Report to: **Elsea Park Community Trust Board**

Date: **Monday 14th September 2015**

Subject: **Management Report**

From: **Barry Cook – Community Trust Manager**

1. Articles of Association

It has been more difficult than anticipated to source an escrow account to lodge the £42k that SKDC require to release Kier from their financial guarantee. We could have set up a bond relatively easily, but it would cost approximately £1200 and which I considered too expensive.

Buckles have now come up with an escrow solution that should cost in the region of £400 to implement, with the advantage that it would allow the money to be "drawn down" as each month passes.

I have now written to SKDC proposing that we place £38500 in escrow (if the new AoA are adopted after the AGM in November the liability will be for eleven rather than twelve months) and that they allow us to draw the money down at a rate of £3500 a month. If SKDC support the proposal, Buckles will draw up the legal agreement and I will work with SKDC as the other party to set up the transaction with the provider.

I will advise The Board once I receive a response from SKDC. The Board might want to consider what they wish to do if that response is unfavourable.

The options are to take out a bond, tying the £38500 up for eleven months, or abandoning the introduction of the new AoA until the natural expiration of Kier's financial guarantee in September 2016.

For Discussion

2. Enclosure of The Patio Area

The work has now been completed and favourable comments have been received from users of the Centre. There was a major function held on the weekend the fencing was finished, and attendees were able to make use of the patio area and picnic tables for their intended purpose.

For Information

3. Banking

I am grateful for JC's intervention to progress the introduction of the online payments and BACS facility. Last month's payroll was paid by BACS for the first time.

For Information

4. Introduction of The Trust Pension Scheme

Ongoing – I will provide an update at the next meeting.

For Information

5. Extension of The Grounds Maintenance Contract

I have written to the other two companies that were shortlisted back in 2013 to invite them to bid for the new contract and await their responses.

For information

6. Dredging of Habitat Pond No 3

This work has now been completed well under budget. When the dredging commenced, it was found that the extent of the silting was not as bad as expected and the work was completed in half the time that had been allowed. We took the opportunity whilst the long reach excavator was on site to dredge some of the ditches on the meadows. The total cost of the works was £3500 (excluding VAT).

7. Hall and Lounge Curtains

These have now been fitted, and the stage curtains now hang on new curtain rails.

For Information

8. Drainage & Playing Fields

A meeting was held with DB Alex Szarawarski in which we discussed the drainage structures and Kier's proposals for the delivery of the sports pitches and associated infrastructure. Dave Forrest and Bryan Summers were present when drainage was covered, MH and BC were present throughout, and RJ joined the meeting when the provision of the sports pitches were discussed.

Kier put forward a number of options for the sports pitches, and MH, BC, and RJ felt the best option for residents and The Trust was for the provision of a full sized grass pitch, a smaller MUGA, and changing rooms and parking all co-located with a large NEAP to the north west of Wherry's Spinney on the boundary of the new phase that Kier are about to build. Alex will get some outline drawings prepared, hopefully by mid-October. Much will depend on the proposals being acceptable to SKDC.

9. Roads

The roads proposed for adoption under Phase 1 have now been adopted by LCC. I am still in discussions with SKDC and Kier regarding the white lining of junctions on the main spine road.

10. Superfast Broadband

BT’s contractors have finally completed the remedial works on roads and pavements. It is hoped that if Kier are happy with the works, they will grant the wayleaves that have been holding up installation of two of the three new fibre cabinets. These two cabinets are being funded by the OnLincolnshire project through LCC and the money for their upgrade has been ring fenced.

The third cabinet was being funded by the BT commercial programme, and the money that had been available for superfast broadband roll out this financial year has now all been spent. I have a plan to work with DA to try and get this cabinet upgraded (by taking it to the highest possible level at BT, or seeing if OnLincolnshire might be prepared to stump up the money).