



AGENDA
Elsea Park Community Trust Board Meeting

Thursday 6th October 2022 – 18:00

Venue: Meeting Room, The Centre @ Elsea Park

Time	Item	
18:00	1 Welcome and Apologies	JB
18:05	2 Actions from the previous meeting 8th September 2022	All
18:15	3 Management Report	GP
18:25	4 Finance Report	BL
18:35	5 AGP	JB
18:45	6 Developer Representative Report	ST
19:00	7 Directors Items	All
19:20	8 Any Other Business	All
19:30	9 Date of the next meeting: Thursday 3rd November 2022	All

Elsea Park Community Trust Board Meeting Minutes Thursday 6th October 2022

Present:	Michael Marren	MM	Owner Director (Vice Chair)
	Asif Mahmood	AMah	Owner Director
	Anna Machnik	AMac	Owner Director
	Peggy Kent	PK	Resident Director
	Robert Reid	RR	SKDC Representative
	Paul Fellows	PF	Bourne Town Council Representative
	Simon Temporal	ST	Tilia Homes Representative
In Attendance:	Bea Laidler	BL	Finance and Admin Officer
	Graeme Parrott	GP	Trust Manager
	Barry Cook	BC	Company Secretary
1.	WELCOME AND APOLOGIES FOR ABSENCE		
	1.1 Apologies were received from Jono Brough.		
	1.2 MM welcomed everyone to the meeting and thanked them for attending.		
2.	DECLARATION OF INTEREST		
	2.1 INTERESTS IN PROPOSED TRANSACTIONS AND/OR ARRANGEMENTS WITH THE COMPANY.		
	<p>In accordance with the Company's articles of association and s.177 Companies Act 2006, each director present who was in any way, directly or indirectly, interested in the business of the meeting is required to declare the nature and extent of this interest to the other directors, save to the extent that such Interest was the subject of a notice in writing or general notice or the other directors were already aware of it (or ought reasonably to have been aware of it).</p>		
3.	ACTIONS FROM THE PREVIOUS MEETING		
	Action Details	Actioner	Closed
	Yearly Payment Re-baselining Awaiting legal advice and written confirmation from the solicitor.	BC	<input type="checkbox"/>
	Community Bus In the absence of JB, this item was deferred. JB will present the scheme to residents at the AGM.	JB	<input type="checkbox"/>
4.	MANAGEMENT REPORT		
	4.1 GP's Management report was sent to the directors prior to the meeting.		
	4.2 ST asked about the fencing to be carried out around the ditch on Newton Abbot Way as he will attempt to bring forward the dredging works to help with erecting the fencing sooner for safety reasons. Action: ST		
5.	FINANCE REPORT		
	5.1 BL sent the Finance report to the directors prior to the meeting with explanations of the variances. There were no questions or comments.		
	5.2 BL said that she will produce documentation to assist the directors when considering the pay review. Action: BL		

6.	AGP
	<p>6.1 Due to the September Board meeting being curtailed early, GP sent a proposal to the directors to employ the FDO full time for a twelve-month period and asked for an 'out of meeting' electronic vote.</p> <p>6.1.1 The response was unanimous in offering a full-time contract to the FDO for twelve months.</p>
7.	DEVELOPER REPRESENTATIVE REPORT
	<p>7.1 ST sent the Developer Representative report to the directors ahead of the meeting and updated the Board on the following:</p> <p>7.2 The grass seed is establishing well in the play park on Zone 5.</p> <p>7.2.1 The basketball court tarmac should be laid by the end of October after which the landscapers will assess the area and level it if required.</p> <p>7.3 RR said he may be able to help with a leaflet drop when Tilia Homes prepare the roads for adoption in the Lingfield Park area.</p> <p>7.4 RR asked if Tilia Homes could investigate the 'dip' along Lingfield Park and arrange for additional tarmac to be laid. Action: ST</p>
8.	DIRECTORS ITEMS
	There were no Directors' Items.
9.	ANY OTHER BUSINESS
	<p>9.1 RR attended a Planning and Regulation committee meeting at LCC where the reduction in the speed limit to 40mph was approved from Northorpe to Bourne.</p> <p>9.1.1 RR added that The Trust may wish to consider submitting a proposal requesting that the speed limit along Raymond May's Way should be reduced from 60mph to 50mph which would enable bus stops to be sited.</p> <p>9.1.2 RR asked that a 'Review the speed limit along Raymond May's Way' should be listed as an agenda item for the next Board meeting. Action: BL</p> <p>9.2 RR mentioned because of the 'cost of living' crisis, there are benefits available which many people are unaware of. He will send a link to GP directing people to a website called 'Entitled to' and asked if this could be distributed to the residents.</p> <p>9.2.1 This was agreed and will be distributed around the development with the Discovering Bourne magazine. Action: GP</p> <p>9.3 Because scams are so prevalent now, ST asked if GP could arrange something for vulnerable people on Elsea Park.</p> <p>9.3.1 GP said that he had arranged an 'Op Repeat' talk from Reg Burrell previously but there was no interest.</p> <p>9.3.2 GP will contact Reg Burrell to see if Op Repeat are happy to try another session. Action: GP</p> <p>9.4 RR said that BTC has received consent from Warner's to place CCTV on their building to cover the Wellhead Park, would The Trust consider placing cameras in strategic areas around Elsea Park.</p>

