



Annual General Meeting

Wednesday 11th October 2017



Agenda

1. Welcome, Introductions, and apologies
2. Approval of the Minutes of the last AGM held on Wednesday 12th October 2016
3. Chairman's Report
4. Finance Report and approval of the accounts for the year ending 31 March 2017
5. Appointment of auditors
6. Questions submitted prior to the meeting
7. AOB – including questions from the floor

1. Introductions & Apologies

Owner / Resident Directors

Jono Brough (Chair)

Michael Marren (Vice Chair)

Peggy Kent

Appointed Directors

Joanne Derrick (BEPPA)

Independent Auditor

Robert Anderson (Streets)

Staff

Barry Cook (Manager)

Emma Ralph (Centre Admin)

Niki Szwed (Youth Worker)

Bea Laidler (Finance & Admin)

Lynda Souch (Centre Admin)

Item 2

Approval of the Minutes of
last year's AGM held on
12th October 2016



Item 3
Chairman's Report
Jono Brough



Governance

Changes to The Board of Directors

- Sylwester Rzeminski and Peggy Kent were appointed in December 2016 and February 2017 respectively
- Jane Whitehead resigned in May 2017

Governance

Splitting The Centre from The Trust

- We said at the last AGM that we would explore splitting The Centre from The Trust to try and reduce our Business Rates
- We have concluded from our investigations that the advantages of establishing a charity to enable this to happen were outweighed by the disadvantages

Achievements

What have we achieved?

- We assisted with the upgrade of Cabinet 18 to fibre and helped BT to increase the number of connections serving the north eastern quadrant of the development
- Though we've tried our best, we have been unable to influence BT to provide Superfast Broadband to Oak Spring Gardens

Achievements

- Though it took much longer than expected, we worked with Taylor Wimpey to deliver the first of the two play areas at Oak Spring Gardens
- This play area is the first on Elsea Park to have inclusive equipment that caters for children of all abilities.

Achievements

- We doubled the size of the tarmac surface on the basketball court and it is now used more extensively and can accommodate many more players

Achievements



Achievements

- We laid fibrefall safety surfacing under most of the equipment at the LEAP and NEAP adjacent to The Centre

Achievements



The Centre

What have we achieved?

- We've been able to accommodate the new Elsea Park Scout Group
- Beavers, Cubs, and Scouts now run consecutively on the same evening

The Centre

- We've significantly increased the number of day time hires generating more revenue for The Centre
- A number of new hirers have resulted in a wider selection of activities taking place in the building

Resident Lead Activities

- Organised by The Events Group, Picnic in the Park 2017 was the most successful yet
- *Oak Family Entertainment* formed this summer to run functions aimed particularly at families and young children. They've got off to a great start!
- Thursday morning's *Stay and Play* has gone from strength to strength

The Environment

Grounds Maintenance

- We've recently carried out essential work in the Setts Green Conservation area to prevent land slippage

The Environment



The Environment

- We've planted some seven hundred shrubs alongside the new "hoggin path" that links Salisbury Gardens to West Road
- We are aware of the problems with the surfacing of the path; Kier have promised they will be rectified

The Environment



The Environment

- We are investigating why a pedestrian footpath linking the new Larkfleet Development to West Road appears to have been overlooked by the planners
- We are working with SKDC to try to address this issue

The Environment

- Despite an encouraging start, we have been unable to progress the provision of a bus stop to serve Oak Spring Gardens
- We are still working with Bourne Town Council to get this much-needed bus stop

The Environment

- David Wilson Homes have almost concluded the remedial work on Little Garth
- Once the wooden fence on one side of the play area at Great Leighs has been replaced with roll topped metal railings and the gate leading to the private drive removed we anticipate the transfer of both areas

The Environment

- The two deep drainage ditches to the north of Haydock Park Drive are experiencing bank slippage
- will not be adopted until bank slippage and maintenance issues are resolved

