

Blackheath Cator Estate Residents Ltd

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AN OPPORTUNITY TO JOIN THE BCER BOARD

The Board welcomes applications from residents who would like to join the Board at this year's AGM. In particular residents with skills in people management, the law, project management, property management, as a company secretary, in senior management or administration in the public or corporate spheres, or experience in community work or the voluntary sector. Of course, a desire to ensure that the amenity and environment of the Cator Estate is maintained and enhanced is paramount.

BCER ANNUAL GENERAL MEETING at 8.00 pm on Tuesday 30 June 2015

The AGM will be held at St Michael & All Angel's Church Hall in Pond Road and it is again hoped that as many shareholders as possible will be able to attend to learn about estate matters.

In accordance with the Company's Articles of Association, serving directors retire by rotation each year. The current Chair, Carolyn Webb and the Vice Chair, John Bartram, will both stand down at the AGM, having served six years on the Board.

Ian Woodward will also stand down after an outstanding 12 years on the Board. His own work commitments have made it increasingly difficult for him to remain a director, but he has not ruled out the possibility of returning at some future date, when he has more time available.

Carolyn and John have spent a considerable amount of time and effort being involved with BCER matters over their six-year terms. Both have been pivotal in the various time-consuming matters which have challenged the Board over the last few years, including the Huntsman planning application, the introduction of enhanced gate-manning and the appointment of our parking contractors, Gemini. They will be missed greatly, particularly by the remaining members of the Board, the Estate Manager and the Administrator.

All residents will share the Board's appreciation of the considerable contribution made by the three retiring directors. Our very sincere thanks go therefore to Carolyn, John and Ian.

Paul Reid, who previously chaired the Board, left last November when he moved away from Blackheath and this means we now have four vacant positions.

We invite applications from interested shareholders to join the Board to replace those retiring, and seek nominations from shareholders to fulfil this requirement. Ideally, those standing should provide expertise in areas necessary for a successful board, such as those listed above. And, of course, a desire to help maintain and enhance the environment of the Cator Estate is the most important factor.

We therefore need some ‘new blood’ on the Board, people who will be happy to work with other keen and committed individuals to oversee the running of your estate. The Board acts on behalf of all residents to set policy, approve budgets and authorise capital expenditure and it works very hard to preserve the unique character of the Estate. It meets every two months, normally at 7.30 pm on the second Wednesday of the month, and does not normally meet during August.

We would welcome hearing from residents (who must be shareholders) who might consider nomination this June. Volunteers should be prepared to serve for at least one year, although the usual practice is for three years (renewable for one further term).

If you feel you have something to offer, please do apply. Any resident who would like to find out more about being a director on the BCER board, is invited to contact the BCER office for more details, or to arrange an informal chat with the Estate manager or some of the directors.

BCER SHAREHOLDERS

Any resident who is not an existing shareholder is invited to buy shares in BCER Ltd and shareholders may attend, speak and vote at all general meetings. The normal shareholding is two units, and it can be issued in either single or joint names. Applications should be sent to the Estate Office with a cheque drawn in favour of BCER Ltd at £5 for each share applied for.

BLACKHEATH CATOR ESTATE RESIDENTS LTD 2015 BUDGET SUMMARY

	Budget £
Income	
Estate Charges	336,170
Permits	18,000
Other income	63,000
Development deed income	11,000
Total Income	<u>428,170</u>
Expenditure	
General maintenance	47,000
Road and path improvements & maintenance	191,600
Lighting maintenance & improvements	2,000
Graffiti removal	3,000
Tree, verge and hedgerow maintenance & replanting	14,000
Drains and drainage maintenance	4,000
Traffic Control	26,000
Administration, professional and statutory	132,350
Huntsman costs	20,000
Kidbrooke Village	1,000
Total expenditure	<u>440,950</u>
(Deficit)/Surplus of income on ordinary activities before Interest and taxation. Deficit will be funded from reserves.	<u>-12,780</u>

