping on top of weeding on a large estate has been challenging for the gardeners. Directors have requested that where possible York Gardens Ltd to try to divide the work evenly between Turners Croft and Peel Close to benefit all. A small number of residents have complained about the standard of work on the estate, but the majority of feedback has been very positive.

Future gardening cost saving measures have been researched following suggestions from residents, directors and gardening contractors visiting the estate in reducing some of the flower beds, and replacing with grass. To date several quotes have been received, and a final quote is awaited before decisions for works are implemented going forward.

Maintenance of Hard Surfaces

Recently several potholes have appeared on Holmefield Lane, and quotes for repairs have been received. Directors will discuss, and the work will be agreed with a contractor shortly.

Tree Maintenance

Lewis Tree Surgery carried out a health check of all trees on the estate on 16th November 2023, and have prioritised recommended works over the next two years.

Works completed to date are the removal of the dead Cherry Tree at the end of Turners Croft and trimming of the Holly Trees in front of 1-12 Peel Close which were blocking the light from several properties. Several Ash Trees have also been identified as showing early signs of Ash Dieback Disease. Holmefield Management will continue to work with Lewis Tree Surgery in dealing with this going forward.

Garage Re-painting

Phase two of re-painting the remaining garages on Peel Close has been arranged, and will be undertaken at the end of August by Richard Meek.

Parking on the Estate

Complaints have been received from residents about unauthorised parking on the estate by sports field users typically on Wednesday afternoons and weekends.

Most of the complaints have appeared to be about student teams parking in Peel Close car park. When challenged directly, drivers of unauthorised cars have told residents that sports teams have been given to understand by their coaches that parking on Holmefield is permitted for two hours. Directors have followed this up with university personnel, making it clear that parking on the Holmefield estate by sports field users is not permitted at all. Sports coaches have now been instructed to make this clear to all groups using the sports field, and also to remind people to read the clear signage. Directors have also asked if university security can continue to do spot checks, especially on Wednesday afternoons.

Concerns have also been raised about the number of vehicles needing access to the car park. Comments have been made about inconsiderate parking by legitimate users, in particular vehicles not parked within lined spaces and, overlapping into adjacent spaces. Also, larger vehicles parked in spaces which block visibility for other users entering and exiting the car park. Directors have been aware of the increase in the number of vehicles needing access to the car park. This was discussed in the May committee meeting, and a polite request made through the minutes about considerate parking, and for residents who have the opportunity to park outside their own properties to do so if at all possible, to relieve the pressure on the car park.

New Website

Directors Andy Forrest and Mike Emmans-Dean have been working with Mudd & Co on developing the new Holmefield website. Excellent progress has been made, and it is hoped that eventually this will include booking details for the centre. There should be space for publicising residents events. It is hoped this will soon be usable. Holmefield Management would like to thank Andy and Mike for the time they have spent developing this for the benefit of everyone.

Resident Social Events

The Holmefield Book group has met regularly throughout the year. Resident events in the centre have included a party in December 2023 to which all Holmefield residents were invited to celebrate the festive season. Resident Coffee Mornings resumed from January 2024 on the third Saturday of every month. These events have been well attended. Holmefield Management would like to thank the organisers of all events for giving up their time, and providing opportunities for residents to socialise together.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.