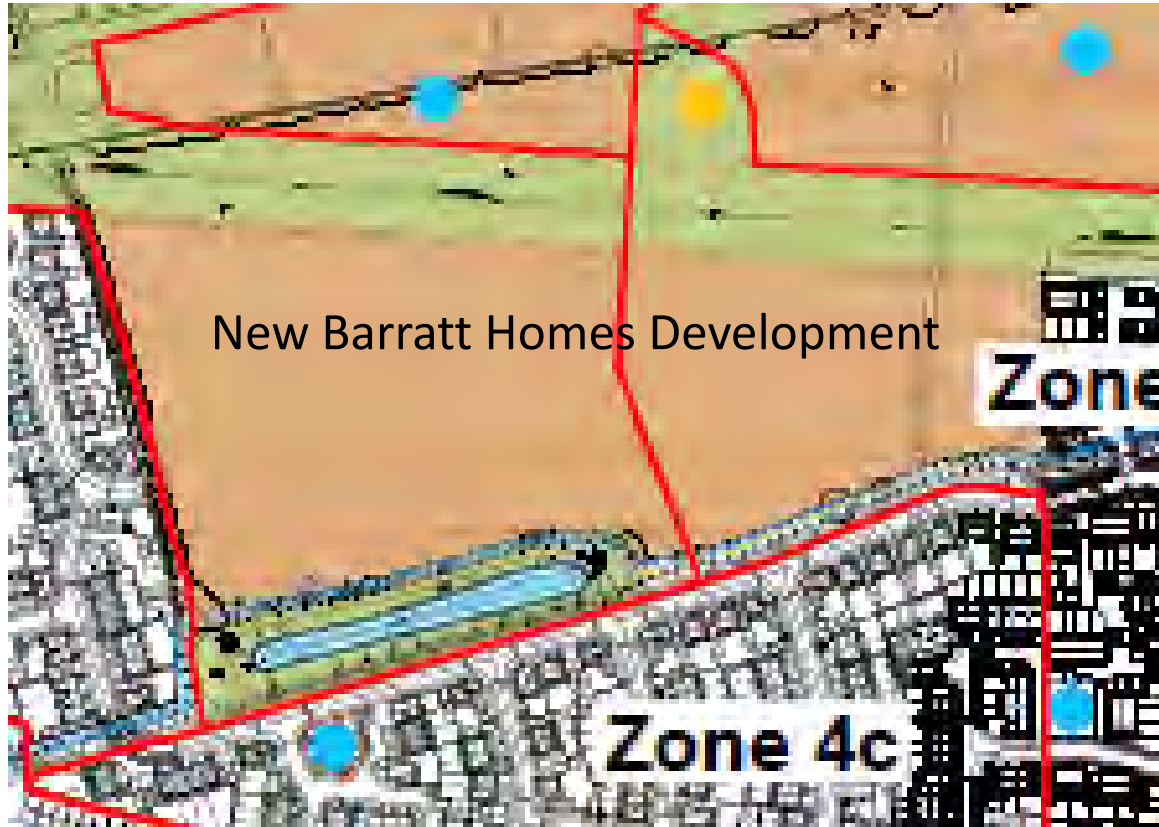
The Environment



The Environment

- The new Barratt Homes development to the north of Haydock Park Drive will include Elsea Park's Second NEAP
- The NEAP will be delivered in conjunction with Kier's extension of Linear Park

The Environment



The Environment

- The Trust have worked with Barratt Homes and agreed how the NEAP will be equipped
- It will include a 30 m x 16m grassed area for informal football games etc

The Environment



The Environment

The equipment will comprise of

- A large net climbing frame
- A wheelchair accessible roundabout
- A wooden “trim trail”
- Some pieces to encourage physical development



