



AGENDA
Elsea Park Community Trust Board Meeting

Wednesday 13th April 2023 – 18:00

Venue: Meeting Room, The Centre @ Elsea Park

Time	Item	
18:00	1 Welcome and Apologies	MM
18:05	2 Actions from the previous meeting 2nd March 2023	All
18:10	3 Management Report	GP
18:20	4 Finance Report	BL
18:30	5 AGP	GP
18:40	6 Developer Representative Report	ST
18:50	7 Directors Items	All
	7.1 AGM Date	MM
	7.2 King's Coronation	MM
19:05	8 Any Other Business	All
19:20	9 Date of the next meeting: Thursday 11th May 2023	All

Elsea Park Community Trust Board Meeting Minutes Thursday 13th April 2023

Present:	Michael Marren	MM	Owner Director (Vice Chair)
	Anna Machnik	AMac	Owner Director
	Peggy Kent	PK	Resident Director
	Asif Mahmood	Amah	Owner Director
	Paul Fellows	PF	Bourne Town Council Representative
	Simon Temporal	ST	Tilia Homes Representative
In Attendance:	Graeme Parrott	GP	Trust Manager
	Barry Cook	BC	Company Secretary
	Bea Laidler	BL	Finance and Admin Officer
	Gary Thomas	GT	Potential Owner Director
1.	WELCOME AND APOLOGIES FOR ABSENCE		
	1.1 Apologies were received from Jono Brough and Robert Reid.		
	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
	School Representative GP has called the headteacher of Elsea Park Primary Academy and is still awaiting a return call regarding having a representative on the Board of Directors.	GP	<input type="checkbox"/>
	Community Bus JB contacted Call Connect and was provided with an email address. He is still awaiting a response.	JB	<input type="checkbox"/>
	Yearly Payment Re-baselining JB included details within the Newsletter encouraging Housing Association residents to request the reduction in fees and if required, support will be available from The Trust.	JB	<input checked="" type="checkbox"/>
	Developer Meeting A meeting was arranged for 29 th March 2023 for all current developers on Elsea Park to express their concerns and issues.	JB	<input checked="" type="checkbox"/>
	Staff Pay Review Pay letters were produced and distributed accordingly.	JB	<input checked="" type="checkbox"/>

	2023/2024 Budget Due to time constraints, migration and year end, the budget hasn't progressed any further.	BL/GP	<input type="checkbox"/>
4.	MANAGEMENT REPORT		
	<p>GP sent the Management report to the directors ahead of the meeting and gave the following updates:</p> <p>4.1. The organisation used to advertise the Assistant Grounds Person vacancy has been put on hold to avoid accruing costs during GP's annual leave.</p> <p>4.2. The Cushman is back and in service.</p> <p>4.3 GP has made no decision regarding the Football Academy applicants as the proposals were not viable. BC responded that one of the conditions imposed by the Football Foundation prior to the funding agreement was that a Football Academy should be considered.</p>		
5.	FINANCE REPORT		
	<p>5.1 BL sent the finance reports to the Board prior to the meeting.</p> <p>5.2 She went on to explain the variances and explained that the spend for increasing the height of the fencing will not increase the value of the facility so treated the expenditure as an expense rather than add it to the Fixed Assets.</p> <p>5.3 BL added that despite the reduction in hall hire charges, the income for hall hire has increased higher than pre-COVID income.</p> <p>5.4 The AGP hires also exceeded budget.</p>		
6.	AGP		
	<p>6.1 WM prepared his report for BL to hand out to directors at the meeting, there were no questions.</p> <p>6.2.1 GP explained that there are serious issues with the drainage and WP is having to regularly clear any blockages.</p> <p>6.2.2 The engineer inspecting the drainage said that the company who carried out the installation have not been forthcoming as yet with the 'as built' plans but has advised that the drainage route requires a larger gradient to stop the showers from backfilling with soiled water.</p> <p>6.3.1 The pavilion is experiencing problems with the gas boiler and BC said that Qube fitted a larger boiler than agreed which required larger fittings and now it is difficult finding an engineer to service the boiler as it is classified as commercial.</p> <p>6.3.2 There are intermittent problems with the boiler's electric circuit board which requires replacing.</p> <p>6.3.3 GP has registered these issues with Qube for rectification.</p>		
7.	DEVELOPER REPRESENTATIVE REPORT		
	<p>7.1 ST presented his report.</p> <p>7.2 ST explained that the legacy roads in Zone 2 have now been adopted by Highways and said he would liaise with Highways to clarify the adopted roads as GP mentioned that residents are being told by Highways that not all roads have been adopted.</p> <p>Action: ST</p>		

