



Annual General Meeting

Wednesday 7th November 2018





Welcome, Introductions & Apologies



Who's Who?

Owner / Resident Directors

Jono Brough (Chair)

Michael Marren (Vice Chair)

Peggy Kent

Mark Underwood

Appointed Directors

Paul Fellows (BTC)

Robert Reid (SKDC)

Independent Auditor

Daniel Harper (Streets)

Staff

Barry Cook (Manager & Company Secretary) Emma Sturman (Admin / Centre)

Bea Laidler (Finance & Administration) Lynda Souch (Admin / Centre)

Chloe Pagan (Assistant Youth Worker) Niki Szwed (Youth Worker)

Agenda

1. Welcome, Introductions, and apologies
2. Approval of the Minutes of the previous AGM held on Wednesday 11th October 2017
3. Chairman's Report
4. Finance Report and approval of the accounts for the Year Ending 31 March 2018
5. Appointment of auditors
6. Questions submitted prior to the meeting
7. AOB – including questions from the floor



Item 2

Approval of the Minutes of
last year's AGM held on
11th October 2017

Approval of Minutes

Can I please ask for a proposer and a seconder that the minutes of last years AGM are a true and accurate record of that meeting before a vote is taken?



Item 3

Chairman's Report

Jono Brough



Item 3
Chairman's Report
Jono Brough



Governance

Changes to The Board of Directors - Arrivals

- Mark Underwood joined the Board in September as an Owner Director

Governance

Changes to The Board of Directors - Departures

- Duncan Ashwell and Sylwester Rzeminski (both Owner Directors) resigned in April and June respectively
- Joanne Derrick (the School Representative) resigned earlier this month

Governance

Changes to The Board of Directors – It Could Be You!

- We would welcome any Owner Member who might be interested in filling a vacant seat on The Board
- If this could be you, please come and have a word with me after the meeting; further information can be found in the Newsletter that is being delivered this week



Challenges



Challenges

Grounds Maintenance

- The grass cutting season got off to a very bad start
 - Heavy rain prevented a number of cuts, and we sometimes tell the contractor NOT to attend site if the heavy cut & collect mower will churn the surface up
 - The prolonged wet weather was followed by the hottest and driest period since building commenced on Elsea Park, and the scorched grass looked very poor

Challenges

Grounds Maintenance

- We were unhappy with some of the other work, and received a credit to our account along with rectification
- The current Grounds Maintenance Contract ends in April next year, and these past problems will no doubt influence the way forward
- All options for future Grounds Maintenance are under consideration

Challenges

Christmas Trees

- The Blue Spruce at the entrance to Tilia Way was murdered by Anglian Water (and we are being compensated for it)
- It's cousin at the entrance to The Gables died from wind scorching by "The Beast From The East"
- For this (and future years) we plan to site cut trees at all four road entrances to Elsea Park

Challenges

Bourne Heights Footpath

- The lack of a footpath / cycleway is not of our doing, but we have been doing all we possibly can to try and get one built
- Our difficulties have been caused by
 - Lack of funding and inertia at LCC Highways
 - Land ownership issues
- We have now agreed the way forward with Highways, and subject to obtaining agreement from Kier and Planning Permission from SKDC we **hope** to lay the path this year

Challenges

Bourne Heights Footpath

The agreed route (subject to planning permission) follows the red line.

Crucially, it means the route from Bourne Heights will not need to be via the shared surface of Nene Close



Challenges

Bus Stop Serving Oak Spring Gardens

- Lack of progress is entirely due to Highways
- We suggested months ago that a holistic approach was needed
- We proposed a reduction in the speed limit on Raymond Mays Way to enable bus stops to be provided on both sides of the road at Musselburgh Way and The Gables
- We still await a decision by Highways

Challenges

Land Transfers from Developers

- We continue to press the developers to bring areas of POS up to standard and transfer them to The Trust
- The legal transfer of the play areas at Badger Lane, Great Leighs, and Oak Spring Gardens have still not taken place, though we are meeting maintenance and inspection costs to keep they are safe and of a high standard
- We are still trying to clarify the land boundary on the Spinney Cycleway to allow us to site litter bins along there



Achievements



Achievements

General Data Protection Regulations

- We were GDPR ready a month ahead of the implementation date
- We had a data cull of historic records and now hold the minimum personal information on Owner Members and little, if anything, on anyone else
- Preparations included the purchase of new (secure) filing cabinets and the upgrade of our network and encryption systems

Achievements

Oak Spring Gardens Play Area Improvements

- We installed a new piece of multi play equipment to increase the play value and try to discourage ball games
- We laid Fibrefall matting to replace grass matting making the play area all-weather
- A generous donation of £667 from Robert via the Ward Member Grant Scheme met over 10% of the costs of this project

Turning this.....



