onMeeting with Mark Hazelwood and Lynn Paton — Friday 28 August

Factors

Summary: Under the Bellway house deeds, the Owners Association can call a meeting of homeowners to consider removing the current factor and appointing a new one.

- The Owners Association has the authority, under the deeds, to call a homeowners' meeting, with the Blindwells Residents and Tenants Association acting as the advisory committee.
- The purpose of the meeting would be to discuss the current factor's position.
- Homeowners may consider removing the existing factor.
- A new factor could be appointed if homeowners agree to proceed.
- The process should follow any voting, notice, and decision-making requirements set out in the house deeds.
- December 2026 will mark five years since the factor was appointed by Bellway, at which point the homeowners may be able to change the factor.
- The next steps are to call a general meeting and follow the process set out in the deeds.
- A general meeting should be called where at least 25% of homeowners attend or submit their vote by proxy. Homeowners who attend and leave during the meeting may still count towards the 25% attendance requirement.
- If no one attends the meeting, another meeting can be called within two weeks. If only eight people attend the second meeting, their votes may be sufficient to decide whether to remove the factor.

Tendering and Contractor Options

Mark expressed interest in Spiers Gumley being invited to tender for the development. However, homeowners retain the right to choose the contractor they wish to appoint.

- P1 are currently working within the development.
- Hargreaves may be interested in extending their existing contract to cover the full development once it is completed.

Here are the rules for the tender

Call a general meeting of Bellway homeowners

Rule 19 of our deeds explains which factor is responsible for which area

Rule 24 What our insurance payments are for

Private lighting within the development needs to be included in this tender amount, not sure if we are receiving an invoice on this from Ross and Liddle

Rule 26.3 Street Scene Maintenance