	<p>7.3 ST attended the Developer meeting on 29th March and Bellway were very helpful in agreeing to push work in certain areas to allow Tilia to complete their works.</p> <p>7.4 JB had chained up Tilia's Heras fencing to help stop vandalism which Tilia have since replaced and a discussion ensued with ideas to identify the culprits and prevent them from entering the site.</p> <p>7.5 Clearance work along Linear Park has started but it cannot be finished until after the bird nesting season.</p>
8.	DIRECTORS ITEMS
	<p>8.1 AGM Date</p> <p>8.1.1 The directors agreed to hold the AGM on 18th October 2023.</p> <p>8.2 King's Coronation</p> <p>8.2.1 JB would like the Centre open to allow residents to watch the King's coronation in a sociable atmosphere but due to other commitments, nobody is available to open the Centre and provide refreshments.</p> <p>8.1.2 PF said what plans Bourne Town Council (BTC) have for the coronation and Elsea Park are invited to participate.</p>
9.	ANY OTHER BUSINESS
	<p>9.1 GT expressed his concerns about the transportation of exotic animals for Picnic in the Park events and suggested not using them for future events after this year.</p> <p>9.2.1 PF informed the Board that Bourne will be losing it's PCSO. He added that BTC have written to the Police Commission highlighting their concerns.</p> <p>9.2.2 GP suggested offering to part fund a PCSO and explained that this doesn't mean the PCSO presence would be full time in Bourne if there are incidents elsewhere in Lincolnshire.</p> <p>9.2.3 BL said the cost of part funding a PCSO would cover hiring a private security company to patrol problem areas.</p> <p>9.2.4 GP will make enquiries and report back to the Board. Action: GP</p> <p>9.3.1 PF raised concerns about Director's liability and that directors themselves could face prosecution if anything untoward were to happen.</p> <p>9.3.2 BL explained that internal controls are in place to protect The Trust's assets including the bank accounts.</p> <p>9.3.3 BC explained that if decisions made by the directors were in 'good faith', The Trust's indemnity insurance would protect them.</p> <p>9.4 BC asked about promoting Picnic in the Park as he had received calls asking if The Trust are hosting the event this year.</p>
10.	DATE OF NEXT MEETING
	<p>The date of the next meeting will be 11th May 2023.</p> <p>There being no further business, the meeting closed at 19:15 hrs.</p>



Manager's Report 10th April 2023

Grounds Team

Assistant Grounds Person Recruitment. We've had 28 persons enquire about the vacancy so far and four have been shortlisted, Application closing date is 21st April 2023.

Trail of ATV (All-Terrain Vehicle) the present vehicle The Trust owns is a Cushman, this has been off the road 3 times in the last 12 months for repairs and is currently undergoing an estimate of repairs to see if it is viable to repair again.

We have had a trial of an electric alternative vehicle over a 7-day period at the beginning of the month which indicated it wasn't the correct vehicle but could possibly be the correct power train.

Permissive Path The Permissive path at the meadows has been closed for 48 hours to allow maintenance work and for the path to retain its permissive path status.

The permissive path at Salisbury Gardens will be closed for 24 hours on a Sunday during the school summer holiday.

The Centre

Car park lights are now fully operational.

Sunshade. Planning has now been passed, and a deposit has been paid and we are awaiting an install date

AGP

Football Academies. We've met with two football Academies that are interested in utilising the AGP from Autumn 2024 This will see the facility being used for 20 to 30 hours additional hours per week for approx. 40 weeks a year.

