



**FILE COPY**

**CERTIFICATE OF INCORPORATION  
OF A  
PRIVATE LIMITED COMPANY**

Company No. 8500816

The Registrar of Companies for England and Wales, hereby certifies that

**50 STUART ROAD RESIDENTS ASSOCIATION  
LIMITED**

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England/Wales

Given at Companies House on **23rd April 2013**



**\*N08500816F\***



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

IN01

Application to register a company

59628/40

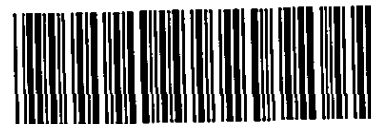


A fee is payable with this form  
Please see 'How to pay' on the last page

✓ **What this form is for**  
You may use this form to register a  
private or public company

X **What this form is NOT for**  
You cannot use this form to register  
a limited liability partnership  
this, please use form LL IN

SATURDAY



A17 20/04/2013 #67  
COMPANIES HOUSE

Part 1 Company details

A1

Company name

To check if a company name is available use our WebCheck service and select  
the 'Company Name Availability Search' option

[www.companieshouse.gov.uk/info](http://www.companieshouse.gov.uk/info)

Please show the proposed company name below

Proposed company  
name in full ①

50 STUART ROAD RESIDENTS ASSOCIATION LIMITED

For official use

8500816

→ Filling in this form

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

① Duplicate names

Duplicate names are not permitted  
A list of registered names can  
be found on our website. There  
are various rules that may affect  
your choice of name. More  
information on this is available in  
our guidance booklet GP1 at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

A2

Company name restrictions ②

Please tick the box only if the proposed company name contains sensitive  
or restricted words or expressions that require you to seek comments of a  
government department or other specified body

☐ I confirm that the proposed company name contains sensitive or restricted  
words or expressions and that approval, where appropriate, has been  
sought of a government department or other specified body and I attach a  
copy of their response

② Company name restrictions

A list of sensitive or restricted  
words or expressions that require  
consent can be found in our  
guidance booklet GP1 at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

A3

Exemption from name ending with 'Limited' or 'Cyfyngedig' ③

Please tick the box if you wish to apply for exemption from the requirement to  
have the name ending with 'Limited', 'Cyfyngedig' or permitted alternative

☐ I confirm that the above proposed company meets the conditions for  
exemption from the requirement to have a name ending with 'Limited',  
'Cyfyngedig' or permitted alternative

③ Name ending exemption

Only private companies that are  
limited by guarantee and meet other  
specific requirements are eligible  
to apply for this. For more details,  
please go to our website  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

A4

Company type ④

Please tick the box that describes the proposed company type and members'  
liability (only one box must be ticked)

- ☐ Public limited by shares  
☒ Private limited by shares  
☐ Private limited by guarantee  
☐ Private unlimited with share capital  
☐ Private unlimited without share capital

④ Company type

If you are unsure of your company's  
type, please go to our website  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

# IN01

## Application to register a company

**A5****Situation of registered office ①**

Please tick the appropriate box below that describes the situation of the proposed registered office (only one box must be ticked)

- ☒ England and Wales  
☐ Wales  
☐ Scotland  
☐ Northern Ireland

**① Registered office**

Every company must have a registered office and this is the address to which the Registrar will send correspondence

For England and Wales companies, the address must be in England or Wales

For Welsh, Scottish or Northern Ireland companies, the address must be in Wales, Scotland or Northern Ireland respectively

**A6****Registered office address ②**

Please give the registered office address of your company

Building name/number	50
Street	STUART ROAD
Post town	LONDON
County/Region	
Postcode	S E 1 5 3 B E

**② Registered office address**

You must ensure that the address shown in this section is consistent with the situation indicated in section A5

You must provide an address in England or Wales for companies to be registered in England and Wales

You must provide an address in Wales, Scotland or Northern Ireland for companies to be registered in Wales, Scotland or Northern Ireland respectively

**A7****Articles of association ③**

Please choose one option only and tick one box only

Option 1	<p>I wish to adopt one of the following model articles in its entirety Please tick only <b>one</b> box</p> <p><input type="checkbox"/> Private limited by shares <input type="checkbox"/> Private limited by guarantee <input type="checkbox"/> Public company</p>
Option 2	<p>I wish to adopt the following model articles with additional and/or amended provisions I attach a copy of the additional and/or amended provision(s) Please tick only <b>one</b> box</p> <p><input type="checkbox"/> Private limited by shares <input type="checkbox"/> Private limited by guarantee <input type="checkbox"/> Public company</p>
Option 3	<p><input checked="" type="checkbox"/> I wish to adopt entirely bespoke articles I attach a copy of the bespoke articles to this application</p>

③ For details of which company type can adopt which model articles, please go to our website [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

**A8****Restricted company articles ④**

Please tick the box below if the company's articles are restricted

☐**④ Restricted company articles**

Restricted company articles are those containing provision for entrenchment For more details, please go to our website [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

IN01

Application to register a company

**Part 2****Proposed officers**

For private companies the appointment of a secretary is optional, however, if you do decide to appoint a company secretary you must provide the relevant details. Public companies are required to appoint at least one secretary.

Private companies must appoint at least one director who is an individual. Public companies must appoint at least two directors, one of which must be an individual.

**For a secretary who is an individual, go to Section B1; For a corporate secretary, go to Section C1; For a director who is an individual, go to Section D1; For a corporate director, go to Section E1**

**Secretary****B1****Secretary appointments ①**

Please use this section to list all the secretary appointments taken on formation.  
**For a corporate secretary, complete Sections C1-C5.**

Title *	
Full forename(s)	
Surname	
Former name(s) ②	

**① Corporate appointments**

For corporate secretary appointments, please complete section C1-C5 instead of section B.

**Additional appointments**

If you wish to appoint more than one secretary, please use the 'Secretary appointments' continuation page.

**② Former name(s)**

Please provide any previous names which have been used for business purposes in the last 20 years. Married women do not need to give former names unless previously used for business purposes.

**B2****Secretary's service address ③**

Building name/number	
Street	
Post town	
County/Region	
Postcode	
Country	

**③ Service address**

This is the address that will appear on the public record. This does not have to be your usual residential address.

Please state 'The Company's Registered Office' if your service address will be recorded in the proposed company's register of secretaries as the company's registered office.

If you provide your residential address here it will appear on the public record.

**B3****Signature ④**

I consent to act as secretary of the proposed company named in Section A1.

Signature	Signature X	X
-----------	----------------	---

**④ Signature**

The person named above consents to act as secretary of the proposed company.

IN01

Application to register a company

**Corporate secretary****C1****Corporate secretary appointments ①**

Please use this section to list all the corporate secretary appointments taken on formation

Name of corporate body/firm

Building name/number

Street

Post town

County/Region

Postcode

Country

**① Additional appointments**

If you wish to appoint more than one corporate secretary, please use the 'Corporate secretary appointments' continuation page

**Registered or principal address**

This is the address that will appear on the public record. This address must be a physical location for the delivery of documents. It cannot be a PO box number (unless contained within a full address), DX number or LP (Legal Post in Scotland) number

**C2****Location of the registry of the corporate body or firm**

Is the corporate secretary registered within the European Economic Area (EEA)?