9.4.1 BC responded saying that if streetlighting is to be placed at the end of Zone 6, a feed could be taken from the lighting column and a PTZ camera installed.

9.5 PF said that the Christmas lights will be switched on 3rd December 2022 and are likely to be turned off at midnight and be switched off on 2nd January 2023 rather than twelfth night to save electricity.

9.6 PF informed the Board that the skate park has been started and should be completed by Christmas.

9.7 ST gave his apologies as he will not be able to attend the November Board meeting.

9.8 Prior to the meeting JB sent an email to all Board members notifying them that Peter Bellamy had resigned due to a new position.

9.9 Either GP or JB will visit the school to encourage them to send another person to represent the school at future Elsea Park Board meetings.

Action: JB/GP

9. DATE OF NEXT MEETING

The next meeting is to be held on 3rd November 2022 at the Centre.

There being no further business, the meeting closed at 18:45 hrs.



Manager's Report 4th October 2022

Grounds team

Fen Ditching have Commenced their Autumn programme of works on the development for Tilia Homes and The Trust. The ditch that runs behind Tennyson Avenue and the ditch that runs between Newton Abbott Way and The Ridings are two of the areas involved.

Fencing Work on Newton Abbot way will commence in November once dredging has been completed.

Minor fencing repairs have been carried out to the tractor drive boundary with Wherry's Spinney

Lee and Ben have attended a playground equipment inspection training course in Huntingdon on 29th September.

The Annual inspection of the Playgrounds has been completed by ROSPA in September. Brought to our attention is a slide in Great Leighs Play Park that within the next year, will require a replacement and some other minor adjustments but nothing major.

The Centre

Page Group in Peterborough will be attending on 26th October to replace the doors and windows in the hall, lounge area and office.

Admin Team

Our MacMillian Coffee Morning took Place on Friday 30th September we have raised £356.82

Staffing

Wayne has commenced his trial year as Full Time FDO

Sam has left The Trust on Friday 30th September and was awarded a gift from The Trust of £50 for the five years' service.

AGP

New Electric Contract agreed with EDF energy 25p a day standing charge (compared to 166.6p) and 68.3pkw (Compared to 32.23pKW)