Operational Trust Budget



Item	2022/2023 Spend Budget	Year to date Budget 01/04/2022 - 28/02/2023	Year to Date Expenditure 01/04/2022 - 28/02/2023	Year to date Variance +/-	Remaining Budget 01/03/2023 - 31/03/2023	December 22 Budget	December 22 Expenditure	Variance +/-	January 23 Budget	January 23 Expenditure	Variance +/-	February 23 Budget	February 23 Expenditure	Variance +/-	Notes
Office Staff Salaries	91,286.06	83,566.46	86,407.32	-2,840.86	7,719.59	7,719.59	8,404.18	-684.59	7,719.59	8,404.18	-684.59	7,719.59	8,404.18	-684.59	
Employers NI & Pension	9,601.16	8,300.97	9,259.87	-958.90	1,300.18	766.82	990.85	-224.03	766.82	944.17	-177.35	766.82	944.17	-177.35	
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	1,500.00	2,185.00	-685.00	0.00	0.00	0.00	0.00	350.00	1,042.00	-692.00	0.00	0.00	0.00	
Recruitment & Other Staffing Costs	250.00	250.00	4,492.22	-4,242.22	0.00	0.00	413.19	-413.19	0.00	413.19	-413.19	0.00	0.00	0.00	Avensure not originally budgeted for
Workwear & PPE	750.00	340.00	335.50	4.50	410.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1,500.00	1,499.88	0.12	1,100.00	0.00	0.00	0.00	400.00	400.00	0.00	0.00	0.00	0.00	
Office Stationery	3,213.00	1,640.00	1,585.54	54.46	1,573.00	0.00	0.00	0.00	400.00	358.82	41.18	150.00	147.60	2.40	
Travel & Subsistence	150.00	50.00	44.17	5.83	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Telephone/Mobile and Broadband	1,606.50	1,606.50	2,046.77	-440.27	0.00	0.00	0.00	0.00	176.50	642.33	-465.83	0.00	0.00	0.00	
Website, IT and Software	3,748.50	3,748.50	3,269.20	479.30	0.00	0.00	0.00	0.00	148.50	261.60	-113.10	0.00	0.00	0.00	
Membership & Subscriptions	510.00	170.00	160.47	9.53	340.00	0.00	0.00	0.00	50.00	40.88	9.12	0.00	0.00	0.00	
Donations	1,000.00	1,000.00	2,250.00	-1,250.00	0.00	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	5,500.00	6,771.00	-1,271.00	0.00	0.00	0.00	0.00	0.00	480.00	-480.00	0.00	0.00	0.00	
Legal Fees	2,142.00	2,142.00	3,240.00	-1,098.00	0.00	0.00	0.00	0.00	0.00	360.00	-360.00	0.00	0.00	0.00	Deed of Variances week by Roythornes
Professional Fees & Land Registry	1,660.05	110.00	102.00	8.00	1,550.05	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	7,221.22	-2,021.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
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	1,415.00	1,401.57	13.43	191.50	600.00	599.00	1.00	0.00	-7.62	7.62	0.00	0.00	0.00	
Bird boxes	1,000.00	150.00	149.66	0.34	850.00	0.00	0.00	0.00	0.00	-0.29	0.29	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	7,500.00	7,767.26	-267.26	0.00	60.00	0.00	60.00	0.00	347.53	-347.53	0.00	0.00	0.00	
Charges (card machine & bank)	6,000.00	3,685.00	3,718.97	-33.97	2,315.00	470.00	469.94	0.06	360.00	361.02	-1.02	0.00	37.20	-37.20	
Proportioned Centre Costs	6,632.55	6,076.79	6,934.06	-857.27	555.76	526.70	734.33	-207.62	300.85	496.52	-195.67	335.53	727.61	-392.08	
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	25,448.42	59,679.12	-34,230.70	2,661.63	1,170.27	2,085.54	-915.27	1,375.12	722.75	652.37	1,420.44	-1,678.45	3,098.90	
Contribution to the AGP	18,458.46	5,172.37	30,176.53	-25,004.16	13,286.08	-2,025.23	2,102.75	-4,127.99	334.40	-65.92	400.31	7,933.42	21,574.96	-13,641.54	
Trust Totals	333,402.31	166,072.02	240,697.33	-74,625.32	154,044.21	9,288.15	15,799.78	-6,511.63	12,381.78	15,201.16	-2,819.38	18,325.80	30,157.27	-11,831.47	

AGP Budget

Salaries	30,044.67	27,503.95	35,907.18	-8,403.23	2,540.72	2,540.72	3,896.77	-1,356.05	2,540.72	3,877.38	-1,336.65	2,540.72	3,827.70	-1,286.97	
Employers NI & Pension	1,713.78	1,676.42	2,877.02	-1,200.59	37.36	154.04	364.97	-210.93	154.04	383.00	-228.96	154.04	381.69	-227.65	
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	7,500.00	9,739.38	-2,239.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,881.00	8,113.19	-2,232.19	Includes unpaid business rates from the previous year
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	3,000.00	3,138.20	-138.20	0.00	0.00	0.00	0.00	339.63	447.59	-107.96	0.00	26.67	-26.67	
AGP Electricity	9,600.00	3,055.00	2,501.04	553.96	6,545.00	0.00	0.00	0.00	2,660.00	2,657.01	2.99	175.00	174.45	0.55	
AGP Gas	2,500.00	1,770.00	1,772.28	-2.28	730.00	150.00	148.75	1.25	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Equipment	1,000.00	305.00	300.38	4.62	695.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Cleaning/Materials	1,000.00	112.00	107.81	4.19	888.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Kitchen Supplies	1,000.00	235.00	228.23	6.77	765.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Communications & Software	1,500.00	1,500.00	1,581.63	-81.63	0.00	0.00	0.00	0.00	110.00	187.08	-77.08	0.00	0.00	0.00	
AGP Health & Safety	1,000.00	1,000.00	2,419.06	-1,419.06	0.00	630.00	2,062.20	-1,432.20	0.00	0.00	0.00	0.00	0.00	0.00	
AGP Miscellaneous	3,000.00	3,000.00	17,990.91	-14,990.91	0.00	0.00	0.00	0.00	30.00	29.60	0.40	1,122.65	16,120.69	-14,998.04	Additional height added to the existing fence
AGP Totals	65,758.46	50,657.37	78,563.11	-27,905.74	15,101.08	3,474.77	6,472.69	-2,997.93	5,834.40	7,581.65	-1,747.26	9,873.42	28,644.39	-18,770.97	

