



The Barratt House, High Street
Quarter Residents' Association

November 2025

Annual Report

2024-2025

DRAFT – FOR ADOPTION AT THE ANNUAL GENERAL MEETING

Contents

The Committee of the Barratt House, High Street Quarter Residents' Association (the 'Association') are pleased to present the members this Annual Report for the year ended 31 September 2025.

01 Structure

02 Work of the Committee

03 Legal Status

04 Finances

Structure

An overview of the structure of the Association, including Committee Members and Officers serving during the year, and the implemented working groups focused on delivering against members' priorities.

Work of the Committee

A summary of the work delivered by the Committee on behalf of members during the year.

Legal Status

An update on the current legal status of the Association, and our work toward obtaining legal recognition from Barratt (the Landlord).

Finances

A summary of the financial position of the Association for the year to date.



Structure

Focus on members' priorities

An overview of the structure of the Association, including Committee Members and Officers serving during the year, and the implemented working groups focused on delivering against members' priorities.

Committee Members

During the year, the Committee of the Association comprised 19 residents', many of whom who worked together in Committee to deliver for members.

Committee Members Serving During the Year:

Kunal Bangabash
Vinay Bharaj
Brian Dunn
Luke Ellerton
Sunny Gunjesh
Sunny Indulkar
Yatin Khade
Amit Kumar
Stuart Lee
Abhijit Majumdar
John Noaks
Mateus Mendonca Pimenta
Abhijit Saha
Paula Toledo Simoes
Guilherme Simon
Konstantin Sofeikov
Rohit Ware
Heidi Yildiz

Officers

The Officers during the year comprised:

Chair – Stuart Lee
Secretary – Luke Ellerton
Treasurer – Vinay Bharaj, succeeded by John Noaks

Working Groups

At our first meeting, the Committee resolved to form 'Working Groups' focused on priorities identified by members at our Inaugural General Meeting of 24 October 2024.

Security

Leading initiatives to bring about improved security

Administrator: John Noaks, succeeded by Rohit Ware

Members: Heidi Yildiz, John Noaks, Rohit Ware, Stuart Lee

Services & Service charge

Ensuring quality and value for money for members

Administrator: Sunny Gunjesh

Members: Kunal Bangabash, Luke Ellerton, Mateus Mendonca Pimenta, Paula Toledo Simoes, Sunny Gunjesh, Yatin Khade, Vinay Bharaj

Social Engagement

Co-ordinating key outreach activities for the Association and its members

Administrator: Stuart Lee

Member Education & Information

Being a central source for member information and education

Members: Brian Dunn, Konstantin Sofeikov

Work of the Committee

The committee met quarterly to discuss members priorities and to resolve on actions to take to deliver for members.

Working Groups met more frequently, with 6 formal working group meetings during the year.

Services & Service Charge

The Services & Service Charge Working Group has met three times to review service charges and scrutinise service quality and value for money for residents, and to deliberate how best to deliver for members. There has also been good engagement with Catherine Laslett from FirstPort. Work in the early months of the Association resulted in a service charge rebate to residents.

The coming year's draft budget and prior year accounts have not yet been scrutinised through lack of engagement with only half of the committee members who put themselves forward having participated in Working Group meetings and the work falling on a small number of people. We know this is an area of great importance to members, and we welcome support from the Association members who may have time to support the review and analysis as we move into the new year.

Security

The Security Working Group has met regularly and been in frequent communication to address security concerns within the building for members.

Issues around the front door have now been mostly resolved, and the door has been functioning well for several months, although the group continues to monitor the situation. The working group continues to press Barratt and FirstPort regarding outstanding issues, including making good damage to the areas about the door at no cost to members, recognizing the front doors are our primary means of security and are significant to first impressions of Barratt House to our guests and visitors. The group also purchased a key to reset emergency door releases, so that carpark and other internal doors can be locked again without waiting for FirstPort to respond. Barratt have recently confirmed that they will refund FirstPort for the cost of works on the main entrance door and residents should see an adjustment in the accounts as a result, possibly resulting in a further refund. The group is also engaging directly with Savills and Group Nexus regarding security across HSQ

The group has been considering the possible relationship between security issues, antisocial behaviour in the building, and the possibility of their being a number of unlicensed Homes under Multiple Occupation (HMO) in the building. FirstPort and the Council confirm that there are no HMOs licensed in the building. That means that the landlords/leaseholders of units where 3 or more tenants live together who are not from the same family will be breaching the terms of their lease and may be committing a criminal offence. FirstPort, the Council and the Police have confirmed that they will act if made aware of properties where there appears to be an unlicensed HMO. Individual leaseholders are able to approach FirstPort, the Council and Police directly if they have concerns. The Association cannot actively 'police' this situation but can signpost members who have concerns.