→ **Yes** Complete **Section C3** only→ **No** Complete **Section C4** only**C3****EEA companies ②**

Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register

Where the company/firm is registered ③

Registration number

**② EEA**A full list of countries of the EEA can be found in our guidance [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**③** This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)**C4****Non-EEA companies**

Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register

Legal form of the corporate body or firm

Governing law

If applicable, where the company/firm is registered ④

Registration number

**④ Non-EEA**

Where you have provided details of the register (including state) where the company or firm is registered, you must also provide its number in that register

**C5****Signature ⑤**I consent to act as secretary of the proposed company named in **Section A1**

Signature

Signature

X

X

**⑤ Signature**

The person named above consents to act as corporate secretary of the proposed company

IN01

Application to register a company

## Director

D1

## Director appointments ①

Please use this section to list all the director appointments taken on formation For a corporate director, complete Sections E1-E5.	
Title *	MR
Full forename(s)	PHILIP
Surname	HAITH
Former name(s) ②	
Country/State of residence ③	ENGLAND
Nationality	BRITISH
Date of birth	d 0 8 m 0 4 y 1 9 y 6 5
Business occupation (if any) ④	PROPERTY DEVELOPER

## ① Appointments

Private companies must appoint at least one director who is an individual. Public companies must appoint at least two directors, one of which must be an individual.

## ② Former name(s)

Please provide any previous names which have been used for business purposes in the last 20 years. Married women do not need to give former names unless previously used for business purposes.

## ③ Country/State of residence

This is in respect of your usual residential address as stated in section D4.

## ④ Business occupation

If you have a business occupation, please enter here. If you do not, please leave blank.

## Additional appointments

If you wish to appoint more than one director, please use the 'Director appointments' continuation page.

D2

## Director's service address ⑤

Please complete the service address below. You must also fill in the director's usual residential address in Section D4.	
Building name/number	4
Street	OFFICE VILLAGE FORDER WAY
Post town	HAMPTON
County/Region	PETERBOROUGH
Postcode	P E 7 8 G X
Country	ENGLAND

## ⑤ Service address

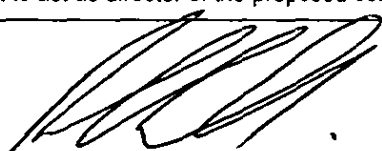
This is the address that will appear on the public record. This does not have to be your usual residential address.

Please state 'The Company's Registered Office' if your service address will be recorded in the proposed company's register of directors as the company's registered office.

If you provide your residential address here it will appear on the public record.

D3

## Signature ⑥

I consent to act as director of the proposed company named in Section A1	
Signature	Signature X  X

## ⑥ Signature

The person named above consents to act as director of the proposed company.

IN01

Application to register a company

## Director

D1

## Director appointments ①

Please use this section to list all the director appointments taken on formation  
**For a corporate director, complete Sections E1-E5.**

Title *	
Full forename(s)	
Surname	
Former name(s) ②	
Country/State of residence ③	
Nationality	
Date of birth	<div>d</div> <div>d</div> <div>m</div> <div>m</div> <div>y</div> <div>y</div> <div>y</div> <div>y</div>
Business occupation (if any) ④	

## ① Appointments

Private companies must appoint at least one director who is an individual. Public companies must appoint at least two directors, one of which must be an individual.

## ② Former name(s)

Please provide any previous names which have been used for business purposes in the last 20 years. Married women do not need to give former names unless previously used for business purposes.

## ③ Country/State of residence

This is in respect of your usual residential address as stated in Section D4.

## ④ Business occupation

If you have a business occupation, please enter here. If you do not, please leave blank.

## Additional appointments

If you wish to appoint more than one director, please use the 'Director appointments' continuation page.

D2

## Director's service address ⑤

Please complete the service address below. You must also fill in the director's usual residential address in **Section D4**.

Building name/number	
Street	
Post town	
County/Region	
Postcode	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
Country	

## ⑤ Service address

This is the address that will appear on the public record. This does not have to be your usual residential address.

Please state 'The Company's Registered Office' if your service address will be recorded in the proposed company's register of directors as the company's registered office.

If you provide your residential address here it will appear on the public record.

D3

## Signature ⑥

I consent to act as director of the proposed company named in **Section A1**.

Signature	<div>Signature</div> <div>X</div>
-----------	-----------------------------------

## ⑥ Signature

The person named above consents to act as director of the proposed company.

IN01

Application to register a company

**Corporate director****E1 Corporate director appointments ①**

Please use this section to list all the corporate directors taken on formation

Name of corporate body or firm

Building name/number

Street

Post town

County/Region

Postcode

Country

**① Additional appointments**

If you wish to appoint more than one corporate director, please use the 'Corporate director appointments' continuation page

**Registered or principal address**

This is the address that will appear on the public record. This address must be a physical location for the delivery of documents. It cannot be a PO box number (unless contained within a full address), DX number or LP (Legal Post in Scotland) number

**E2 Location of the registry of the corporate body or firm**

Is the corporate director registered within the European Economic Area (EEA)?

→ **Yes** Complete **Section E3** only→ **No** Complete **Section E4** only**E3 EEA companies ②**

Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register

Where the company/firm is registered ③

Registration number

**② EEA**

A full list of countries of the EEA can be found in our guidance [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

③ This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)

**E4 Non-EEA companies**

Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register

Legal form of the corporate body or firm

Governing law

If applicable, where the company/firm is registered ④

If applicable, the registration number

**④ Non-EEA**

Where you have provided details of the register (including state) where the company or firm is registered, you must also provide its number in that register

**E5 Signature ⑤**I consent to act as director of the proposed company named in **Section A1**.

Signature

Signature

X

X

**⑤ Signature**

The person named above consents to act as corporate director of the proposed company



IN01

Application to register a company

**Part 3 Statement of capital**

Does your company have share capital?

→ **Yes** Complete the sections below→ **No** Go to **Part 4 (Statement of guarantee)**.**F1 Share capital in pound sterling (£)**

Please complete the table below to show each class of shares held in pound sterling  
 If all your issued capital is in sterling, only complete **Section F1** and then go to **Section F4**

Class of shares (E g Ordinary/Preference etc )	Amount paid up on each share ①	Amount (if any) unpaid on each share ①	Number of shares ②	Aggregate nominal value ③
ORDINARY	£1 00	£0 00	14	£ 14 00
				£
				£
				£
<b>Totals</b>			14	£ 14 00

**F2 Share capital in other currencies**

Please complete the table below to show any class of shares held in other currencies  
 Please complete a separate table for each currency

Currency	Class of shares (E g Ordinary/Preference etc )	Amount paid up on each share ①	Amount (if any) unpaid on each share ①	Number of shares ②	Aggregate nominal value ③
	<b>Totals</b>				

Currency	Class of shares (E g Ordinary/Preference etc )	Amount paid up on each share ①	Amount (if any) unpaid on each share ①	Number of shares ②	Aggregate nominal value ③
	<b>Totals</b>				

**F3 Totals**

Please give the total number of shares and total aggregate nominal value of issued share capital

Total number of shares	14
Total aggregate nominal value ④	£14 00

④ **Total aggregate nominal value**  
 Please list total aggregate values in different currencies separately. For example £100 + €100 + \$10 etc

① Including both the nominal value and any share premium

③ Number of shares issued multiplied by nominal value of each share

**Continuation Pages**  
 Please use a Statement of Capital continuation page if necessary

② Total number of issued shares in this class

**F4****Statement of capital** (Prescribed particulars of rights attached to shares)

Please give the prescribed particulars of rights attached to shares for each class of share shown in the statement of capital share tables in **Sections F1 and F2**.