Into this



Achievements

We built bridges and installed new weirs



Achievements

We planted nearly forty trees on The Pollards, Linear Park and Cooke's Field



Achievements

Our ditch maintenance programme continues....



Achievements

We bought an Interactive Speed Sign (which only arrived last week)



Achievements

We introduced this.....
(the largest zone in the county)



Achievements

We've funded and delivered free
Level 2 Qualification courses in the
Safe Use of these....



.... and will continue to do so
until there is no further interest

Achievements

- We've almost completed the upgrade of ALL lighting in The Centre to low carbon, low consumption LED lighting...



..... and secured European funding for 25% of the cost

Community Engagement

- Chloe, our Assistant Youth Worker has reached out on Elsea Park (and its environs) and has increased membership of the older Youth Group
- We have assisted Bourne Town Council with numerous initiatives and projects that are of benefit to everyone in the area
- We support various local groups and they in turn support us.....

Community Engagement

The 1st Elsea Park Cubs carrying out a litter pick towards their Environmental Impact Badge



Community Engagement

The Bourne Community Remembrance Project using the Meeting Room for the creation of the Remembrance Tapestry





What's on the Horizon?





What's on the Horizon?





Elsea Park's Artificial Grass Football Pitch



The Artificial Grass Pitch

- We've been running with this since October 2015
- We have established the need and the business case
- We engaged a Funding Specialist late in 2017
- We've been working extensively with The Football Foundation and Kier to bring the project in
- Kier applied for Planning Permission in September this year
- Subject to planning being approved.....

The Artificial Grass Pitch

- Our bid goes before the Football Foundation's Funding Panel in January 2019 (and we are confident it will be successful)
- Kier will begin work on the zone access roads and services in April 2019
- They should start the pavilion build in September 2019
- The Football Foundation framework contractor will commence works on the pitch and sporting infrastructure in September 2019

The Artificial Grass Pitch

- We hope the pitch will be open for business in January 2020
- We should end up with a £1,400,000 facility largely funded by the Football Foundation with Kier's contribution being the enhanced pavilion and extensive car parking
- The cost to The Trust may be in the region of £200,000
- After our initial outlay we expect the AGP to be cost neutral in operation, and hopefully turn a small profit



Item 4

Finance Report and Approval of the Accounts for the year ending 31 March 2018

Profit & Loss

	2018	2017
	£	£
TURNOVER		
Annual community charge	330,300	292,014
Administration fees	24,809	18,494
Community centre income	32,545	26,372
	<u>387,654</u>	<u>336,880</u>
Other operating income	1,933	8,890
	<u>389,587</u>	<u>345,770</u>
Staff costs	125,936	114,375
Depreciation and other amounts written off tangible and intangible fixed assets	36,050	50,644
Other operating expenses	106,972	106,354
	<u>120,629</u>	<u>74,397</u>
OPERATING PROFIT		
Interest payable and similar expenses	–	96
	<u>120,629</u>	<u>74,301</u>
PROFIT BEFORE TAXATION		

Balance Sheet

	Note	2018 £	2017 £
FIXED ASSETS			
Tangible assets	8	1,016,305	1,019,939
CURRENT ASSETS			
Debtors	9	26,555	19,165
Cash at bank and in hand		606,884	476,642
		<u>633,439</u>	<u>495,807</u>
CREDITORS: amounts falling due within one year	10	132,821	119,452
NET CURRENT ASSETS		<u>500,618</u>	<u>376,355</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,516,923</u>	<u>1,396,294</u>
NET ASSETS		<u>1,516,923</u>	<u>1,396,294</u>
CAPITAL AND RESERVES			
Other reserves		943,600	962,500
Profit and loss account		573,323	433,794
MEMBERS FUNDS		<u>1,516,923</u>	<u>1,396,294</u>

Financial Statements

Are there any questions from the floor
for our auditor, Daniel Harper?

Approval of Accounts

Can I please ask for a proposer and a seconder that the Annual Accounts for the year ending 31 March 2018 be accepted by the members before a vote is taken?



Item 5

Appointment of Auditors

The Appointment of our Auditors also requires a formal vote at every AGM, so can I please request a proposer and a seconder that Streets be reappointed as The Trust's Auditors for the Y/E 31 March 2019 prior to a vote?



Item 6

Questions Submitted in writing or by email prior to the AGM



Item 7

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





Thank you all very much for attending

