

HEATHBANK COURT MANAGEMENT CO LTD
AGM held on 17th March 2026 @ 7pm
18 Shelley Court, Cheadle Hulme
Registered number 01496825

1. Welcome & Apologies

Janet welcomed everyone, apologies Val Hemingway (No 26), Andy Demaine (No 23), Mike & Fairlie Owen (No11), Shaheen Sheikh (No 17), Janice Adams (No10), Simon Anderton (No9), Chris Parker (No24)

2. Attendees

Amanda Yacoubian (Company Secretary) via zoom, Janet Ashton (Director), Shez Sheikh (Director), Felicity Tucker (No5), Anthony Parker (No 22), Mike Conroy (No28)

3. Approval of Minutes of last meeting held on 8th April 2025,

The minutes have been read, Janet Ashton Approved and Shez Sheikh Seconded, the minutes were approved

4. Company Secretary/Financial report

Further to the unexpected upgrades in order to be complaint with current Fire Regulations (ref below) it has been recommended to increase the service charge for one and two bedroom flats by 15%

If anyone wants a copy of the accounts, please contact me at

amanda@shelleycourtflats.uk mob 07894 061571 or view on our website <https://shelleycourtflats.uk/>

5. Management Committee Report

At our last AGM we planned to undertake 2 major projects in the coming year:

1. New carpets to be fitted to all 7 entrances, hall, stairs and landing.
2. Protective coating to be added to all outside wooden facias, front and back to all 3 blocks.

Both projects were completed successfully.

These were our only planned large events, excluding regular maintenance, gardening, cleaning and safety checks.

Mid year we had a fire safety inspection which highlighted some unexpected requirements due to changes in regulations. The recommendations were mandatory, ensuring Shelley Court Flats are compliant with the new laws.

The most urgent jobs had to be paid for from our contingency fund, the biggest cost being upgrading the emergency lighting system in all 3 blocks (7 entrances) and installing new electrical consumer units. This has been ongoing for some months and is now nearing completion.

Some smaller jobs (door lock repairs, roof leaks, moss removal from one north facing roof), have made this a very expensive year for Shelley Court.

Advice to owners:

If new lights malfunction, please inform Amanda, as this may not be apparent in a daytime check.

Fire alarm batteries are checked monthly, if a battery bleeps signalling low power, please do not remove the battery, it will be done on the next check which is usually the last week in the month.

We will retain our current team addressing cleaning, window cleaning, safety checks and meter reading (Management Company electricity meter only).

The current management group agreed to remain in post for the coming year, making the continuity of ongoing work easier to manage.

Works that are planned for 2026

Pointing. While the cladding was being treated, we were advised that in some areas the brickwork needs pointing. We will get a quote for this work, assess the level of urgency, build up our funds and address this issue asap.

Painting around the entrance porches front entrance and railings

Flat owners are encouraged to refer to the website for updates, records of meetings and notifications of works to be carried out at www.shelleycourtflats.uk

6. Dissolution of current Committee

Janet Ashton & Shez Sheikh resign

7. Appointment of new Committee

Janet Ashton & Shez Sheikh re-elected for 2026 - 2027.
proposed Anthony Parker, seconded Felicity Tucker

8. Questions from the floor

It was mentioned that the Management team do a great job to keep things going smoothly

The meeting was adjourned at 19.54 pm
signed.....