Class of share

ORDINARY

Prescribed particulars

①

- EACH SHARE SHALL BE ENTITLED TO ONE VOTE IN ANY CIRCUMSTANCES
- NO SHARE SHALL HAVE ANY RIGHT TO ANY DIVIDEND PAYMENTS OR ANY DISTRIBUTION OF ASSETS EXCEPT ON A WINDING UP
- EACH SHARE IS ENTITLED PARI PASSU TO PARTICIPATE IN A DISTRIBUTION ARISING FROM A WINDING UP OF THE COMPANY

**① Prescribed particulars of rights attached to shares**

The particulars are

- a particulars of any voting rights, including rights that arise only in certain circumstances,
- b particulars of any rights, as respects dividends, to participate in a distribution,
- c particulars of any rights, as respects capital, to participate in a distribution (including on winding up), and
- d whether the shares are to be redeemed or are liable to be redeemed at the option of the company or the shareholder and any terms or conditions relating to redemption of these shares

A separate table must be used for each class of share

**Continuation pages**

Please use the next page or a 'Statement of Capital (Prescribed particulars of rights attached to shares)' continuation page if necessary

# IN01

## Application to register a company

Class of share

Prescribed particulars

1

### 1 Prescribed particulars of rights attached to shares

The particulars are

- a particulars of any voting rights including rights that arise only in certain circumstances,
- b particulars of any rights, as respects dividends, to participate in a distribution,
- c particulars of any rights, as respects capital, to participate in a distribution (including on winding up), and
- d whether the shares are to be redeemed or are liable to be redeemed at the option of the company or the shareholder and any terms or conditions relating to redemption of these shares

A separate table must be used for each class of share

#### Continuation pages

Please use a 'Statement of capital (Prescribed particulars of rights attached to shares)' continuation page if necessary

# IN01

Application to register a company

**F5**

## Initial shareholdings

This section should only be completed by companies incorporating with share capital

Please complete the details below for each subscriber

The addresses will appear on the public record. These do not need to be the subscribers' usual residential address

### Initial shareholdings

Please list the company's subscribers in alphabetical order

Please use an 'Initial shareholdings' continuation page if necessary

Subscriber's details	Class of share	Number of shares	Currency	Nominal value of each share	Amount (if any) unpaid	Amount paid
Name PHILIP HAITH	ORDINARY	14	POUNDS STERLING	1 00		14 00
Address 4 OFFICE VILLAGE FORDER WAY HAMPTON PETERBOROUGH PE7 8GX						
Name						
Address						
Name						
Address						
Name						
Address						
Name						
Address						
Name						
Address						

IN01

Application to register a company

**Part 4****Statement of guarantee**

Is your company limited by guarantee?

- **Yes** Complete the sections below  
 → **No** Go to **Part 5** (Statement of compliance)

**G1****Subscribers**

Please complete this section if you are a subscriber of a company limited by guarantee. The following statement is being made by each and every person named below

I confirm that if the company is wound up while I am a member, or within one year after I cease to be a member, I will contribute to the assets of the company by such amount as may be required for

- payment of debts and liabilities of the company contracted before I cease to be a member,
- payment of costs, charges and expenses of winding up, and,
- adjustment of the rights of the contributors among ourselves, not exceeding the specified amount below

**1 Name**

Please use capital letters

**2 Address**

The addresses in this section will appear on the public record. They do not have to be the subscribers' usual residential address

**3 Amount guaranteed**

Any valid currency is permitted

**Continuation pages**

Please use a 'Subscribers' continuation page if necessary

**Subscriber's details**Forename(s) **1**Surname **1**Address **2**

Postcode

Amount guaranteed **3****Subscriber's details**Forename(s) **1**Surname **1**Address **2**

Postcode

Amount guaranteed **3****Subscriber's details**Forename(s) **1**Surname **1**Address **2**

Postcode

Amount guaranteed **3**

# IN01

Application to register a company

## Subscriber's details

Forename(s) ①	
Surname ①	
Address ②	
Postcode	
Amount guaranteed ③	

## Subscriber's details

Forename(s) ①	
Surname ①	
Address ②	
Postcode	
Amount guaranteed ③	

## Subscriber's details

Forename(s) ①	
Surname ①	
Address ②	
Postcode	
Amount guaranteed ③	

## Subscriber's details

Forename(s) ①	
Surname ①	
Address ②	
Postcode	
Amount guaranteed ③	

## Subscriber's details

Forename(s) ①	
Surname ①	
Address ②	
Postcode	
Amount guaranteed ③	

### ① Name

Please use capital letters

### ② Address

The addresses in this section will appear on the public record. They do not have to be the subscribers' usual residential address.

### ③ Amount guaranteed

Any valid currency is permitted

### Continuation pages

Please use a 'Subscribers' continuation page if necessary

IN01

Application to register a company

**Part 5****Statement of compliance**

This section must be completed by all companies

Is the application by an agent on behalf of all the subscribers?

- **No** Go to **Section H1** (Statement of compliance delivered by the subscribers)
- **Yes** Go to **Section H2** (Statement of compliance delivered by an agent)

**H1****Statement of compliance delivered by the subscribers ①**

Please complete this section if the application is not delivered by an agent for the subscribers of the memorandum of association

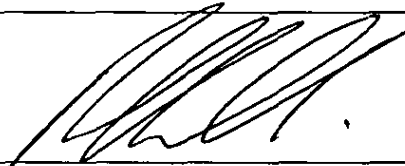
I confirm that the requirements of the Companies Act 2006 as to registration have been complied with

**① Statement of compliance delivered by the subscribers**  
Every subscriber to the memorandum of association must sign the statement of compliance

Subscriber's signature

Signature

X



X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

Subscriber's signature

Signature

X

X

**IN01**

Application to register a company

Subscriber's signature	Signature X	X
Subscriber's signature	Signature X	X
Subscriber's signature	Signature X	X
Subscriber's signature	Signature X	X

**Continuation pages**  
Please use a 'Statement of compliance delivered by the subscribers' continuation page if more subscribers need to sign

<b>H2</b>	<b>Statement of compliance delivered by an agent</b>	
Please complete this section if this application is delivered by an agent for the subscribers to the memorandum of association		
Agent's name	WOODFINES LLP	
Building name/number	6	
Street	BEDFORD ROAD	
Post town	SANDY	
County/Region	BEDFORDSHIRE	
Postcode	S G 1 9 1 E N	
Country	ENGLAND	
I confirm that the requirements of the Companies Act 2006 as to registration have been complied with		
Agent's signature	Signature X	X



IN01

## Application to register a company

**Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record

Contact name MR PETER MOUNT

Company name  
WOODFINES LLP

Address 6 BEDFORD ROAD

Post town SANDY

County/Region BEDFORDSHIRE

Postcode S G 1 9 1 E N

Country ENGLAND

DX 47801 SANDY

Telephone 01767 680251

**Certificate**

We will send your certificate to the presenters address (shown above) or if indicated to another address shown below

- ☐ At the registered office address (Given in Section A6)  
☐ At the agents address (Given in Section H2)

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following**

- ☒ You have checked that the proposed company name is available as well as the various rules that may affect your choice of name. More information can be found in guidance on our website
- ☐ If the name of the company is the same as one already on the register as permitted by The Company and Business Names (Miscellaneous Provisions) Regulations 2008, please attach consent
- ☒ You have used the correct appointment sections
- ☒ Any addresses given must be a physical location. They cannot be a PO Box number (unless part of a full service address), DX or LP (Legal Post in Scotland) number
- ☐ The document has been signed, where indicated
- ☐ All relevant attachments have been included
- ☒ You have enclosed the Memorandum of Association
- ☐ You have enclosed the correct fee

**Important information**

**Please note that all information on this form will appear on the public record, apart from information relating to usual residential addresses.**