The Sports Pitch

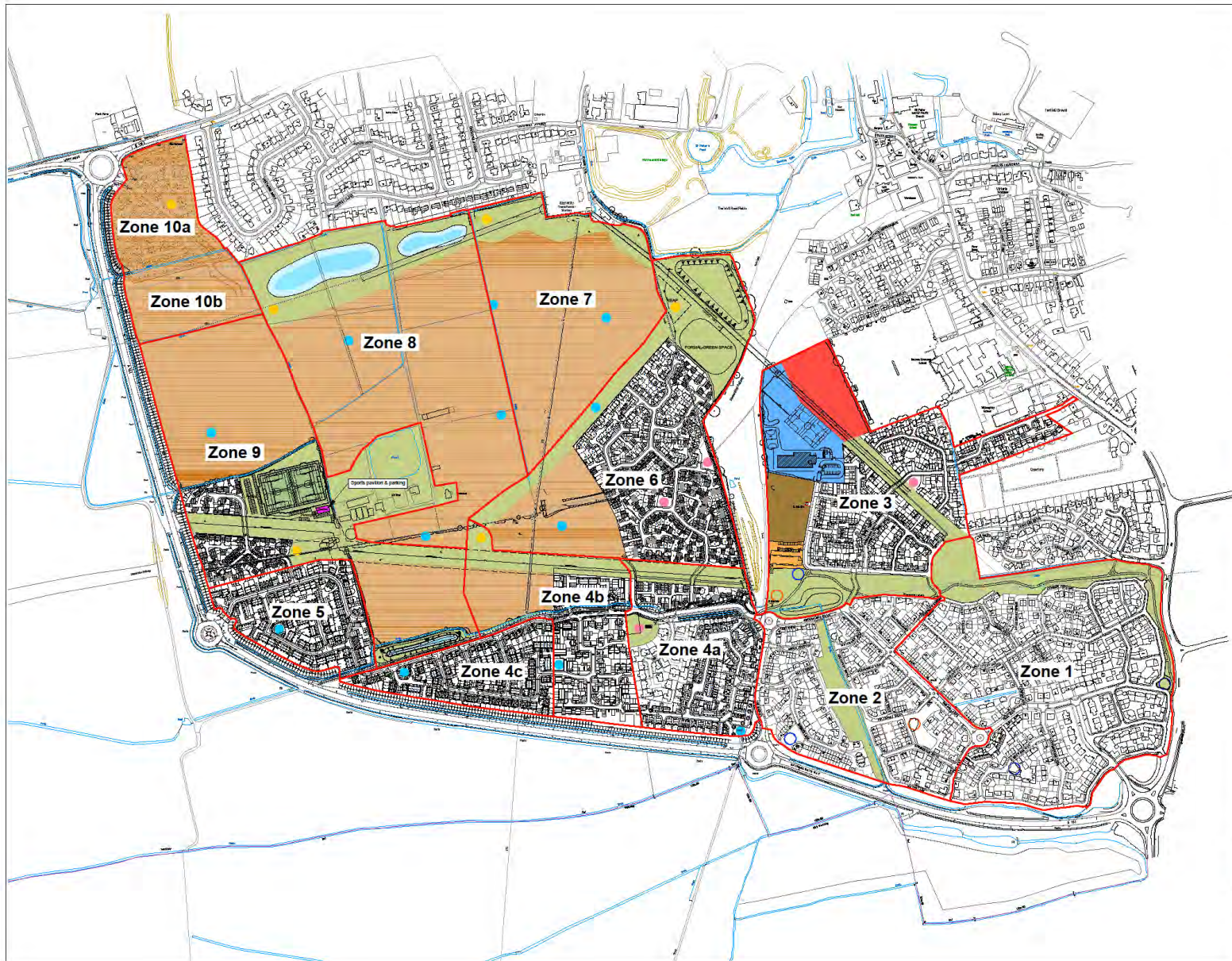
- You are probably aware that infrastructure constraints imposed by the Health & Safety Executive prevented delivery of the two full sized grass football pitches to the north of Oak Spring Gardens
- The Trust felt that a single 3G Synthetic pitch facility would be a much better option

The Sports Pitch

- This change required a submission by Kier to vary the discharge of conditions of the original planning consent / Masterplan for Elsea Park
- The variation was approved in May
- We have had further meetings with the FA and The Football Foundation (the latest being this afternoon)

The Sports Pitch

- A Funding Specialist has been engaged to investigate all available funding streams and prepare the Business Case to submit the application to the Football Foundation to obtain matched funding
- The FA / Football Foundation are extremely supportive of our proposals and we hope to access around £500,000 of matched funding



THIS DRAWING IS FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION ONLY

DISCLAIMER
 The client has been advised that this is a conceptual site plan and is not intended to be used as a basis for any other planning or engineering work.
 All aspects of the drawing including the available data have been prepared on the basis of information provided to the consultant by the client.
 The consultant is not liable for any errors or omissions in the drawing or for any consequences arising therefrom.

Please note this drawing is to be used as an overall site location reference only.
 Not to be used for any engineering or conveyancing purposes.

- Main PGCS areas within zones
- Residential
- Primary School Land
- Grammar School Land
- Community Centre Land
- Mixed Use
- LAP
- Indicated LEAP
- Indicated NEAP
- Existing LEAP
- Existing NEAP
- Denotes Zone



1	10	Plan, parking & housing layout	15-01-17
1	11	Approval to Zone	
1	12	Zone 10a rezoning	16-12-16
1	13	Zone 10b rezoning	17-02-17
1	14	Zone 10c rezoning	17-02-17
1	15	Approval to zones 10a, 10b & 10c	06-02-17
1	16	Approval to zones 10a, 10b & 10c	12-02-17
1	17	Approval to zones 10a, 10b & 10c	12-02-17
1	18	Housing report to Zone 10, PGCS, rez & school rezoning	09-02-16
1	19	Approval to zones 10a, 10b & 10c	28-02-17
1	20	Approval to zones 10a, 10b & 10c	28-02-17
1	21	Approval to zones 10a, 10b & 10c	28-02-17
1	22	Approval to zones 10a, 10b & 10c	28-02-17
1	23	Approval to zones 10a, 10b & 10c	28-02-17
1	24	Approval to zones 10a, 10b & 10c	28-02-17
1	25	Approval to zones 10a, 10b & 10c	28-02-17
1	26	Approval to zones 10a, 10b & 10c	28-02-17
1	27	Approval to zones 10a, 10b & 10c	28-02-17
1	28	Approval to zones 10a, 10b & 10c	28-02-17
1	29	Approval to zones 10a, 10b & 10c	28-02-17
1	30	Approval to zones 10a, 10b & 10c	28-02-17



