

**FILE COPY**



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

Company Number **11282221**

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

**18 LADYSMITH ROAD (FREEHOLD) 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 and Wales

Given at Companies House, Cardiff, on **29th March 2018**



\* N112822216 \*



**Companies House**



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



Companies House

**IN01**<sub>(ef)</sub>

**Application to register a company**



Received for filing in Electronic Format on the: **28/03/2018**

X72PMC16

*Company Name in full:* **18 LADYSMITH ROAD (FREEHOLD) LIMITED**

*Company Type:* **Private company limited by shares**

*Situation of Registered Office:* **England and Wales**

*Proposed Registered Office Address:* **869 HIGH ROAD  
LONDON  
UNITED KINGDOM N12 8QA**

*Sic Codes:* **98000**

*Company Director* 1

*The subscribers confirm that the person named has consented to act as a director.*

## *Company Director*      2

*Type:*                                      **Person**

*Full Forename(s):*                      **MR TAL CHAIM**

*Surname:*                                **SHAKI**

*Service Address:*                      **FLAT 2 18 LADYSMITH ROAD  
ENFIELD  
MIDDLESEX  
UNITED KINGDOM EN1 3AA**

*Country/State Usually  
Resident:*                                **UNITED KINGDOM**

*Date of Birth:*    **\*\*/05/1974**                                      *Nationality:*    **BRITISH**

*Occupation:*    **DIRECTOR**

*The subscribers confirm that the person named has consented to act as a director.*

## *Statement of Capital (Share Capital)*

---

<i>Class of Shares:</i>	<b>ORDINARY</b>	<i>Number allotted</i>	<b>5</b>
<i>Currency:</i>	<b>GBP</b>	<i>Aggregate nominal value:</i>	<b>5</b>
<i>Prescribed particulars</i>			

**ORDINARY SHARES HAVE FULL RIGHTS IN THE COMPANY WITH RESPECT TO VOTING, DIVIDENDS AND DISTRIBUTIONS**

---

### **Statement of Capital (Totals)**

---

<i>Currency:</i>	<b>GBP</b>	<i>Total number of shares:</i>	<b>5</b>
		<i>Total aggregate nominal value:</i>	<b>5</b>
		<i>Total aggregate unpaid:</i>	<b>0</b>

## *Initial Shareholdings*

---

<i>Name:</i>	<b>NIGEL SPENCER CAREY</b>		
<i>Address</i>	<b>35 CONNAUGHT AVENUE ENFIELD MIDDLESEX UNITED KINGDOM EN1 3BE</b>	<i>Class of Shares:</i>	<b>ORDINARY</b>
		<i>Number of shares:</i>	<b>1</b>
		<i>Currency:</i>	<b>GBP</b>
		<i>Nominal value of each share:</i>	<b>1</b>
		<i>Amount unpaid:</i>	<b>0</b>
		<i>Amount paid:</i>	<b>1</b>
<i>Name:</i>	<b>JOSE JORGE DE GOUVEIA MENDES</b>		
<i>Address</i>	<b>14 AMERY GARDENS LONDON UNITED KINGDOM NW10 3AJ</b>	<i>Class of Shares:</i>	<b>ORDINARY</b>
		<i>Number of shares:</i>	<b>1</b>
		<i>Currency:</i>	<b>GBP</b>
		<i>Nominal value of each share:</i>	<b>1</b>
		<i>Amount unpaid:</i>	<b>0</b>
		<i>Amount paid:</i>	<b>1</b>
<i>Name:</i>	<b>TARIQ ISHACK RAWAT</b>		
<i>Address</i>	<b>FLAT 4 RIVERBANK 18 LADYSMITH ROAD LONDON UNITED KINGDOM EN1 3AA</b>	<i>Class of Shares:</i>	<b>ORDINARY</b>
		<i>Number of shares:</i>	<b>1</b>
		<i>Currency:</i>	<b>GBP</b>
		<i>Nominal value of each share:</i>	<b>1</b>
		<i>Amount unpaid:</i>	<b>0</b>
		<i>Amount paid:</i>	<b>1</b>
<i>Name:</i>	<b>TAL CHAIM SHAKI</b>		
<i>Address</i>	<b>FLAT 2 18 LADYSMITH ROAD ENFIELD MIDDLESEX UNITED KINGDOM EN1 3AA</b>	<i>Class of Shares:</i>	<b>ORDINARY</b>
		<i>Number of shares:</i>	<b>1</b>
		<i>Currency:</i>	<b>GBP</b>
		<i>Nominal value of each share:</i>	<b>1</b>
		<i>Amount unpaid:</i>	<b>0</b>
		<i>Amount paid:</i>	<b>1</b>