**How to pay**

**A fee is payable on this form**  
 Make cheques or postal orders payable to 'Companies House'. For information on fees, go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

**Where to send**

**You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**  
 The Registrar of Companies, Companies House,  
 Crown Way, Cardiff, Wales, CF14 3UZ  
 DX 33050 Cardiff

**For companies registered in Scotland**  
 The Registrar of Companies, Companies House,  
 Fourth floor, Edinburgh Quay 2,  
 139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
 DX ED235 Edinburgh 1  
 or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**  
 The Registrar of Companies, Companies House,  
 Second Floor, The Linenhall, 32-38 Linenhall Street,  
 Belfast, Northern Ireland, BT2 8BG  
 DX 481 N R Belfast 1

**Section 243 exemption**

If you are applying for, or have been granted a section 243 exemption, please post this whole form to the different postal address below  
 The Registrar of Companies, PO Box 4082,  
 Cardiff, CF14 3WE

**Further information**


For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**

## COMPANY HAVING A SHARE CAPITAL

### Memorandum of association of 50 Stuart Road Residents Association Limited

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the company and to take at least one share

<i>Name of each subscriber</i>	<i>Authentication by each subscriber</i>
PHILIP HAITH	

---

Dated 17/4/2013

**ARTICLES OF ASSOCIATION**  
**OF**  
**50 STUART ROAD RESIDENTS ASSOCIATION LTD**

Index to the Articles

**PART 1. INTERPRETATION AND LIMITATION OF LIABILITY**

- 1        Defined terms
- 2        Exclusion of Model Articles
- 3        Liability of members
- 4        Objects of the Company
- 5        Membership

**PART 2. DIRECTORS**

**DIRECTORS' POWERS AND RESPONSIBILITIES**

- 6        Number of Directors
- 7        Directors' general authority
- 8        Shareholders' reserve power
- 9        Directors may delegate
- 10       Committees

**DECISION-MAKING BY DIRECTORS**

- 11       Directors to take decisions collectively
- 12       Unanimous decisions
- 13       Calling a Directors' meeting
- 14       Participation in Directors' meetings
- 15       Quorum for Directors' meetings
- 16       Chairing of Directors' meetings
- 17       Casting vote
- 18       Conflicts of interest
- 19       Records of decisions to be kept
- 20       Directors' discretion to make further rules

## **APPOINTMENT OF DIRECTORS**

- 21 Method of appointing Directors
- 22 Retirement of Directors
- 23 Termination of Director's appointment
- 24 Directors' remuneration
- 25 Directors' expenses

## **PART 3· SHARES AND DISTRIBUTIONS**

### **SHARES**

- 26 All shares to be fully paid up
- 27 Authorised Share Capital
- 28 Company not bound by less than absolute interests
- 29 Share certificates
- 30 Replacement share certificates
- 31 Share transfers to whom shares are to be transferred
- 32 Share transfers, method
- 33 Transmission of shares
- 34 Exercise of transmitters' rights
- 35 Transmitters bound by prior notices

### **DISTRIBUTIONS**

- 36 Dividends and other distributions

## **PART 4· DECISION-MAKING BY SHAREHOLDERS**

### **ORGANISATION OF GENERAL MEETINGS**

- 37 Calling general meetings
- 38 Attendance and speaking at general meetings
- 39 Quorum for general meetings
- 40 Chairing general meetings
- 41 Attendance and speaking by Directors and non-Shareholders
- 42 Adjournment

### **VOTING AT GENERAL MEETINGS**

- 43 Votes of members
- 44 Voting general
- 45 Errors and disputes
- 46 Poll votes

- 47        Content of Proxy Notices
- 48        Delivery of Proxy Notices

#### **PART 5: ADMINISTRATIVE ARRANGEMENTS**

- 49        Means of communication to be used
- 50        Company seals
- 51        No right to inspect accounts and other records

#### **DIRECTORS' INDEMNITY AND INSURANCE**

- 52        Indemnity
- 53        Insurance

## **PART 1**

### **INTERPRETATION; LIABILITY OF MEMBERS; OBJECTS OF THE COMPANY; ENTRENCHED PROVISIONS; MEMBERSHIP**

#### **1 Defined terms**

In the articles, unless the context requires otherwise--

'articles'	means the Company's articles of association
'Bankruptcy'	includes individual insolvency proceedings in a jurisdiction other than England and Wales or Northern Ireland which have an effect similar to that of Bankruptcy
'Chairman'	has the meaning given in article 17
'Chairman of the meeting'	has the meaning given in article 41
'Commercial Unit'	means that commercial unit referred to as the B1 studio unit located on the ground floor of the Property
'Company'	means the Company known as 50 Stuart Road Residents Association Ltd whose registered office is at 50 Stuart Road, London, SE15 3BE
'Companies Acts'	means the Companies Acts (as defined in section 2 of the Companies Act 2006), in so far as they apply to the Company
'Developer'	means Stuart Road Limited (company number 07567372) whose registered office is at 4 Office Village, Forder Way, Hampton, Peterborough, PE7 8GX the registered proprietor for the time being of the freehold estate in the Property
'Developer's Director'	means the Developer's Initial Director and such other person(s) as the Developer may appoint as Director of the Company under article 22(1)
'Developer's Initial Director'	means Philip Haith of 4 Office Village, Forder Way, Hampton, Peterborough PE7 8GX or such other person as the Developer may appoint
'Director'	means a Director of the Company, and includes any person occupying the position of Director, by whatever name called

'document'	includes, unless otherwise specified, any document sent or supplied in electronic form
'electronic form'	has the meaning given in section 1168 of the Companies Act 2006
'Eligible Members'	has the meaning given in section 289 of the Companies Act 2006
'Flat'	means any one of the thirteen residential flats that form part of the Property and any other residential flat created within the Property
'Flat Lease'	means a lease of a Flat granted by the Developer
'Flat Owner'	means the owner for the time being of a Flat Lease and includes a person who is entitled to be registered at the Land Registry as owner of a Flat Lease
'fully paid'	in relation to a share, means that the nominal value and any premium to be paid to the Company in respect of that share have been paid to the Company
'hard copy form'	has the meaning given in section 1168 of the Companies Act 2006
'Holder'	in relation to shares means the person whose name is entered in the register of members as the Holder of the shares
'instrument'	means a document in hard copy form
'Model Articles'	has the meaning given in section 19 of the Companies Act 2006
'objects'	has the meaning given in article 4
'ordinary resolution'	has the meaning given in section 282 of the Companies Act 2006
'paid'	means paid or credited as paid
'Property'	means the 13 residential flats, the Commercial Unit, the communal parts, gardens and grounds that are collectively known as 50 Stuart Road, Peckham, London, SE15 3BE
'Proxy Notice'	has the meaning given in article 48
'Qualifying Person'	has the meaning given in section 318 of the Companies Act 2006

'Shareholder'	means a person who is the Holder of a share
'shares'	means shares in the Company
'special resolution'	has the meaning given in section 283 of the Companies Act 2006
'Subsidiary'	has the meaning given in section 1159 of the Companies Act 2006
'Transfer Date'	means the date on which the Developer transfers to the Company the freehold estate in the whole of the Property subject to the Flat Leases, any lease of the Commercial Unit and the lease of the electricity sub-station so that the Company becomes entitled to be registered at the Land Registry as the proprietor of the freehold estate immediately expectant in reversion to the premises comprised in the Flat Leases, any lease of the Commercial Unit and the lease of the electricity sub-station
'Transmittee'	means a person entitled to a share by reason of the death or Bankruptcy of a Shareholder or otherwise by operation of law
'writing'	means the representation or reproduction of words, symbols or other information in a visible form by any method or combination of methods, whether sent or supplied in electronic form or otherwise

