



Annual General Meeting

Wednesday 17th November 2021

Agenda

1. Welcome, Introductions and Apologies;
2. Approval of the Minutes of the previous AGM held on Wednesday 25th November 2020;
3. Finance Report and approval of the accounts for the Year Ending 31st March 2021;
4. Appointment of Auditors;
5. Chairman's Report;
6. Questions submitted in advance;
7. Questions from attendees;
8. AOB.



Welcome, Introductions & Apologies

Who's Who?

Owner / Resident Directors

Jono Brough (Chair)
Michael Marren (Vice Chair)
Peggy Kent
Anna Machnik

Appointed Directors

Robert Reid (SKDC)
Paul Fellows (BTC)
Peter Bellamy (BEPPA)
Dan Browne (Co-opted)
Adam Cooke (Land owner)
Simon Temporal (Tilia Homes)

Independent Auditor

Robert Anderson (Streets)

Trust Employees

Graeme Parrott (Manager)
Barry Cook (Company Secretary)
Bea Laidler (Finance & Administration)
Emma Sturman (Admin / Centre)

Lynda Souch (Legal / Admin)
Sam O'Callaghan (Park Warden)
Lee Giddings (Grounds)
Yaz Szwed (Caretaker / AGP)



Item 2

Approval of the Minutes of last year's
AGM held on 25th November 2020

Approval of Minutes

Please raise your hand to propose that the minutes of last years AGM are a true and accurate record of that meeting before a vote is taken?

And someone to second this?

Formal vote



Item 3

Finance Report and Approval of the Accounts
for the year ending 31st March 2021

Profit & Loss

YEAR ENDED 31 MARCH 2021

	Note	2021 £	2020 £
TURNOVER		422,191	485,723
Other operating income		<u>34,723</u>	<u>8,770</u>
		456,914	494,493
Staff costs	6	(164,825)	(141,466)
Depreciation and other amounts written off tangible and intangible fixed assets		(55,473)	(45,105)
Other operating expenses		<u>(65,418)</u>	<u>(137,976)</u>
OPERATING PROFIT		171,198	169,946
Other interest receivable and similar income		<u>7,912</u>	<u>4,779</u>
PROFIT BEFORE TAXATION	7	179,110	174,725
Tax on profit		<u>(1,503)</u>	<u>(188)</u>
PROFIT FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		<u>177,607</u>	<u>174,537</u>

All the activities of the company are from continuing operations.

Balance Sheet

31 MARCH 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	8	2,100,167	1,163,142
CURRENT ASSETS			
Debtors	9	24,977	24,933
Cash at bank and in hand		<u>784,505</u>	<u>807,950</u>
		809,482	832,883
CREDITORS: amounts falling due within one year	10	<u>180,958</u>	<u>152,594</u>
NET CURRENT ASSETS		<u>628,524</u>	<u>680,289</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,728,691</u>	<u>1,843,431</u>
CREDITORS: amounts falling due after more than one year	11	<u>707,653</u>	<u>–</u>
NET ASSETS		<u>2,021,038</u>	<u>1,843,431</u>
CAPITAL AND RESERVES			
Other reserves		886,900	905,800
Profit and loss account		<u>1,134,138</u>	<u>937,631</u>
MEMBERS FUNDS		<u>2,021,038</u>	<u>1,843,431</u>

Approval of Accounts

Please raise your hand to propose that the Annual Accounts for the year ending 31st March 2021 be accepted by the members before a vote is taken?

And someone to second this?

Formal vote



Item 4

Appointment of Auditors

Appointment of Auditors

Please raise your hand to propose that Streets are appointed as the Trust's Auditors for the year ending 31st March 2022?

And someone to second this?