*Name:* **LIBRADA SMITH**

*Address* **1 BRYCEDALE CRESCENT  
SOUTHGATE  
LONDON  
UNITED KINGDOM  
N14 7EX**

*Class of Shares:* **ORDINARY**

*Number of shares:* **1**

*Currency:* **GBP**

*Nominal value of each  
share:* **1**

*Amount unpaid:* **0**

*Amount paid:* **1**

## ***Persons with Significant Control (PSC)***

---

---

**Statement of no PSC**

---

**The company knows or has reason to believe that there will be no registerable Person with Significant Control or Relevant Legal Entity (RLE) in relation to the company**

---

## ***Statement of Compliance***

---

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

<i>Name:</i>	<b>NIGEL SPENCER CAREY</b>
<i>Authenticated</i>	<b>YES</b>
<i>Name:</i>	<b>JOSE JORGE DE GOUVEIA MENDES</b>
<i>Authenticated</i>	<b>YES</b>
<i>Name:</i>	<b>TARIQ ISHACK RAWAT</b>
<i>Authenticated</i>	<b>YES</b>
<i>Name:</i>	<b>TAL CHAIM SHAKI</b>
<i>Authenticated</i>	<b>YES</b>
<i>Name:</i>	<b>LIBRADA SMITH</b>
<i>Authenticated</i>	<b>YES</b>

---

## ***Authorisation***

<i>Authoriser Designation:</i>	<b>subscriber</b>	<i>Authenticated</i>	<b>YES</b>
--------------------------------	-------------------	----------------------	------------

---

**THE COMPANIES ACT 2006**

**COMPANY HAVING A SHARE CAPITAL**

**MEMORANDUM OF ASSOCIATION**

**OF**

**18 LADYSMITH ROAD (FREEHOLD) 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.

**Name(s) of Subscriber(s)**

**Date:** 2018

M – Authorised Electronically

M – Authorised Electronically

M – Authorised Electronically

M – Authorised Electronically

M – Authorised Electronically

**ARTICLES OF ASSOCIATION**

**OF**

**18 LADYSMITH ROAD (FREEHOLD) LIMITED**

**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 | Entrenched provisions       |
| 6 | Membership                  |
| 7 | Applications for membership |
| 8 | Termination of membership   |

**PART 2: DIRECTORS**

DIRECTORS' POWERS AND RESPONSIBILITIES

- |    |                              |
|----|------------------------------|
| 7  | Number of directors          |
| 8  | Directors' general authority |
| 9  | Shareholders' reserve power  |
| 10 | Directors may delegate       |
| 11 | Committees                   |

DECISION-MAKING BY DIRECTORS

- |    |                                          |
|----|------------------------------------------|
| 12 | Directors to take decisions collectively |
| 13 | Unanimous decisions                      |
| 14 | Calling a directors' meeting             |
| 15 | Participation in directors' meetings     |
| 16 | Quorum for directors' meetings           |

- 17 Chairing of directors' meetings
- 18 Casting vote
- 19 Conflicts of interest
- 20 Records of decisions to be kept
- 21 Directors' discretion to make further rules

#### APPOINTMENT OF DIRECTORS

- 22 Method of appointing directors
- 23 Retirement of directors
- 24 Termination of director's appointment
- 25 Directors' remuneration
- 26 Directors' expenses

### **PART 3: SHARES AND DISTRIBUTIONS**

#### SHARES

- 27 All shares to be fully paid up
- 28 Powers to issue different classes of share
- 29 Company not bound by less than absolute interests
- 30 Share certificates
- 31 Replacement share certificates
- 32 Share transfers: to whom shares are to be transferred
- 33 Share transfers; method
- 34 Transmission of shares
- 35 Exercise of transmitters' rights
- 36 Transmitters bound by prior notices

#### DISTRIBUTIONS

- 37 Dividends and other distributions

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

#### ORGANISATION OF GENERAL MEETINGS

- 38 Calling general meetings
- 39 Attendance and speaking at general meetings
- 40 Quorum for general meetings
- 41 Chairing general meetings