Unless the context otherwise requires, other words or expressions contained in these articles bear the same meaning as in the Companies Act 2006 as in force on the date when these articles become binding on the Company

## **2 Exclusion of Model Articles**

These articles exclude the Model Articles

## **3 Liability of members**

The liability of the members on any form of winding up of the company is limited to the amount, if any, unpaid, whether as to nominal value or premium, on the shares held by them



#### **4 Objects of the Company**

The objects of the Company are to

- (a) acquire the freehold or, if appropriate, a long leasehold of the Property,
- (b) manage and maintain the Property in accordance with the terms of any lease of the Commercial Unit, the Flat Leases and, if appropriate, any long leasehold of the Property,
- (c) provide services to the Flat Owners and occupiers of the Flats and the Commercial Unit (whether members or otherwise) forming part of the Property
- (d) to collect the rents, service charges, insurance rent and other income of the Property and to apply the service charge in furthering its compliance with clause 4(b) and (c) above, and
- (e) to hold the Property for the benefit of the members

#### **5 Membership**

- (1) No person other than the following may be a member of the Company--
  - (a) the subscriber to the memorandum,
  - (b) the Developer, or
  - (c) a Flat Owner
- (2) Every Director (other than a Developer's Director) must be a member of the Company
- (3) Each Flat Owner will hold one share for each Flat owned by that Flat Owner
- (4) Where two or more persons are the Flat Owner of a Flat they together constitute one member, and the person first named in the register of members may exercise all voting and other rights and powers vested in that member to the exclusion of the other Flat Owners of that Flat All such Flat Owners shall be subject jointly and severally to any liability imposed on that member under or pursuant to the articles
- (5) If two or more persons are the Flat Owner of a Flat and together constitute one member but the first named person in the register between the Flat Owner is not present at any meeting but any other member is present, that member may vote in the order of seniority on the register
- (6) Where a person is a Flat Owner under more than one Flat Lease, or is both a Flat Owner and the Developer or a nominee of the Developer he shall (except where any article provides otherwise) be treated under the articles as a separate member in respect of

each of his several capacities as Flat Owner or Developer or nominee of the Developer as the case may be

## **PART 2**

### **DIRECTORS**

#### **DIRECTORS' POWERS AND RESPONSIBILITIES**

##### **6 Number of Directors**

- (1) Upon incorporation of the Company, the Developer's Initial Director shall be the sole Director of the Company until the Developer appoints another Developer's Director or a Flat Owner is appointed Director. The Developer's Initial Director shall remain a Director of the Company until his retirement in accordance with article 23
- (2) For the avoidance of doubt, the Developer is not required to be a Director of the Company
- (3) After the Transfer Date, unless otherwise determined by ordinary resolution, the number of Directors shall be not less than 2 and not more than 6
- (4) Where two or more persons are the Flat Owner of a Flat only one of them may be elected as a Director of the Company at any one time

##### **7 Directors' general authority**

Subject to the articles, the Directors are responsible for the management of the Company's business in accordance with its objects, for which purpose they may exercise all the powers of the Company

##### **8 Shareholders' reserve power**

- (1) Except with the authority of a special resolution the Directors may not sell, dispose of, charge, or transfer the business, property and undertaking of the Company, or any part thereof, for any consideration
- (2) The Shareholders may, by special resolution, direct the Directors to take, or refrain from taking, specified action
- (3) No such special resolution invalidates anything which the Directors have validly done before the passing of the resolution

**9 Directors may delegate**

- (1) Subject to the articles, the Directors may delegate any of the powers which are conferred on them under the articles--
- (a) to a Director or to a committee including at least one Director,
  - (b) by such means (including by power of attorney),
  - (c) to such an extent,
  - (d) in relation to such matters or territories, and
  - (e) on such terms and conditions,
- as they think fit
- (2) If the Directors so specify, any such delegation may authorise further delegation of the Directors' powers by any person to whom they are delegated
- (3) The Directors may revoke any delegation in whole or in part, or alter its terms and conditions

**10 Committees**

- (1) Committees to which the Directors delegate any of their powers must follow procedures which are based as far as they are applicable on those provisions of the articles which govern the taking of decisions by Directors
- (2) The Directors may make rules of procedure for all or any committees, which prevail over rules derived from the articles if they are not consistent with them
- (3) No person who is not a Flat Owner or a Developer's Director may be appointed to any Committee unless such appointment is approved by an ordinary resolution of the members of the Company

**DECISION-MAKING BY DIRECTORS**

**11 Directors to take decisions collectively**

The general rule about decision-making by Directors is that any decision of the Directors must be either a majority decision at a meeting or a decision taken in accordance with article 12

**12 Unanimous decisions**

- (1) A decision of the Directors is taken in accordance with this article when all eligible Directors indicate to each other by any means that they share a common view on a matter
- (2) Such a decision may take the form of a resolution in writing, copies of which have been signed by each eligible Director or to which each eligible Director has otherwise indicated agreement in writing
- (3) References in this article to eligible Directors are to Directors who would have been entitled to vote on the matter had it been proposed as a resolution at a Directors' meeting
- (4) A decision may not be taken in accordance with this article if the eligible Directors would not have formed a quorum at such a meeting

**13 Calling a Directors' meeting**

- (1) Any Director may call a Directors' meeting by giving notice of the meeting to the Directors or by authorising the company secretary (if any) to give such notice
- (2) Notice of any Directors' meeting must indicate--
  - (a) its proposed date and time,
  - (b) where it is to take place, and
  - (c) if it is anticipated that Directors participating in the meeting will not be in the same place, how it is proposed that they should communicate with each other during the meeting
- (3) Notice of a Directors' meeting must be given to each Director, but need not be in writing
- (4) Notice of a Directors' meeting need not be given to Directors who waive their entitlement to notice of that meeting, by giving notice to that effect to the Company not more than 7 days after the date on which the meeting is held. Where such notice is given after the meeting has been held, that does not affect the validity of the meeting, or of any business conducted at it

**14 Participation in Directors' meetings**

- (1) Subject to the articles, Directors participate in a Directors' meeting, or part of a Directors' meeting, when--

- (a) the meeting has been called and takes place in accordance with the articles, and
  - (b) they can each communicate to the others any information or opinions they have on any particular item of the business of the meeting
- (2) In determining whether Directors are participating in a Directors' meeting, it is irrelevant where any Director is or how they communicate with each other
- (3) If all the Directors participating in a meeting are not in the same place, they may decide that the meeting is to be treated as taking place wherever any of them is

#### **15 Quorum for Directors' meetings**

- (1) At a Directors' meeting, unless a quorum is participating, no proposal is to be voted on, except a proposal to call another meeting
- (2) After the Transfer Date, the quorum for Directors' meetings may be fixed from time to time by a decision of the Directors, but it must never be less than two, and unless otherwise fixed it is two
- (3) Until the Transfer Date, the quorum must include a Developer's Director participating in the meeting
- (4) From the date of incorporation until the appointment of a Developer's Director or a Flat Owner as a second Director (whichever is sooner), the quorum required for a Directors' meeting shall be one
- (5) If the total number of Directors for the time being is less than the quorum required, the Directors must not take any decision other than a decision—
  - (a) to appoint further Directors, or
  - (b) to call a general meeting so as to enable the Shareholders to appoint further Directors