Operational Trust Budget



Item	2022/2023 Spend Budget	Year to date Budget 01/04/2022 - 31/08/2022	Year to Date Expenditure 01/04/2022 - 31/08/2022	Year to date Variance + / -	Remaining Budget 01/09/2022 - 31/03/2023	June 22 Budget	June 22 Expenditure	Variance + / -	July 22 Budget	July 22 Expenditure	Variance + / -	August 22 Budget	August 22 Expenditure	Variance + / -	Notes
Office Staff Salaries	91,286.06	37,473.75	37,128.60	345.15	53,812.31	7,494.75	7,447.94	46.81	7,494.75	7,503.50	-8.75	7,494.75	7,503.50	-8.75	
Employers NI & Pension	9,601.16	3,722.41	3,946.04	-223.63	5,878.75	744.48	793.21	-48.73	744.48	803.25	-58.77	744.48	803.25	-58.77	
Agency and temporary staff	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Staff Training	1,500.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Recruitment & Other Staffing Costs	250.00	250.00	648.79	-398.79	0.00	110.00	115.60	-5.60	140.00	473.19	-333.19	0.00	60.00	-60.00	Employee Assistance Programme and Avensure services not budgeted for
Workwear & PPE	750.00	140.00	138.98	1.02	610.00	0.00	0.00	0.00	140.00	138.98	1.02	0.00	0.00	0.00	
Communications, Printing and Advertising	2,000.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Franking	2,600.00	300.00	299.88	0.12	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Office Stationery	3,213.00	830.00	821.26	8.74	2,383.00	0.00	0.00	0.00	50.00	44.99	5.01	700.00	694.93	5.07	
Travel & Subsistence	150.00	50.00	44.17	5.83	100.00	0.00	0.00	0.00	10.00	11.20	-1.20	0.00	0.00	0.00	
Telephone/Mobile and Broadband	1,606.50	350.00	325.65	24.35	1,256.50	100.00	85.16	14.84	0.00	0.00	0.00	180.00	178.49	1.51	
Website, IT and Software	3,748.50	3,400.00	3,410.80	-10.80	348.50	0.00	0.00	0.00	2,800.00	2,811.40	-11.40	600.00	599.40	0.60	
Membership & Subscriptions	510.00	120.00	119.59	0.41	390.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Donations	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Audit and Accountancy Fees	5,500.00	4,200.00	4,155.00	45.00	1,300.00	0.00	0.00	0.00	4,200.00	4,155.00	45.00	0.00	0.00	0.00	
Legal Fees	2,142.00	1,320.00	1,320.00	0.00	822.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Professional Fees & Land Registry	1,660.05	50.00	45.00	5.00	1,610.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Insurance	5,200.00	5,200.00	7,197.78	-1,997.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,200.00	7,197.78	-1,997.78	insurance costs higher than budgeted for
Equipment	2,677.50	0.00	0.00	0.00	2,677.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Miscellaneous Expenditure	1,606.50	265.00	261.55	3.45	1,341.50	50.00	48.37	1.63	65.00	64.92	0.08	50.00	53.04	-3.04	
Bird boxes	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Trust Community Grants	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Community Training	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Anniversary Weekend & Christmas party	7,500.00	7,140.00	7,120.93	19.07	360.00	4,000.00	3,989.94	10.06	0.00	0.00	0.00	820.00	819.00	1.00	
Charges (card machine & bank)	6,000.00	1,930.00	1,932.82	-2.82	4,070.00	660.00	660.95	-0.95	0.00	0.00	0.00	400.00	400.56	-0.56	
Proportioned Centre Costs	6,632.55	2,838.34	2,801.74	36.60	3,794.22	429.17	516.91	-87.74	550.00	546.86	3.14	550.00	430.41	119.59	
Depreciation allowance	53,000.00	0.00	0.00	0.00	53,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Depreciation	74,200.00	0.00	0.00	0.00	74,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Contribution to The Centre	28,110.04	1,665.35	738.01	927.34	26,444.70	-99.83	-2.52	-97.31	-2,160.66	-3,091.01	930.35	2,226.34	2,278.55	-52.22	
Contribution to the AGP	18,458.46	1,953.79	8,230.04	-6,276.25	16,504.67	47.76	821.55	-773.79	292.76	2,056.60	-1,763.84	-162.24	792.64	-954.88	
Trust Totals	333,402.31	73,198.63	80,686.62	-7,487.99	243,699.01	13,586.33	14,527.11	-940.78	14,326.33	15,518.88	-1,192.55	18,803.33	21,811.55	-3,008.23	

