



Annual General Meeting

Wednesday 12th October 2016

Welcome

Agenda

1. Welcome, Introductions, and apologies
2. Approval of the Minutes of the last AGM held on Monday 9th November 2015
3. Chairman's report
4. Finance Report and approval of the accounts for the year ending 31 March 2016
5. Appointment of auditors
6. Questions submitted prior to the meeting
7. AOB – including questions from the floor

1. Introductions & Apologies

Owner Directors

Jono Brough (Chair)
Duncan Ashwell (Vice Chair)
Joanne Derrick (BEPPA)
James Fordham
Jane Whitehead

Independent Auditor

Robert Anderson (Streets)

Non Resident Directors

Dan Browne (Kier)
Adam Cook (Landowner)
Paul Fellows (Bourne Town Council)
Robert Reid (SKDC)

Staff

Barry Cook (Manager)
Bea Laidler (Finance & Admin)
Emma Ralph (Centre Admin)
Lynda Souch (Centre Admin)
Niki Szwed (Youth Worker)

Item 2

Approval of the Minutes of the
AGM held on 9th November 2015



Item 3
Chairman's Report
Jono Brough



Governance

- Since last years AGM
 - three Owner Directors have resigned
 - one new Owner Director has been appointed, and three more owner Directors are in the process of joining
 - Cllr Robert Reid has replaced Jane Kingman as the SKDC representative
 - Joanne Derrick has replaced John Kirkman as the representative of Elsea Park's school

The Trust

What have we achieved?

- Prior to invoicing for the Annual Charge due on 1 April 2016 The Board changed the Index used for annual increases from the Retail Price Index to the Consumer Price Index resulting in an increase of just 3p per household from the previous years charge

The Trust

What have we achieved?

- Continued improvements in the collection of the Annual Charge and the reduction in aged debt
- We spent a great deal of time trying to assist with the Superfast Broadband upgrade on Elsea Park
- We tried (without success) to pressurise BT wholesale in to upgrading Cabinet 18

The Trust

What have we achieved?

- We increased the number of Newsletters at the request of members and are now publishing four a year
- We finally managed to get the primary junctions of the Phase 1 Roads white lined in the run up to adoption

The Trust

New Articles of Association

- We spent a lot of time and effort to try and get the new Articles of Association in place as soon as possible after they were passed at the last AGM
- Despite promises made by SKDC, and The Trust complying with the conditions they imposed regarding the bond, SKDC were extremely unhelpful

The Trust

New Articles of Association

- In July 2016, we advised SKDC that we were tired of waiting for them to keep their side of the bargain and that we would wait until October to lodge the new articles
- We were able to do this as Kiers obligation to underwrite The Trust (financially) was due to expire on 30 September 2016

The Trust

New Articles of Association

- The new Articles of Association will be lodged at Companies House within the next few days

The Trust

- It now appears that the only hope we have of obtaining any charitable status might be in respect of The Centre (to reduce our business rates)

To do so, we'd need to split The Centre from The Trust, but:

- There are legal implications and employment considerations that would need to be addressed
- We would be looking for volunteers to take on the position of Trustees of The Centre

The Trust

- Our attempts to get more members and residents engaged with the activities and aims for which the Trust was established have proved fruitless although three members have answered the call for new Owner Directors

The Centre

What have we achieved?

- Improved income generated from The Centre

What would we like?

- More hires during the day (Monday to Friday)

The Centre

- “Picnic in the Park 2016” was well attended despite the worsening weather later on
- The Events Group did a fantastic job, but could have done with some more help. Further volunteers are needed if PIP is to continue to grow
- Small “start up” grants are still available for anyone who wants to start a new activity or group at The Centre

The Centre

This slide is unchanged from the last TWO years.....

- We can facilitate clubs and activities that members and residents might want to run and take part in, but it has to be driven by yourselves
- We would love to see more residents to get involved
 - The Youth Club still needs more adult volunteers
- Do you have any ideas? Can YOU help?