Item 4

Finance Report and Approval of the Accounts for the year ending 31 March 2017



Profit & Loss 2017

	2017 £	2016 £
TURNOVER		
Annual community charge	292,014	269,276
Administration fees	18,494	20,130
Community centre income	26,372	29,404
	<u>336,880</u>	<u>318,810</u>
Other operating income	8,890	3,465
	<u>345,770</u>	<u>322,275</u>
Staff costs	114,375	106,656
Depreciation	50,644	36,875
Other operating expenses	106,354	106,763
	<u>74,397</u>	<u>71,981</u>
OPERATING PROFIT		
Other interest receivable and similar income	–	11
Interest payable and similar expenses	96	74
	<u>74,301</u>	<u>71,918</u>
PROFIT BEFORE TAXATION		

Balance Sheet 2017

	Note	2017		2016
		£	£	£
FIXED ASSETS				
Tangible assets	8		1,019,939	1,056,751
CURRENT ASSETS				
Debtors	9	19,165		28,245
Cash at bank and in hand		476,642		347,652
		<u>495,807</u>		<u>375,897</u>
CREDITORS: amounts falling due within one year	10	<u>119,452</u>		<u>110,655</u>
NET CURRENT ASSETS			<u>376,355</u>	<u>265,242</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>1,396,294</u>	<u>1,321,993</u>
NET ASSETS			<u>1,396,294</u>	<u>1,321,993</u>
CAPITAL AND RESERVES				
Other reserves			962,500	981,400
Profit and loss account			433,794	340,593
MEMBERS FUNDS			<u>1,396,294</u>	<u>1,321,993</u>

Are there any questions from the
floor for our auditor,
Robert Anderson

Can I please ask for a proposer and a seconder that the Annual Accounts for the year ending 31 March 2017 be accepted by the members prior to a vote being taken



Item 5

Appointment of Auditors



The Appointment of Auditors requires a formal vote at every AGM, so can I please request a proposer and a seconder that Streets be appointed as Auditors of Elsea Park Community Trust for the Y/E 31 March 2018 prior to a vote being taken



Item 6

Questions Submitted Prior to the AGM





Question 1

I would like to know , as a resident on the David Wilson site , if there is likely to be a post box installed at this end of the park.

I feel these are sadly lacking on the park as a whole





Answer 1

The location of post boxes are determined by Royal Mail according to their proximity to existing post boxes.

A new post box was installed on Oak Spring Gardens last year, but it unlikely that Royal Mail will provide any more until the development expands further to the north





Question 2

Can we have more street lighting on Wincanton Way, rubbish bins along the route of the new footpath by the side of The Spinney, and can littering and ASB in The Spinney be addressed?





Answer 2

Street lighting is determined by the developer / planners, rubbish bins will be sited along the path when the adjoining land is transferred, and The Spinney is privately owned so littering is the responsibility of the owner. ASB can only be addressed by the authorities





Question 3

The kerbs around the development are in great need of weeding. Not only does it look unsightly but in the long term they will damage the road.

When are the kerbs going to be weeded, and is there a weeding schedule?





Answer 3

The Trust reported the weeds on the adopted roads to LCC back in May and were advised that they would now be attended to only once a year. They have also been reported to SKDC's "Big Clean".

All developers were asked to attend to the roads they are responsible for at the same time but they have yet to do so, despite being hastened.





Question 4

What action can the Board of Directors take to facilitate improvements to the broadband service within Elsea Park?





Answer 4

Sadly little if anything. We have pressed BT Commercial (on our own and via our local MP) but they are a commercial organisation and we have no control over the infrastructure they install.





Question 5

Why is The Centre opposed to parents parking at The Centre during the school run? The Trust would have had a large say in where the school was sited and it was short sighted to build it in an area where there is so little parking.

The car park is often vacant and it seems mean spirited not to allow people who contribute to the running of The Trust to not allow them to park there. And you can't enforce it anyway. I can understand if you have an event on, but most of the time the car park is empty





Answer 5

The position has not changed since last year when it was discussed in great length at the AGM.





Item 7

**Any Other Business
(beginning with questions from the floor)**





Close

Thank you for attending