- 42 Attendance and speaking by directors and non-shareholders
- 43 Adjournment

#### VOTING AT GENERAL MEETINGS

- 44 Votes of members
- 45 Voting: general
- 46 Errors and disputes
- 47 Poll votes
- 48 Content of proxy notices
- 49 Delivery of proxy notices
- 50 Amendments to resolutions

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

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

#### DIRECTORS' INDEMNITY AND INSURANCE

- 54 Indemnity
- 55 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--

'90% resolution'	has the meaning given in article 5
'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 18

'chairman of the meeting'	has the meaning given in article 41
'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
'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 Lease'	means a lease of a flat forming part of the Property
'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
'participate', in relation to a directors' meeting,	has the meaning given in article 16
'Property'	has the meaning given in article 4

'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
'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 is limited to the amount, if any, unpaid on the shares held by them.

## **4 Objects of the company**

The objects of the company are to acquire the Property and the buildings erected on it and its gardens and grounds being 18 Ladysmith Road, Enfield, EN1 3AA registered at HM Land Registry with title number AGL98133 ('the Property') and to hold the Property as an investment for the benefit of the Flat Owners and to provide services to the tenants and occupiers of the flats forming part of the Property and to collect the rents, service charges and other income of the Property and generally to manage the Property.

## **5 Entrenched provisions**

Except with the authority of a 90% resolution, the following articles may not be amended or repealed--

- (a) this article 5;
  - (b) article 4 (objects of the company);
  - (c) article 6 (membership);
  - (c) article 10 (shareholders' reserve power);
  - (d) article 32 (share transfers: to whom shares are to be transferred);
  - (e) article 37 (dividends and other distributions); and
  - (f) article 44 (votes of members).
- (2) A 90% resolution is a resolution of the members approving the amendment or repeal of an article referred to in paragraph (1) of this article passed by a majority of not less than 90%.
- (3) A written resolution is passed by a majority of not less than 90% if it is passed by not less than 90% of the eligible members of the company.
- (4) Where a resolution is passed as a written resolution--
- (a) the resolution is not a 90% resolution unless it stated that it was proposed as a 90% resolution, and
  - (b) if the resolution so stated, it can only be passed as a 90% resolution.
- (5) A resolution passed at a meeting on a show of hands is passed by a majority of not less than 90% if it is passed by not less than 75% of--
- (a) the members who, being entitled to do so, vote in person on the resolution, and
  - (b) the persons who vote on the resolution as duly appointed proxies of members entitled to vote on it.
- (6) A resolution passed on a poll taken at a meeting is passed by a majority of not less than 90% if it is passed by members representing not less than 90% of the total voting rights of the members who (being entitled to do so) vote in person or by proxy on the resolution.
- (7) Where a resolution is passed at a meeting--
- (a) the resolution is not a 90% resolution unless the notice of the meeting included the text of the resolution and specified the intention to propose the resolution as a 90% resolution, and
  - (b) if notice of the meeting so specified, the resolution can only be passed as a 90% resolution.

## **6 Shareholders**

- (1) No person other than a Flat Owner may be a shareholder of the Company and every director must be a member of the company unless that Director has been nominated as a director by a Flat Owner with the consent of the Company by 90% resolution

- (2) Where two or more persons are the tenants under a Flat Lease they together constitute one shareholder, and the person first named in the register of shareholders may exercise all voting and other rights and powers vested in that member to the exclusion of the other tenants under that Flat Lease. All such tenants shall be subject jointly and severally to any liability imposed on that member under or pursuant to the articles.
- (3) No person shall become a shareholder of the company unless that person is eligible to be a shareholder under the articles.

## **PART 2**

### **DIRECTORS**

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

##### **7 Number of directors**

Unless otherwise determined by ordinary resolution, the number of directors shall be not less than 2 and not more than 7.

##### **8 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.

##### **9 Shareholders' reserve power**

- (1) The shareholders may, by special resolution, direct the directors to take, or refrain from taking, specified action
- (2) No such special resolution invalidates anything which the directors have done before the passing of the resolution.

##### **10 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 such director or 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.

## **11 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.

## **DECISION-MAKING BY DIRECTORS**

### **12 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 13.

### **13 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.

### **14 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.

## **15 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.

## **16 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) 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) 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.

## **17 Chairing of directors' meetings**

- (1) The directors may appoint a director to chair their meetings.
- (3) The person so appointed for the time being is known as the chairman.
- (5) 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.