The Environment

Grounds Maintenance

- The previous Grounds Maintenance Contract expired at the end of May, and a new contractor (CGM) is now undertaking the routine Grounds Maintenance work
- With the exceptional growing conditions this season, we arranged for the grass to be cut weekly using a triple cylinder mower rather than fortnightly “cut and collect”

The Environment

Grounds Maintenance

- Although we've had only a handful of complaints about these revised arrangements, we plan to revert to "cut and collect" next year
- We built a new Pond Dipping Platform on one of the Habitat Ponds on Elsea Park Meadows and it is now well used by residents and our school

The Environment

Arboricultural Work

- The second Arboricultural Survey has been carried out and tenders have been submitted for the next round of tree maintenance work
- Following requests from some residents and working with Kier, we will soon be consulting with residents of The Ridings, Chepstow Drive, and Warwick Close whose homes back on to shelter belts to seek their views on cutting back trees and hedge lines and crown raising some of the trees

The Environment

David Wilson Homes Development

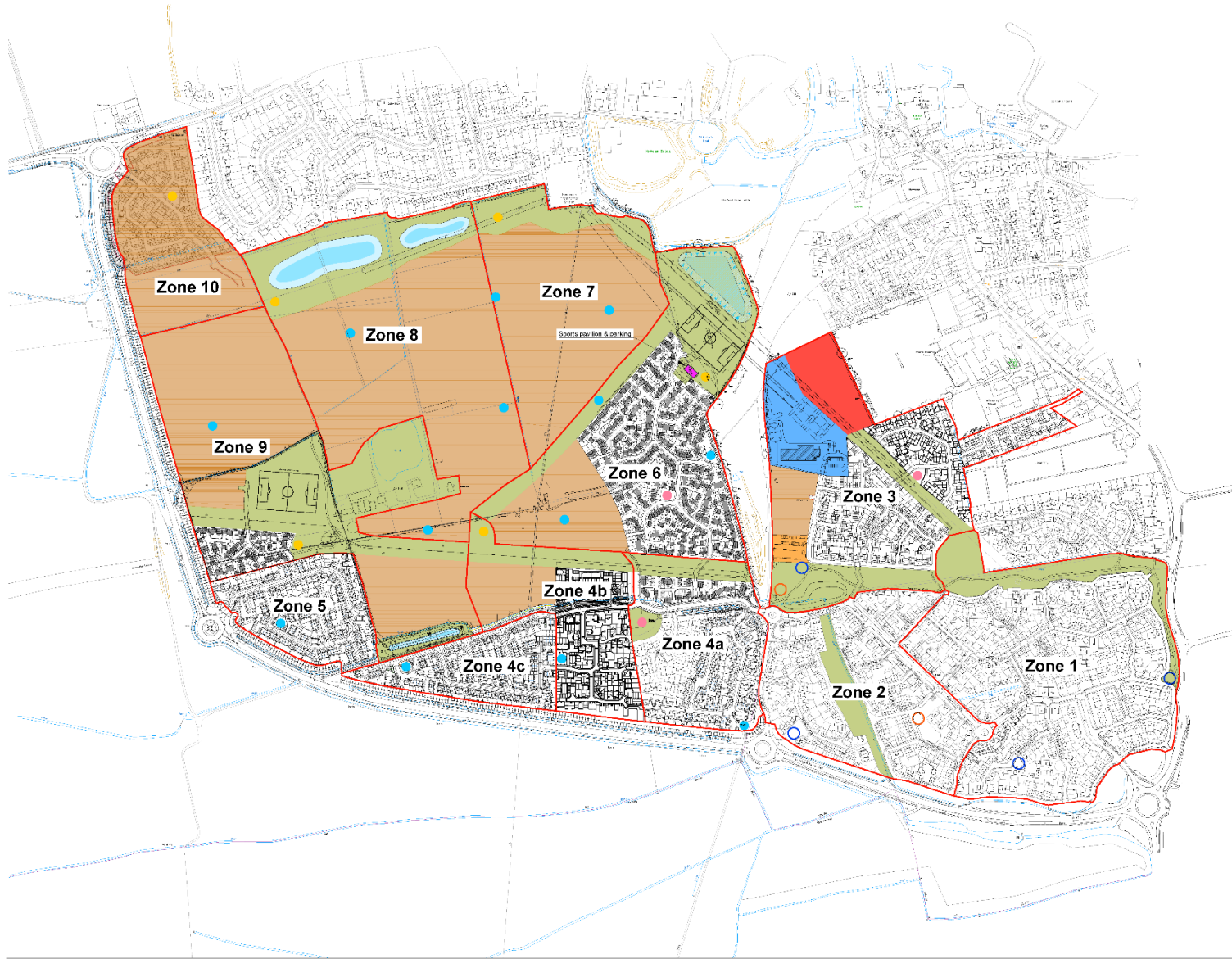
- Despite regular liaison with David Wilson Homes, they have yet to carry out the remedial work on Little Garth or the new play area on Great Leighs so that they can be transferred to The Trust.