AGP Budget

Salaries	30,044.67	12,333.61	13,997.11	-1,663.50	17,711.06	2,466.72	3,197.60	-730.88	2,466.72	2,547.87	-81.14	2,466.72	2,742.57	-275.84	
Employers NI & Pension	1,713.78	755.18	975.30	-220.12	958.60	151.04	261.00	-109.97	151.04	158.50	-7.47	151.04	176.00	-24.97	
Workwear & PPE	400.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Business Rates	7,500.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	No business rates applied by SKDC yet
AGP Water Rates	2,500.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Maintenance	3,000.00	1,030.00	1,025.05	4.95	1,970.00	0.00	0.00	0.00	590.00	584.73	5.27	0.00	0.00	0.00	
AGP Electricity	9,600.00	220.00	-330.42	550.42	9,380.00	0.00	0.00	0.00	0.00	-548.76	548.76	220.00	218.34	1.66	
AGP Gas	2,500.00	1,410.00	1,413.45	-3.45	1,090.00	60.00	59.14	0.86	20.00	19.63	0.37	0.00	0.00	0.00	
AGP Equipment	1,000.00	270.00	265.58	4.42	730.00	10.00	9.58	0.42	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Cleaning/Materials	1,000.00	60.00	55.60	4.40	940.00	20.00	15.75	4.25	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Kitchen Supplies	1,000.00	195.00	194.09	0.91	805.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Communications & Software	1,500.00	460.00	463.50	-3.50	1,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Health & Safety	1,000.00	160.00	151.96	8.04	840.00	100.00	96.56	3.44	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Miscellaneous	3,000.00	845.00	834.07	10.93	2,155.00	240.00	234.91	5.09	65.00	63.47	1.53	0.00	0.00	0.00	
AGP Totals	65,758.46	17,738.79	19,045.29	-1,306.50	48,019.67	3,047.76	3,874.55	-826.79	3,292.76	2,825.44	467.32	2,837.76	3,136.91	-299.15	

Operational Groundsman Budget

Salaries	45,206.80	15,661.04	15,904.57	-243.53	29,545.76	2,477.01	2,600.81	-123.80	4,115.01	3,891.27	223.73	4,115.01	4,458.47	-343.47
Employers NI	2,889.37	1,504.29	1,619.81	-115.52	1,385.08	237.71	273.68	-35.97	395.59	376.92	18.67	395.59	466.57	-70.98
Workwear & PPE	2,000.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Grounds Personnel Costs	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equipment Hire	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Repairs and Renewals	5,000.00	3,560.00	3,567.00	-7.00	1,440.00	60.00	59.97	0.03	660.00	660.18	-0.18	1,500.00	1,504.13	-4.13
New equipment and tools	4,000.00	1,650.00	1,650.40	-0.40	2,350.00	150.00	145.95	4.05	1,500.00	1,504.45	-4.45	0.00	0.00	0.00
Miscellaneous Expenditure	4,000.00	860.00	4,635.34	-3,775.34	3,140.00	0.00	71.56	-71.56	-4,000.00	-4,945.04	945.04	860.00	859.32	0.68
Ditch & Dyke Maintenance, Fence repairs and replacements	35,950.00	18,740.00	18,706.70	33.30	17,210.00	0.00	0.00	0.00	0.00	0.00	0.00	2,230.00	2,225.27	4.73
Arboricultural Survey & Tree maintenance	6,500.00	0.00	0.00	0.00	6,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping Projects (New works)	10,000.00	6,760.00	6,751.64	8.36	3,240.00	0.00	0.00	0.00	5,100.00	5,091.44	8.56	1,420.00	1,424.20	-4.20
Waste collection (waste bins around the development)	1,500.00	850.00	844.99	5.01	650.00	0.00	0.00	0.00	680.00	675.99	4.01	170.00	169.00	1.00
Fuel, Oil and Water	2,000.00	1,300.00	1,303.18	-3.18	700.00	520.00	516.06	3.94	290.00	289.41	0.59	240.00	242.01	-2.01
Vehicle Insurance	3,500.00	110.00	112.50	-2.50	3,390.00	0.00	0.00	0.00	20.00	22.74	-2.74	90.00	89.76	0.24
Vehicle repairs & MOT	2,000.00	510.00	514.80	-4.80	1,490.00	510.00	514.80	-4.80	0.00	0.00	0.00	0.00	0.00	0.00
Play ground inspection	1,000.00	132.00	132.00	0.00	868.00	0.00	0.00	0.00	0.00	0.00	0.00	132.00	132.00	0.00
Groundsman Totals	126,296.17	51,637.33	55,742.93	-4,105.60	74,658.84	3,954.71	4,182.82	-228.11	8,760.59	7,567.36	1,193.23	11,152.59	11,570.73	-418.13