Formal vote



Item 5

Chairman's Report

Challenges

Wake pond / public open space remedial work



Challenges

Artificial Grass Pitch (AGP)



Achievements

Footpath and Cooke's Field Play Area Improvements



Achievements

Footpath and Cooke's Field Play Area Improvements



Achievements

Footpath and Cooke's Field Play Area Improvements



Achievements

Centre Hire Charges

Saturday

	General	Resident 30% Discount
09:00 - 13:00	£55	£38.50
13:30 - 17:30	£55	£38.50
18:00 - 23:59	£75	£52.50

Sunday

	General	Resident 30% Discount
10:00 - 14:00	£55	£38.50
15:00 - 19:00	£55	£38.50

Achievements

Extravaganza



Achievements

Communication

- eComms Registration
- Social media (Facebook)
- Website
- Newsletters
- Noticeboards

Future Objectives

Land transfers and improvement work

Defibrillator installation at Sedgefield Court

Community Centre online booking system

Jubilee Celebration

Potential re-baselining of the Yearly Payment



If you have the time, motivation and desire to make a difference to your community we would welcome new Owner Members on the Board



Item 6

Questions submitted in advance

Question 1

Tree planting delivers multiple societal benefits such as, carbon reduction, surface water attenuation, bio diversity improvements and protection from extreme weather plus the positive impact on mental and physical health. The woodland trust are offering free trees for community projects, which could fund the initial outlay. With this in mind would the Trust actively seek to plant more trees on the estate, particularly in the open grassed areas under development behind Chester Close and Musselburgh way?

Question 2

This year some considerable effort was spent to dig up the road and replace the culvert under the road. However, the footpath was not completed and wooden fencing was replaced. It's a very dangerous corner, as pedestrians must step on to the road right on the apex of the bend. When will a suitable footpath be made at this point?

Question 3

When will the full resurfacing of this road be completed? There are multiple areas that are in a poor state.

Question 4

Will a road sign be placed on Musselburgh Way at the junction of Haydock Park Drive to confirm that Musselburgh Way continues round the corner (since Barrett's' completed the opening of Musselburgh Way earlier this year). Ideally this needs to be placed somewhere suitable between numbers 47 and 49.

Question 5

On the corner of Musselburgh Way, opposite No.49 , No.44 and No.46 there is an area of grass that was badly damaged when the contractors resurfaced the newly opened part of Musselburgh Way. When will this area of grass be re-instated?

On this same piece of ground one of the concrete bollards was damaged and removed. When will it be replaced?

Question 6

There are multiple cases of commercial vehicles being parked outside residential properties in contravention of the Deed of Covenant. Similarly, there is a commercial trailer regularly parked on corner of The Gables and Setts Green. I fully appreciate that over the last 18 months this may have been tolerated, but when will owners be reminded about the requirements, and what will the Board do to enforce the requirements?

Question 7

Where Haydock Park Drive turns sharp right if you are travelling West (on way to Co-op) there is no pavement on the right side. Is a pavement going to be built?

Question 8

Are people responsible for cutting their hedges/trees so they do not block the pavement or are Elsea Park staff responsible for this.

Question 9

When companies carry out work that is blocking roads/pavements they put out Cones. Who is responsible for ensuring these and any signs put up are removed when the work is finished and not left as rubbish. Is it the company or Elsea Park. Work was carried out close to our house when it was done cones were left and stayed around for approx 6 months. Eventually young men used them to "knock on doors" There was no serious damage but it could have been worse.

Question 10

How many occupied houses are there in Elsea Park now?

Question 11

How many houses will there be when building work has finished?

Question 12

Is there a map of Elsea Park available?

Question 13

What was the rationale in making the Youth Club team redundant so quickly after the findings of the review?

Question 14

Do we feel the trust is at risk of any potential tribunal claim regarding the redundancies and if so will the individual responsible for the decision be held accountable for there decision?

Question 15

We see lots of issues now with ASB but hasn't the trust added to this by shutting the Youth centre?



Item 7

Questions from attendees



Item 8

Any Other Business



This concludes the
AGM

Thank you for your attendance
and have a safe journey home