Oak Spring Gardens

- We've asked Taylor Wimpey to set out the play area on Market Rasen Drive as soon as possible and offered to take it over before legal transfer.

Sports Pitches

The revised Masterplan



THIS DRAWING IS FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION ONLY

OWNER:
 The above information is provided for information only and should not be used as a basis for any legal or financial advice.
 A detailed planning application should be submitted to the relevant planning authority for consideration.
 The LPA Officers do not provide any other form of advice.

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 PDS across within zone
- Residential
- Primary School Land
- Overton School Land
- Community Centre Land
- LAP
- Indicated LEAP
- Indicated NEAP
- Existing LEAP
- Existing NEAP
- Denotes Zone



Legend:
 - Green: Main PDS across within zone
 - Orange: Residential
 - Blue: Primary School Land
 - Red: Overton School Land
 - Yellow: Community Centre Land
 - Pink: LAP
 - Green circle: Indicated LEAP
 - Yellow circle: Indicated NEAP
 - Blue circle: Existing LEAP
 - Orange circle: Existing NEAP
 - Red outline: Denotes Zone

rdc
 Robert Daughtry
 Consultancy

Project No:	100/1018		
Client:	Elsea Park		
Project Name:	100/1018	Date:	10/10/18
Scale:	1:1000	Author:	JM
Check:	JM	Date:	10/10/18
Drawn:	JM	Date:	10/10/18





Item 4

Finance Report and Approval of the Accounts for the year ending 31 March 2016

Profit & Loss Sheet

	Note	2016 £	2015 £
TURNOVER		318,810	255,588
Other operating income	2	<u>3,465</u>	<u>6,782</u>
		322,275	262,370
Staff costs		106,656	107,897
Depreciation written off fixed assets	3	36,875	36,661
Other operating charges		<u>106,763</u>	<u>103,338</u>
OPERATING PROFIT	3	71,981	14,474
Interest receivable		11	20
Interest payable and similar charges		(74)	(6)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>71,918</u>	<u>14,488</u>
Tax on profit on ordinary activities		–	–
PROFIT FOR THE FINANCIAL YEAR		<u><u>71,918</u></u>	<u><u>14,488</u></u>

Balance Sheet

	Note	2016 £	2015 £
FIXED ASSETS			
Tangible assets	4	<u>1,056,751</u>	<u>1,078,881</u>
CURRENT ASSETS			
Debtors	5	28,245	29,619
Cash at bank and in hand		<u>347,652</u>	<u>220,598</u>
		<u>375,897</u>	<u>250,217</u>
CREDITORS: Amounts falling due within one year	6	<u>110,655</u>	<u>79,023</u>
NET CURRENT ASSETS		<u>265,242</u>	<u>171,194</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,321,993</u>	<u>1,250,075</u>
RESERVES	8		
Other reserves	9	981,400	1,000,300
Profit and loss account	9	<u>340,593</u>	<u>249,775</u>
MEMBERS' FUNDS		<u>1,321,993</u>	<u>1,250,075</u>



Item 5

Appointment of Auditors





Item 6

Questions Submitted Prior to the AGM





Question 1

Why are some of the pavements in Warwick Close still grassed and not tarmacked. It's very random and is extremely impractical and dangerous in winter as you have to walk on the road.