#### **16 Chairing of Directors' meetings**

- (1) The Directors may from time to time by majority decision decide to appoint a Director to chair their meetings
- (2) Until the Transfer Date, the person so appointed must be a Developer's Director
- (3) The person so appointed for the time being is known as the Chairman
- (4) On the Transfer Date, the appointment of a Developer's Director as Chairman shall terminate and the Directors shall appoint one of the other Directors (who is not a Developer's Director) to chair their meetings

- (5) The Directors may terminate the Chairman's appointment at any time
  - (6) If the Chairman is not participating in a Directors' meeting within 10 minutes of the time at which it was to start, the participating Directors must appoint one of themselves to chair it
- 17 Casting vote**
- The Chairman (if any) of a meeting of the Directors shall not have a second or casting vote if the number of votes for or against are equal
- 18 Conflicts of interest**
- (1) If a proposed decision of the Directors is concerned with an actual or proposed transaction or arrangement with the Company in which a Director is interested, that Director is not to be counted as participating in the decision-making process for quorum or voting purposes
  - (2) But if paragraph (3) applies, a Director who is interested in an actual or proposed transaction or arrangement with the Company is to be counted as participating in the decision-making process for quorum and voting purposes
  - (3) This paragraph applies when--
    - (a) the Company by ordinary resolution disapplies the provision of the articles which would otherwise prevent a Director from being counted as participating in the decision-making process,
    - (b) the Director's interest cannot reasonably be regarded as likely to give rise to a conflict of interest, or
    - (c) the Director's conflict of interest arises from a permitted cause
  - (4) For the purposes of this article, the following are permitted causes--
    - (a) a guarantee given, or to be given, by or to a Director in respect of an obligation incurred by or on behalf of the Company or any of its subsidiaries,
    - (b) subscription, or agreement to subscribe, for shares or other securities of the Company or any of its subsidiaries, or to underwrite, sub-underwrite, or guarantee subscription for any such shares or securities,
    - (d) in the case of a Developer's Director, the Director's relationship with the Developer, and
    - (e) the Director being a Flat Owner

- (5) For the purposes of this article, references to proposed decisions and decision-making processes include any Directors' meeting or part of a Directors' meeting
- (6) Subject to paragraph (7), if a question arises at a meeting of Directors or of a committee of Directors as to the right of a Director to participate in the meeting (or part of the meeting) for voting or quorum purposes, the question may, before the conclusion of the meeting, be referred to the Chairman whose ruling in relation to any Director other than the Chairman is to be final and conclusive
- (7) If any question as to the right to participate in the meeting (or part of the meeting) should arise in respect of the Chairman, the question is to be decided by a decision of the Directors at that meeting, for which purpose the Chairman is not to be counted as participating in the meeting (or that part of the meeting) for voting or quorum purposes

**19 Records of decisions to be kept**

The Directors must ensure that the Company keeps a record, in writing, for at least 10 years from the date of the decision recorded, of every unanimous or majority decision taken by the Directors

**20 Directors' discretion to make further rules**

Subject to the articles, the Directors may make any rule which they think fit about how they take decisions, and about how such rules are to be recorded or communicated to Directors

### **APPOINTMENT OF DIRECTORS**

**21 Method of appointing Directors**

- (1) Until the Transfer Date the Developer may by notice in writing to the Company appoint up to 3 persons to be a Developer's Director (including the Developer's Initial Director) and may by like notice remove any Developer's Director and may appoint another person in his place
- (2) Subject to the articles, any person who is willing to act as a Director, and is permitted by law to do so, may be appointed to be a Director--
  - (a) by ordinary resolution, or
  - (b) by a decision of the Directors

- (3) In any case where, as a result of death, the Company has no Shareholders and no Directors, the personal representatives of the last Shareholder to have died have the right, by notice in writing, to appoint a person to be a Director
- (4) For the purposes of paragraph (3), where 2 or more Shareholders die in circumstances rendering it uncertain who was the last to die, a younger Shareholder is deemed to have survived an older Shareholder
- (5) Immediately after the Transfer Date, if the number of Directors (excluding the Developer's Directors) is less than two, the current Directors, including the Developer's Directors, must appoint Directors so that the number of Directors (excluding the Developer's Directors) is two or more

## **22 Retirement of Directors**

Immediately after the Transfer Date all Developer's Directors then holding office shall cease to be Directors of the Company

## **23 Termination of Director's appointment**

A person ceases to be a Director as soon as--

- (a) that person ceases to be a Director by virtue of any provision of the Companies Act 2006 or is prohibited from being a Director by law,
- (b) a Bankruptcy order is made against that person,
- (c) a composition is made with that person's creditors generally in satisfaction of that person's debts,
- (d) a registered medical practitioner who is treating that person gives a written opinion to the Company stating that that person has become physically or mentally incapable of acting as a Director and may remain so for more than three months,
- (e) by reason of that person's mental health, a court makes an order which wholly or partly prevents that person from personally exercising any powers or rights which that person would otherwise have,
- (f) notification is received by the Company from the Director that the Director is resigning from office, and such resignation has taken effect in accordance with its terms,
- (g) not being a Developer's Director, he ceases to be a member of the Company, or
- (h) they cease to be Flat Owner



**24 Directors' remuneration**

- (1) Directors may undertake any services for the Company that the Directors decide
- (2) No Director (including a Developer's Director) shall be entitled to any remuneration from the Company

**25 Directors' expenses**

The Company with the approval of an ordinary resolution may pay any reasonable expenses which the Directors properly incur in connection with their attendance at--

- (a) meetings of Directors or committees of Directors,
  - (b) general meetings,
- or otherwise in connection with the exercise of their powers and the discharge of their responsibilities in relation to the Company

**PART 3**

**SHARES AND DISTRIBUTIONS**

**SHARES**

**26 All shares to be fully paid up**

- (1) No share is to be issued for less than the aggregate of its nominal value and any premium to be paid to the Company in consideration for its issue

**27 Authorised share capital**

- (1) The authorised share capital of the Company shall be the 14 ordinary shares issued on incorporation
- (2) Save to the extent authorised by these articles, or authorised from time to time by a special resolution of the Shareholders, the Directors shall not exercise any power to allot shares or to grant rights to subscribe for, or to convert any security into, any shares in the Company

**28 Company not bound by less than absolute interests**

Except as required by law, no person is to be recognised by the Company as holding any share upon any trust, and except as otherwise required by law or the articles, the

Company is not in any way to be bound by or recognise any interest in a share other than the Holder's absolute ownership of it and all the rights attaching to it

**29 Share certificates**

- (1) The Company must issue each Shareholder, free of charge, with one or more certificates in respect of the shares which that Shareholder holds
- (2) Every certificate must specify--
  - (a) in respect of how many shares, of what class, it is issued,
  - (b) the nominal value of those shares,
  - (c) that the shares are fully paid, and
  - (d) any distinguishing numbers assigned to them
- (3) No certificate may be issued in respect of shares of more than one class
- (4) If more than one person holds a share, only one certificate may be issued in respect of it
- (5) Certificates must be executed in accordance with the Companies Acts

**30 Replacement share certificates**

- (1) If a certificate issued in respect of a Shareholder's shares is--
  - (a) damaged or defaced, or
  - (b) said to be lost, stolen or destroyed,that Shareholder is entitled to be issued with a replacement certificate in respect of the same shares
- (2) A Shareholder exercising the right to be issued with such a replacement certificate--
  - (a) may at the same time exercise the right to be issued with a single certificate or separate certificates,
  - (b) must return the certificate which is to be replaced to the Company if it is damaged or defaced, and
  - (c) must comply with such conditions as to evidence, indemnity and the payment of a reasonable fee as the Directors decide

