



FOX STREET VILLAGE Tenants' Association

CONSTITUTION

14 July 2022

NAME

1. The name of the Association shall be the Fox Street Village Tenants' Association, hereinafter called "the Association."

PURVIEW

2. The Association's activity concerns the Fox Street Village residential complex in Liverpool (hereinafter referred to as "the Site"), including buildings A, B, CE, and D, as well as the external communal and surrounding areas of the Site, and, more broadly, the area of Liverpool wherein the Site is situated.

OBJECTIVES

3. The Association shall have as its objectives the furtherance of the community interests of its Members and the maintenance and improvement of the amenities affecting those Members.
4. In particular, the Association shall represent its Members' interests in matters involving the Landlord and Freeholder, municipal and national authorities, their organs and agents, and other persons and entities of and with interest in the Site.

MEMBERSHIP

5. Membership shall be open to all Tenants, those being holders of long leases, of Fox Street Village blocks A, B, and CE, other than the Landlord, his agent(s), and any of his employees.
6. Annual subscription in respect of each unit shall be due on 1 January of each year. The amount shall be fixed by resolution in an Annual General Meeting.
7. Membership of the Association shall terminate—
 - a. upon a Member giving written notice to that effect to the Secretary, or
 - b. upon a Member ceasing to be a Tenant of the Site.

STRUCTURE

8. The Association shall be presided over and steered by a Committee.
9. The Committee shall consist of at least three and at most five members of the Association, the officers thereof being a Chairman, Secretary, and Treasurer.
10. Nomination for membership of the Committee shall be proposed and seconded by two members of the Association and notified to the Secretary seven days in advance of the vote and shall include the consent of the nominee.
11. The election of the Committee and its officers shall take place at the Annual General Meeting or at such time and by such means as expedient and convenient to the Members. The election shall be conducted electronically, by way of an online platform or via email.
12. An election shall be deemed valid if the turnout exceeds 30% of the Members' units, failing which the extant officers shall remain in their roles until a new election is called by way of a General Meeting. A nominee shall be deemed elected by a simple majority of the total votes cast.
13. Committee members so elected shall hold office until the following Annual General Meeting. They shall be eligible for reelection without renomination.

THE COMMITTEE

14. The Committee shall be empowered to fill any vacancy occurring on the Committee or among the officers for the remainder of its term of office.
15. It shall also be empowered to enlist up to three extra members if necessary.

16. The Committee shall also be empowered to appoint subcommittees or advisors from the membership, whose proposals shall be subject to deliberation and confirmation by the Committee.
17. The Committee shall meet as and when required, formally or otherwise. Its decisions shall be passed by a simple majority of its members, at least two of whom must be officers. In the event of a tie, the Chairman's shall be the deciding vote.

MEETINGS

18. The Annual General Meeting of the Association shall be held no later than 1 June in each year. A report will be given at the Annual General Meeting of the year's work of the Association.
19. An Extraordinary General Meeting of the Association may be convened at any time by the Secretary, either upon written instructions of the Committee or at the written request signed by Members who are lessees of no fewer than 32 units of the Site.
20. At any General Meeting of the Association the lessees of 15% of the Members' units shall constitute a quorum, and if not present, the meeting shall be adjourned to another day when Members present shall form a quorum, with a fourteen-day notice.
21. A General Meeting of the Association may be held virtually on an online platform or by any synchronous or asynchronous means of communication.
22. A General Meeting of the Association must be convened on a fourteen-day written notice to the Members, which notice shall contain the agenda.
23. Seven days' notice in writing must be given to the Secretary by any Member wishing to table a resolution at any General Meeting of the Association unless such resolution is admitted by the Chairman at the Meeting.
24. A record containing all resolutions and nominations to be moved, with the names of those proposing and seconding each resolution or nomination, shall be kept by the Secretary and be available for inspection by any Member for seven days before the General Meeting.

VOTING

25. Voting shall be restricted to one vote for each unit. For this purpose, a unit shall be construed as a studio apartment or a room in a multi-unit apartment.
26. Voting on a motion shall be by a simple majority on the basis of the units owned. In the case of equality, the Chairman shall have the casting vote.

27. Voting shall be conducted electronically, by way of an online platform, via email, or by manual count at a synchronous online meeting.
28. Insofar as applicable, for purposes connected with Sections 18-30 of the 1985 Landlord and Tenant Act, voting shall be restricted to variable service charge payers, and voting on expenditure wholly attributable to a specific block shall be restricted to those members liable for such charges.

FINANCE

29. The property and funds of the Association shall be held and administered by the Committee. A resolution of the Committee shall be sufficient authority for any payment therefrom.
30. The financial year shall end on 31 March up to which date an Annual Statement of Accounts and Balance Sheet shall be submitted for approval at the subsequent Annual General Meeting. If no funds or assets have been under the Committee's or Association's remit in the preceding year, no such Statement shall be forthcoming.
31. A banking account may be opened in the name of the Association, following a decision on the need to do so passed by the Committee. All cheques and electronic payments shall be authorized by two Committee members, of which one must be an officer.

AUDITORS

32. Auditors may be appointed by a resolution at the Annual General Meeting. No Member of the Association shall be eligible for appointment as an auditor.

ALTERATION TO THE RULES AND CONSTITUTION

33. No alteration to the Constitution of the Association shall be made except at the Annual General Meeting or at an Extraordinary General Meeting.
34. All complaints or suggestions on matters regarding the Association shall be made to the Committee, in writing.
35. In the event of the Association being dissolved, any surplus funds shall be disbursed to a suitable registered charity to be decided by a simple majority of the members or, upon recommendation by the Committee, refunded to the Association's members.
36. Membership of the Association shall be an acknowledgement of the acceptance of the Rules and Constitution.