Member Education & Information

Committee members who volunteered to form this Working Group have unfortunately not participated or responded to encouragement or offers of help. This has resulted in erratic communication with members while more active working groups have focussed on delivering for members by addressing issues rather than communicating results. We hope that more members will put themselves forward and volunteer to offer support.

Social Engagement

The Chair has been driving this Working Group, focussing on building relationships with local stakeholders. It was felt that with the lack of engagement from some elected committee members this work could not take a higher priority.

Nevertheless, we have built a good, supportive relationship with Clyde and other onsite FirstPort staff. We have liaised at length with local police who have been hampered in investigating incidents in the building where residents have not reported them to police or FirstPort. However, the police have found FirstPort staff proactive in sharing information when they have it.

Our engagement has resulted in increased police patrols around HSQ and within Barratt House. Coupled with CCTV material supplied by FirstPort, police have been able to engage local schools and target individuals involved in unwelcome visits to the building. Given the concern about intruder issues, we arranged for the police to hold an engagement event for HSQ/Barratt House noting that only one resident attended from HSQ.

The RA is officially registered with the council hub 'Hounslow Connect', although formally engaging with council individuals has proved more difficult.

Legal Status

Pathway to Recognition



Benefits of Recognition

- 01 Propose Estimates for major works
- 02 Apply for a determination of the reasonableness of service charge costs
- 03 Require Barratt to consult the Association on the appointment of managing agents
- 04 Collectively exercise rights as to information about Service Charge accounts

Legal Recognition

To access the benefits of being a recognized Residents' Association, the Association must seek formal recognition, whether voluntarily by Barratt, or through the UK courts. Regardless of route to recognition, we need 50% of eligible leaseholders to join as members.

Request Notice

While the RA was fully, legally constituted with our Inaugural General Meeting last year, the Association has taken critical steps toward recognition by exercising its rights under UK law by issuing Barratt with a Request Notice. This mechanism is a formal demand for information about leaseholders who are eligible to join the Association so that we may reach out to invite leaseholders who have not yet joined the Association to become members. This is a key step toward maximizing our membership, as this enables us to contact leaseholders who may not live in the building and may not be directly aware of the work of the Association.

While Barratt initially rejected our Request Notice on faulty grounds, we successfully challenged Barratt's position and are now working closely with FirstPort on ensuring that Barratt and FirstPort fulfil their obligations under UK law to reach out to leaseholders to seek consent to share their contact information with the Association.

Organic Growth

Outside the formal process, which by its nature is slow while Barratt seeks necessary consents from leaseholders (and is not guaranteed to result in increased membership) the best way to meet the critical 50% threshold is for members to speak to their friends and neighbours who have not yet joined the Association. We hope that the progress we have made, and the work we have done to deliver for members will help you to encourage other leaseholders to join the Association.

Financial Position

A summary of the financial position of the Association for the year to date.

Banking

During the year the Treasurer has delivered critical milestones toward the running of the Association by selecting and successfully opening a **free** Community Bank Account provided by NatWest bank, ensuring the Association has a professional, business-focused banking product to secure members funds at no cost to members.

The Committee has prioritized security of members' funds by focusing on safeguards that ensure control of members funds, through limiting signing authority to the Treasurer and the Chair, and implementing an Association rule, binding the Committee and preventing members from the same household from co-signing cheques. Only the Treasurer holds a debit card for the account. All spending by the Committee is limited by our Constitution to £100, with larger spend requiring member authorisation via a resolution passed at a General Meeting of the Association.

Income and Expenditure

To date, all expenditure of the Association (incl. webhosting, email services, and the use of meeting space for our Inaugural General Meeting has been borne by the Officers of the Association with limited donations by members). The Officers have agreed not to be reimbursed for historic expenditure. However, the Association needs to start collecting membership fees in order to join the Federation of Private Residents' Associations, and to cover our operational expenditure (website), and to begin to establish reserves necessary that the Association may fund legal and/or professional advice where necessary and directed by members.

Due largely to delays in opening the bank account, driven by the slow formal processes of opening a business-focused banking product, the association has not collected membership fees during the period (£10 per year, payable on a pro-rata basis).

Closing Remarks

Message from the Chair of the Association

“I would like to formally register my thanks to those committee members who have actively worked to support the Association, its members, and our community throughout this past year.

“The Association was set up because, until the RMC is handed over (which is in Barratt’s control) we need a professional and legally sound way of representing our concerns.

“In the coming year it will be important that we can share with leaseholders the benefits of supporting the Association, contributing to a safe and happy environment in which to live, and protecting the investments we have made by buying a property here.”

– Stuart Lee, Chair