**31 Share transfers: to whom shares are to be transferred**

- (1) A member shall transfer his shares at the time and to the person prescribed below as follows--
  - (a) on the Transfer Date the Developer and the subscriber to the memorandum must transfer their shares to one or more of the Flat Owners,

- (b) on the transfer of his Flat Lease a Flat Owner must transfer his shares to the transferee of the Flat Lease, or
  - (c) if a Flat Lease ('the Former Lease') held by a member is forfeited or surrendered or otherwise comes to an end, the member shall, when a new lease is granted of the same premises as were comprised in the Former Lease, transfer his shares to the Flat Owner under that new lease
- (2) If the Developer or the Developer's Initial Director or a Flat Owner fails to transfer his shares in accordance with paragraph (1) of this article the Directors may at their discretion appoint some person to sign an instrument of transfer of those shares on his behalf
  - (3) The Developer may not transfer his shares except to any successor of his as developer or to the Developer's Initial Director or in accordance with paragraph (1)(a) of this article
  - (4) The Developer's Initial Director may not transfer his shares except to any successor of his as a Developer's Director or to the Developer or in accordance with paragraph 1(a) of this article
  - (5) A Flat Owner may not transfer his shares except in accordance with paragraph (1)(b) or (c) of this article

## **32 Share transfers, method**

- (1) Shares may be transferred by means of an instrument of transfer in any usual form or any other form approved by the Directors, which is executed by or on behalf of the transferor
- (2) The Directors shall register the transfer of a share permitted or required by, and made in accordance with, the articles and shall not register any other transfer of a share
- (3) No fee may be charged for registering any instrument of transfer or other document relating to or affecting the title to any share
- (4) The Company may retain any instrument of transfer which is registered
- (5) The transferor remains the Holder of a share until the transferee's name is entered in the register of members as Holder of it
- (6) If the Directors refuse to register the transfer of a share, the instrument of transfer must be returned to the transferee with the notice of refusal unless they suspect that the proposed transfer may be fraudulent

**33        Transmission of shares**

- (1)        If title to a share passes to a Transmittree, the Company may only recognise the Transmittree as having any title to that share
- (2)        A Transmittree who produces such evidence of entitlement to shares as the Directors may properly require—
  - (a)        may, subject to the articles, choose either to become the Holder of those shares or to have them transferred to another person who is entitled to the shares as stated in these articles, and
  - (b)        subject to the articles, and pending any transfer of the shares to another person, has the same rights as the Holder had
- (3)        But Transmittrees do not have the right to attend or vote at a general meeting, or agree to a proposed written resolution, in respect of shares to which they are entitled, by reason of the Holder's death or Bankruptcy or otherwise, unless they become the holders of those shares

**34        Exercise of Transmittrees' rights**

- (1)        Transmittrees who wish to become the Holders of shares to which they have become entitled must notify the Company in writing of that wish
- (2)        If the Transmittree wishes to have a share transferred to another person, the Transmittree must execute an instrument of transfer in respect of it
- (3)        Any transfer made or executed under this article is to be treated as if it were made or executed by the person from whom the Transmittree has derived rights in respect of the share, and as if the event which gave rise to the transmission had not occurred

**35        Transmittrees bound by prior notices**

If a notice is given to a Shareholder in respect of shares and a Transmittree is entitled to those shares, the Transmittree is to be bound by the notice if it was given to the Shareholder before the Transmittree's name has been entered in the register of members

## **DISTRIBUTIONS**

### **36 Dividends and other distributions**

The Company shall not have power to pay or declare any dividend or bonus or make any distribution of any assets to the members except on a winding up provided that nothing in this article shall prevent the payment of proper remuneration or fees to any person employed by or providing services to the Company nor the payment of interest at a rate not exceeding 10% a year on money lent by a member to the Company

## **PART 4**

### **DECISION-MAKING BY SHAREHOLDERS**

### **ORGANISATION OF GENERAL MEETINGS**

### **37 Calling general meetings**

- (1) From the date of incorporation until the appointment of a Developer's Director or a Flat Owner as a second Director (whichever is sooner), the sole Director may call a general meeting of the Company
- (2) Thereafter, if—
  - (a) the Company has no Directors or fewer than two Directors, and
  - (b) the Director (if any) is unable or unwilling to appoint sufficient Directors to make up a quorum or to call a general meeting to do so,then two or more members may call a general meeting or may instruct the Company secretary (if any) to do so for the purpose of appointing one or more Directors

### **38 Attendance and speaking at general meetings**

- (1) A person is able to exercise the right to speak at a general meeting when that person is in a position to communicate to all those attending the meeting, during the meeting, any information or opinions which that person has on the business of the meeting
- (2) A person is able to exercise the right to vote at a general meeting when—
  - (a) that person is able to vote, during the meeting, on resolutions put to the vote at the meeting, and

- (b) that person's vote can be taken into account in determining whether or not such resolutions are passed at the same time as the votes of all the other persons attending the meeting
- (3) The Directors may make whatever arrangements they consider appropriate to enable those attending a general meeting to exercise their rights to speak or vote at it
- (4) In determining attendance at a general meeting, it is immaterial whether any two or more members attending it are in the same place as each other
- (5) Two or more persons who are not in the same place as each other attend a general meeting if their circumstances are such that if they have (or were to have) rights to speak and vote at that meeting, they are (or would be) able to exercise them

### **39 Quorum for general meetings**

- (1) No business other than the appointment of the Chairman of the meeting is to be transacted at a general meeting if the persons attending it do not constitute a quorum
- (2) Two qualifying persons shall be a quorum But until the Transfer Date at least one of those must be--
  - (a) the Developer,
  - (b) a Developer's Director, or
  - (c) a person appointed as the proxy of the Developer or the Developer's Director in relation to the meeting
- (3) If at any time the total number of members of the Company is less than two, then the quorum for general meetings as stated in article 39(2) shall not apply until such time as the number of members of the Company rises to two or more

### **40 Chairing general meetings**

- (1) If the Directors have appointed a Chairman, the Chairman shall chair general meetings if present and willing to do so
- (2) If the Directors have not appointed a Chairman, or if the Chairman is unwilling to chair the meeting or is not present within 10 minutes of the time at which a meeting was due to start--
  - (a) the Directors present, or
  - (b) (if no Directors are present), the meeting,
 must, until the Transfer Date, appoint a Developer's Director (if present and willing to do so) or, if no Developer's Director is present and willing to do so, any other Director or

- Shareholder to chair the meeting, and must, on or after the Transfer Date, appoint a Director or Shareholder to chair the meeting
- (3) The appointment of the Chairman of the meeting must be the first business of the meeting
  - (4) The person chairing a meeting in accordance with this article is referred to as 'the Chairman of the meeting'

#### **41 Attendance and speaking by Directors and non-Shareholders**

The Chairman of the meeting may permit other persons who are not--

- (a) Shareholders of the Company, or
  - (b) otherwise entitled to exercise the rights of Shareholders in relation to general meetings,
- to attend and speak at a general meeting