Operational The Centre Budget

Staff salaries	16,134.86	6,552.00	6,333.60	218.40	9,582.86	1,310.40	1,266.72	43.68	1,310.40	1,266.72	43.68	1,310.40	1,266.72	43.68
Employers NI & Pension	1,157.73	494.68	512.25	-17.57	663.05	98.94	102.45	-3.51	98.94	102.45	-3.51	98.94	102.45	-3.51
PRS & Licenses	1,750.00	830.00	830.66	-0.66	920.00	0.00	0.00	0.00	0.00	0.00	0.00	830.00	830.66	-0.66
Advertising, Communications & Printing	400.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
The Centre repairs, renewals & maintenance	10,000.00	4,080.00	4,006.54	73.46	5,920.00	1,230.00	1,233.33	-3.33	720.00	713.56	6.44	540.00	536.17	3.83
Business Rates	6,300.00	2,625.00	2,624.35	0.65	3,675.00	525.00	524.87	0.13	525.00	524.87	0.13	525.00	524.87	0.13
Water	1,000.00	405.00	405.76	-0.76	595.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	54.67	0.33
Electricity	1,200.00	285.00	279.34	5.66	915.00	0.00	0.00	0.00	45.00	44.38	0.62	0.00	0.00	0.00
Gas	2,000.00	40.00	244.70	-204.70	1,960.00	0.00	203.03	-203.03	40.00	41.67	-1.67	0.00	0.00	0.00
Waste Collection	800.00	282.00	281.66	0.34	518.00	0.00	0.00	0.00	225.00	225.33	-0.33	57.00	56.33	0.67
Cleaning	4,000.00	2,630.00	2,627.25	2.75	1,370.00	465.00	464.50	0.50	425.00	425.25	-0.25	360.00	357.00	3.00
Proportioned Centre Costs (income)	-6,632.55	-2,838.34	-2,801.74	-36.60	-3,794.22	-429.17	-516.91	87.74	-550.00	-546.86	-3.14	-550.00	-430.41	-119.59
Centre Totals	38,110.04	15,385.35	15,344.37	40.98	22,724.70	3,200.17	3,277.99	-77.82	2,839.34	2,797.37	41.97	3,226.34	3,298.46	-72.13

Combined Expenditure Totals	563,566.98	157,960.10	170,819.21	-12,859.11	389,102.22	23,788.97	25,862.47	-2,073.50	29,219.01	28,709.05	509.97	36,020.01	39,817.65	-3,797.64
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Income 2019/2020

		2022/2023 Income Budget	Year to date Budget 01/04/2022 - 31/08/2022	Year to Date Income 01/04/2022 - 31/08/2022	Year to date Variance + / -	Remaining Budget 01/09/2022 - 31/03/2023	June 22 Budget	June 22 Income	Variance + / -	July 22 Budget	July 22 Income	Variance + / -	August 22 Budget	August 22 Income	Variance + / -	Notes
The Trust income																
Annual charge	a	-608,303.20	-606,524.73	-614,057.27	7,532.54	-1,778.47	-4,249.00	-6,419.64	2,170.64	-2,037.87	-6,585.01	4,547.14	-2,037.87	-2,884.30	846.43	
Administration fees	b	-22,000.00	-10,070.00	-14,000.00	3,930.00	-11,930.00	-1,670.00	-3,250.00	1,580.00	-2,000.00	-3,850.00	1,850.00	-2,000.00	-2,450.00	450.00	
Interest earned	c	-1,000.00	-10.00	-9.46	-0.54	-990.00	-5.00	-4.46	-0.54	0.00	0.00	0.00	-5.00	-5.00	0.00	
Other	d	-1,000.00	0.00	0.00	0.00	-1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
The Trust Total income NET		-632,303.20	-616,604.73	-628,066.73	11,462.00	-15,698.47	-5,924.00	-9,674.10	3,750.10	-4,037.87	-10,435.01	6,397.14	-4,042.87	-5,339.30	1,296.43	

AGP Income																
Football pitch bookings	e	-43,300.00	-14,860.00	-9,878.95	-4,981.05	-28,440.00	-3,000.00	-3,053.00	53.00	-3,000.00	-768.84	-2,231.16	-3,000.00	-2,344.27	-655.73	
Pavilion lettings	f	-3,000.00	-725.00	-736.30	11.30	-2,275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Other income	h	-500.00	-200.00	-200.00	0.00	-300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Trust subsidy		-43,958.46	-1,953.79	-8,230.04	6,276.25	-42,004.67	-47.76	-821.55	773.79	-292.76	-2,056.60	1,763.84	162.24	-792.64	954.88	
The AGP Total income NET		-90,758.46	-17,738.79	-19,045.29	1,306.50	-73,019.67	-3,047.76	-3,874.55	826.79	-3,292.76	-2,825.44	-467.32	-2,837.76	-3,136.91	299.15	