## **18 Casting vote**

- (1) If the number of votes for and against a proposal are equal, the chairman or other director chairing the meeting has a casting vote.
- (2) But this does not apply if, in accordance with the articles, the chairman or other director is not to be counted as participating in the decision-making process for quorum or voting purposes.

## **19 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;
  - (c) arrangements pursuant to which benefits are made available to employees and directors or former employees and directors of the company or any of its subsidiaries which do not provide special benefits for directors or former directors;
  - (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.

## **20 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.

## **21 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**

## **22 Method of appointing directors**

- (1) 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.
- (2) 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.
- (3) 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.

## **24 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; or
- (e) the director (or the person who has duly appointed that director) is no longer a Flat Owner.

**25 Directors' remuneration**

- (1) Directors may undertake any services for the company that the directors decide.
- (2) No director shall be entitled to any remuneration from the company in their capacity as director.

**26 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
- (c) separate meetings of the holders of any class of shares or of debentures of the company, 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**

**27 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.
- (2) This does not apply to shares taken on the formation of the company by the subscribers to the company's memorandum.

**28 Powers to issue different classes of share**

- (1) Subject to the articles, but without prejudice to the rights attached to any existing share, the company may issue shares with such rights or restrictions as may be determined by ordinary resolution.

- (2) The company may issue shares which are to be redeemed, or are liable to be redeemed at the option of the company or the holder, and the directors may determine the terms, conditions and manner of redemption of any such shares.

## **29 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.

## **30 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.
- a. 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--
  - (a) have affixed to them the company's common seal, or
  - (b) be otherwise executed in accordance with the Companies Acts.

## **31 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.

**32 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 of his Flat Lease a Flat Owner must transfer his shares to the transferee of the Flat Lease; or
  - (b) 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 a subscriber to the memorandum of association 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) A Flat Owner may not transfer his shares except in accordance with paragraph (1)(a) or (b) of this article.

**33 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.
- b. 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.

**34 Transmission of shares**

- (1) If title to a share passes to a transmittee, the company may only recognise the transmittee as having any title to that share.
- (2) A transmittee 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, and

- (b) subject to the articles, and pending any transfer of the shares to another person, has the same rights as the holder had.
- c. But transmitters 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.

**35 Exercise of transmitters' rights**

- (1) Transmitters 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 transmitter wishes to have a share transferred to another person, the transmitter must execute an instrument of transfer in respect of it.
- d. 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 transmitter has derived rights in respect of the share, and as if the event which gave rise to the transmission had not occurred.

**36 Transmitters bound by prior notices**

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

## DISTRIBUTIONS

**37 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

##### **38 Calling general meetings**

If--

- (a) a 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.

##### **39 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.
- e. 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.

##### **40 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.

##### **41 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 appoint a director or shareholder to chair the meeting
- f. The appointment of the chairman of the meeting must be the first business of the meeting.
- (2) The person chairing a meeting in accordance with this article is referred to as 'the chairman of the meeting'.

## **42 Attendance and speaking by directors and non-shareholders**

- (1) Directors may attend and speak at general meetings, whether or not they are shareholders.
- (2) 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.

## **43 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

### **44 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(4) shall not apply;
- (b) on a poll every member shall have one vote and article 6(4) shall apply;

### **45 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.

### **46 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.

### **47 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) either;
    - i) two or more persons having the right to vote on the resolution; or
    - ii) 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.

#### **48 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 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.

#### **49 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.

#### **50 Amendments to resolutions**

- (1) An ordinary resolution to be proposed at a general meeting may be amended by ordinary resolution if--

- (a) notice of the proposed amendment is given to the company in writing by a person entitled to vote at the general meeting at which it is to be proposed not less than 48 hours before the meeting is to take place (or such later time as the chairman of the meeting may determine), and
  - (b) the proposed amendment does not, in the reasonable opinion of the chairman of the meeting, materially alter the scope of the resolution.
- (2) A special resolution to be proposed at a general meeting may be amended by ordinary resolution, if--
  - (a) the chairman of the meeting proposes the amendment at the general meeting at which the resolution is to be proposed, and
  - (b) the amendment does not go beyond what is necessary to correct a grammatical or other non-substantive error in the resolution.
- (3) If the chairman of the meeting, acting in good faith, wrongly decides that an amendment to a resolution is out of order, the chairman's error does not invalidate the vote on that resolution.

## PART 5

### ADMINISTRATIVE ARRANGEMENTS

#### **51 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.

#### **52 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.

### **53 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**

### **54 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.

### **55 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.