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Why are some of the pavements in Warwick Close still grassed and not tarmacked. It's very random and is extremely impractical and dangerous in winter as you have to walk on the road.





Question 2

Use of the Community Centre Car Park during the school drop off and pickups – As the car park is generally empty at these times it would ease the congestion in and around the school and prevent people from parking on the streets near to the school. This would increase the safety for the children arriving and leaving the school.





Question 3

Speeding motorists at the A15 / Tilia Way Entrance entering the estate over the bridge onto Tilia way do so at significant speed and the crossing from Quayside East to West becomes ever more dangerous as the sightline is hindered. Could a table top speed hump not be installed over the bridge to slow motorists to an acceptable speed.





Question 4

The junction of the Pollards / Russell Way is the scene of many a near miss due to the lack of road markings, not helped by residents parking on the junction. Can temporary road markings be installed similar to those on the roundabout at The Ridings and The Gables which were recently completed





Question 5a

Quality of the Landscaping – since the estate has increased in size to such an extent that it could no longer be maintained by “one man and his tractor” (forgive me I can’t remember the gentleman’s name) and the landscaping has been subcontracted the quality has dropped significantly.

Whereas before the grass was kept neat and tidy with the edges trimmed and the bushes cut back the current maintenance leaves tufts of grass edges left to grow over the paths and bushes left to grow and look untidy





Question 5b

What is the current position with the contractors (grass cutting etc) they appear far from satisfactory as compared to the previous contractors, they do not pick up the grass, move so fast and leave strips un-cut





Question 6

Street lighting – A large number of street lights appear to be working incorrectly or not at all on the South Side of the estate





Question 7

What is the current position and location of the proposed football pitches?





Question 8

At the bottom of The Gables adjacent to the former Wimpey Site and facing the by-pass is a narrow strip of land with an old fence, gate posts etc, badly overgrown with weeds. This is not a very good sight for one of the main entrances to the development. It seems that the bund should be extended with scrubs planted to finish the appearance. What I fear is that it is one of those jobs that with Kier if it is not done properly now it will never get done but overlooked





Question 9

What is the current position with the Trust Board as regards to any future planting of trees and shrubs within the Linear Park?





Question 10

Is it possible to insist that dogs are kept on leads? There have been instances of dogs attacking people and other dogs, and it might reduce the amount of fouling on the development as many owners may be unaware their dogs are fouling as they are often some distance away.





Question 11

Service Charge - I appreciate this has been mentioned in previous minutes and understand it was included within our purchase documents but why when the trust holds a healthy balance and there are more new houses contributing each year is the annual service charge as high as it is? I acknowledge the use of CPI rather than RPI but surely the charge could be reduced?





Question 12

All weather pitch - will the cost, running costs and upkeep be included within our service charge?

Considering the amount of damage being caused to current play areas, property and cars is it wise to have this?





Question 13

Bird boxes - these are reported within the trust literature as “free” yet they have been purchased to pass onto home owners. This is therefore not “free”. Why is the trust purchasing them? If anyone wanted a bird box they could buy it cheaper themselves. When one of my neighbours recently went to the office to collect her “free box” she was asked if she had her letter to collect it. Not knowing anything about a letter she was told the office will be sending out letters to households to encourage them to collect their “free” bird box. So not only has our service charge money purchased these boxes we are now paying an admin persons time to write the letter, print and post - more unnecessary costs





Question 14

Calendar - Who sanctioned this additional cost using our service charge money?

I am aware there is a photographic competition going on and the prize is a calendar but the admin time, printing cost etc will not bring any additional revenue.





Item 7

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





Close

Thank you for attending