The Centre Income																
Avalon Bookings	g	-10,000.00	-13,720.00	-14,606.36	886.36	3,720.00	-3,300.00	-3,280.51	-19.49	-5,000.00	-5,888.38	888.38	-1,000.00	-1,019.91	19.91	
Trust Subsidy		-28,110.04	-1,665.35	-738.01	-927.34	-26,444.70	99.83	2.52	97.31	2,160.66	3,091.01	-930.35	-2,226.34	-2,278.55	52.22	
The Centre Total income NET		-38,110.04	-15,385.35	-15,344.37	-40.98	-22,724.70	-3,200.17	-3,277.99	77.82	-2,839.34	-2,797.37	-41.97	-3,226.34	-3,298.46	72.13	

Total Income		-761,171.70	-649,728.87	-662,456.39	12,727.52	-111,442.83	-12,171.93	-16,826.64	4,654.71	-10,169.96	-16,057.82	5,887.86	-10,106.96	-11,774.67	1,667.71	
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Total Net Budget		-197,604.72	-491,768.77	-491,637.18	-131.59	277,659.39	11,617.04	9,035.83	2,581.21	19,049.05	12,651.23	6,397.82	25,913.05	28,042.98	-2,129.93	
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OK OK OK OK
-28,042.98

Tilia Homes – Elsea Park Development Update 4/10/2022

- **Road adoptions** – Zone 2 road adoption works are taking place between the 4th October 2022 and 18th October 2022. Although all dates could be affected by weather and material availability. Phasing plan provided to the Trust who are kindly supporting with communication. Zone 5 and 6 works are still planned for early next year due to the planning required to carry out all the works required with minimal disruption.
- **Zone 5 (6) play area** – The area inside the fencing of the play area has been seeded. Tilia are just waiting for the grass to establish. Once established the play area contractor will return and install play matting and finish tarmacking. The order for the connecting footpaths to the play area have been ordered. Once completed, the play area will obtain a ROPSA and be inspected by the Trust before opening. We are still targeting end of October 2022 for opening
- **Landscaping around Zone 5 (6)** – The area has been cut a number of times by Tilia. There will be a requirement for some areas to be over seeded and levelled. This work is now targeted for end of October 2022 due to contractor delays. Again, the weather will determine how quickly the over seeding takes to establish and is accepted for handover by the Trust. Tilia are targeting the end of October/November for handover
- **Zone 5 (6) LAP and landscaping (Old Compound)** – We are still awaiting a start date from the contractor instructed on the installation of this LAP play area and apologise for the delay. The weeding on the area is being managed whilst we wait for works to start
- **Zone 9 play area** – The work started 30th August 2022 and there are a few delays, although targeting to complete installation in October 2022. The play areas will be seeded, so unfortunately will have to be Heras fenced off to allow the seed to take. Tilia are still targeting end of October opening, although this will depend on the establishment of the seed, the Trust taking handover and the play area passing its safety ROSPA inspection.
- **Footpath on Linear park/Linear Park** – Tilia are awaiting a levels survey on Linear Park and the levels will be placed on the agreed landscaping proposal for area and planning submitted. Tilia have placed the order for the works to complete the linear park connection between Zone 9 and Zone 5 (6)
- **Orgrey pond** – The order has been placed for the completion of the landscaping in this area. The same contractor as the Zone 5 LAP has been instructed to carry out these works. These works will follow the Zone 5 LAP works installation
- **Legacy land transfer** – Tilia and the Trust had a meeting on the 12th August 2022. The land transfer has been agreed in principle and Tilia have started the legal preparation and are awaiting completion of the final version of the land transfer plan to put together the legal documents and agreement for all parties to sign. All parties are targeting the end of year to have this completed.
- **Ditch works** – Tilia funded ditch works start on the w/c 9th October 2022. A program outlining the ditch works being carried out by the contractor for both the Trust and funded by Tilia has been provided. The works across the development stretch between the w/c 9th October 2022 to the w/c 21st January 2023. Contractor have agreed to look at any trees causing a health and safety risk as a priority