#### **42 Adjournment**

- (1) If the persons attending a general meeting within half an hour of the time at which the meeting was due to start do not constitute a quorum, or if during a meeting a quorum ceases to be present, the Chairman of the meeting must adjourn it
- (2) The Chairman of the meeting may adjourn a general meeting at which a quorum is present if--
  - (a) the meeting consents to an adjournment, or
  - (b) it appears to the Chairman of the meeting that an adjournment is necessary to protect the safety of any person attending the meeting or ensure that the business of the meeting is conducted in an orderly manner
- (3) The Chairman of the meeting must adjourn a general meeting if directed to do so by the meeting
- (4) When adjourning a general meeting, the Chairman of the meeting must--
  - (a) either specify the time and place to which it is adjourned or state that it is to continue at a time and place fixed by the Directors, and
  - (b) have regard to any directions as to the time and place of any adjournment which have been given by the meeting
- (5) If the continuation of an adjourned meeting is to take place more than 14 days after it was adjourned, the Company must give at least 7 clear days' notice of it (that is, excluding the day of the adjourned meeting and the day on which the notice is given)--

- (a) to the same persons to whom notice of the Company's general meetings is required to be given, and
- (b) containing the same information which such notice is required to contain
- (6) No business may be transacted at an adjourned meeting which could not properly have been transacted at the meeting if the adjournment had not taken place

### **VOTING AT GENERAL MEETINGS**

#### **43 Votes of members**

Subject to any rights or restrictions attached to any shares--

- (a) on a show of hands every member who (being an individual) is present in person or (being a corporation) is present by a duly authorised representative, not being himself a member entitled to vote, shall have one vote, and article 6(7) shall not apply,
- (b) on a poll every member shall have one vote and article 6(7) shall apply, and
- (c) until the Transfer Date and notwithstanding paragraphs (a) and (b) of this article the Developer's Directors together shall have the number of votes equal to 4 times the number of issued shares of the company

#### **44 Voting: general**

A resolution put to the vote of a general meeting must be decided on a show of hands unless a poll is duly demanded in accordance with the articles

#### **45 Errors and disputes**

- (1) No objection may be raised to the qualification of any person voting at a general meeting except at the meeting or adjourned meeting at which the vote objected to is tendered, and every vote not disallowed at the meeting is valid
- (2) Any such objection must be referred to the Chairman of the meeting, whose decision is final

#### **46 Poll votes**

- (1) A poll on a resolution may be demanded--
  - (a) in advance of the general meeting where it is to be put to the vote, or
  - (b) at a general meeting, either before a show of hands on that resolution or immediately after the result of a show of hands on that resolution is declared



- (2) A poll may be demanded by--
  - (a) the Chairman of the meeting,
  - (b) the Directors,
  - (c) two or more persons having the right to vote on the resolution, or
  - (d) a person or persons representing not less than one tenth of the total voting rights of all the Shareholders having the right to vote on the resolution
- (3) A demand for a poll may be withdrawn if--
  - (a) the poll has not yet been taken, and
  - (b) the Chairman of the meeting consents to the withdrawal
- (4) Polls must be taken immediately and in such manner as the Chairman of the meeting directs

#### **47 Content of Proxy Notices**

- (1) Proxies may only validly be appointed by a notice in writing (a 'Proxy Notice') which--
  - (a) states the name and address of the Shareholder appointing the proxy,
  - (b) identifies the person appointed to be that Shareholder's proxy and the general meeting in relation to which that person is appointed,
  - (c) is signed by or on behalf of the Shareholder appointing the proxy, or is authenticated in such manner as the Directors may determine, and
  - (d) is delivered to the Company in accordance with the articles and any instructions contained in the notice of the general meeting to which they relate
- (2) The Company may require Proxy Notices to be delivered in a particular form, and may specify different forms for different purposes
- (3) Proxy Notices may specify how the proxy appointed under them is to vote (or that the proxy is to abstain from voting) on one or more resolutions
- (4) Unless a Proxy Notice indicates otherwise, it must be treated as--
  - (a) allowing the person appointed under it as a proxy discretion as to how to vote on any ancillary or procedural resolutions put to the meeting, and
  - (b) appointing that person as a proxy in relation to any adjournment of the general meeting to which it relates as well as to the meeting itself

#### **48 Delivery of Proxy Notices**

- (1) A person who is entitled to attend, speak or vote (either on a show of hands or on a poll) at a general meeting remains so entitled in respect that meeting or any adjournment of it,

even though a valid Proxy Notice has been delivered to the Company by or on behalf of that person

- (2) An appointment under a Proxy Notice may be revoked by delivering to the Company a notice in writing given by or on behalf of the person by whom or on whose behalf the Proxy Notice was given
- (3) A notice revoking a proxy appointment only takes effect if it is delivered before the start of the meeting or adjourned meeting to which it relates
- (4) If a Proxy Notice is not executed by the person appointing the proxy, it must be accompanied by written evidence of the authority of the person who executed it to execute it on the appointor's behalf

## **PART 5**

### **ADMINISTRATIVE ARRANGEMENTS**

#### **49 Means of communication to be used**

- (1) Subject to the articles, anything sent or supplied by or to the Company under the articles may be sent or supplied in any way in which the Companies Act 2006 provides for documents or information which are authorised or required by any provision of that Act to be sent or supplied by or to the Company
- (2) Subject to the articles, any notice or document to be sent or supplied to a Director in connection with the taking of decisions by Directors may also be sent or supplied by the means by which that Director has asked to be sent or supplied with such notices or documents for the time being
- (3) A Director may agree with the Company that notices or documents sent to that Director in a particular way are to be deemed to have been received within a specified time of their being sent, and for the specified time to be less than 48 hours

#### **50 Company seals**

- (1) Any common seal may only be used by the authority of the Directors
- (2) The Directors may decide by what means and in what form any common seal is to be used

- (3) Unless otherwise decided by the Directors, if the Company has a common seal and it is affixed to a document, the document must also be signed by at least one authorised person in the presence of a witness who attests the signature
- (4) For the purposes of this article, an authorised person is--
  - (a) any Director of the Company,
  - (b) the company secretary (if any), or
  - (c) any person authorised by the Directors for the purpose of signing documents to which the common seal is applied

**51 No right to inspect accounts and other records**

Except as provided by law or authorised by the Directors or an ordinary resolution of the Company, no person is entitled to inspect any of the Company's accounting or other records or documents merely by virtue of being a Shareholder

**DIRECTORS' INDEMNITY AND INSURANCE**

**52 Indemnity**

- (1) Subject to paragraph (2), a relevant Director of the Company or an associated company may be indemnified out of the Company's assets against--
  - (a) any liability incurred by that Director in connection with any negligence, default, breach of duty or breach of trust in relation to the Company or an associated company,
  - (b) any liability incurred by that Director in connection with the activities of the Company or an associated company in its capacity as a trustee of an occupational pension scheme (as defined in section 235(6) of the Companies Act 2006),
  - (c) any other liability incurred by that Director as an officer of the Company or an associated company
- (2) This article does not authorise any indemnity which would be prohibited or rendered void by any provision of the Companies Acts or by any other provision of law
- (3) In this article--
  - (a) companies are associated if one is a Subsidiary of the other or both are subsidiaries of the same body corporate, and

- (b) a 'relevant Director' means any Director or former Director of the Company or an associated company

**53 Insurance**

(1) The Directors may decide to purchase and maintain insurance, at the expense of the Company, for the benefit of any relevant Director in respect of any relevant loss

(2) In this article—

- (a) a 'relevant Director' means any Director or former Director of the Company or an associated company,
- (b) a 'relevant loss' means any loss or liability which has been or may be incurred by a relevant Director in connection with that Director's duties or powers in relation to the Company, any associated company or any pension fund or employees' share scheme of the Company or associated company, and
- (c) companies are associated if one is a Subsidiary of the other or both are subsidiaries of the same body corporate