Operational Groundsman Budget

Salaries	45,206.80	40,968.34	38,140.08	2,828.26	4,238.46	4,238.46	3,482.86	755.59	4,238.46	3,550.61	687.85	4,238.46	3,621.78	616.68	
Employers NI	2,889.37	3,881.61	4,198.30	-316.69	-992.24	395.10	419.31	-24.21	395.10	431.36	-36.26	395.10	444.02	-48.92	
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	
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	
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	
Repairs and Renewals	5,000.00	5,000.00	4,962.44	37.56	0.00	0.00	-2,765.45	2,765.45		7,903.69	-7,903.69		-7,547.94	7,547.94	To reverse erroneous expenditure in January
New equipment and tools	4,000.00	1,680.00	172.90	1,507.10	2,320.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Miscellaneous Expenditure	4,000.00	2,270.00	6,195.99	-3,925.99	1,730.00	50.00	45.57	4.43	590.00	589.09	0.91		157.87	-157.87	
Ditch & Dyke Maintenance, Fence repairs and replacements	35,950.00	24,050.00	24,449.73	-399.73	11,900.00	2,820.00	2,820.00	0.00	1,350.00	1,332.00	18.00		450.00	-450.00	
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	
Landscaping Projects (New works)	10,000.00	8,300.00	9,309.03	-1,009.03	1,700.00	1,210.00	1,207.80	2.20		0.00	0.00		1,026.00	-1,026.00	
Waste collection (waste bins around the development)	1,500.00	1,500.00	2,184.25	-684.25	0.00	0.00	0.00	0.00	310.00	506.99	-196.99		494.27	-494.27	
Fuel, Oil and Water	2,000.00	2,000.00	3,473.81	-1,473.81	0.00	0.00	202.77	-202.77		101.59	-101.59		129.14	-129.14	
Vehicle Insurance	3,500.00	530.00	538.39	-8.39	2,970.00	0.00	0.00	0.00	390.00	391.36	-1.36		0.00	0.00	
Vehicle repairs & MOT	2,000.00	540.00	544.79	-4.79	1,460.00	0.00	0.00	0.00		0.00	0.00	30.00	29.99	0.01	
Play ground inspection	1,000.00	902.00	900.60	1.40	98.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Groundsman Totals	126,296.17	91,621.95	95,070.31	-3,448.35	34,674.22	8,713.56	5,412.87	3,300.69	7,273.56	14,806.69	-7,533.13	4,663.56	-1,194.88	5,858.43	

Operational The Centre Budget

Staff salaries	16,134.86	14,750.31	11,732.03	3,018.28	1,384.55	1,384.55	821.50	563.05	1,384.55	821.50	563.05	1,384.55	821.50	563.05	
Employers NI & Pension	1,157.73	1,084.89	968.65	116.24	72.84	97.42	48.52	48.91	97.42	83.53	13.90	97.42	83.53	13.90	
PRS & Licenses	1,750.00	1,660.00	1,661.32	-1.32	90.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	
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	
The Centre repairs, renewals & maintenance	10,000.00	10,000.00	68,031.51	-58,031.51	0.00	0.00	2,220.34	-2,220.34		59.87	-59.87	0.00	1,003.35	-1,003.35	
Business Rates	6,300.00	5,795.00	5,774.87	20.13	505.00	530.00	524.87	5.13	525.00	524.87	0.13	525.00	526.17	-1.17	
Water	1,000.00	725.00	719.18	5.82	275.00	50.00	47.63	2.37	0.00	0.00	0.00	170.00	170.97	-0.97	
Electricity	1,200.00	1,200.00	1,430.72	-230.72	0.00	165.00	361.26	-196.26	0.00	0.00	0.00	0.00	46.82	-46.82	
Gas	2,000.00	1,010.00	1,192.12	-182.12	990.00	470.00	466.19	3.81	0.00	0.00	0.00	0.00	0.00	0.00	
Waste Collection	800.00	800.00	881.90	-81.90	0.00	0.00	-0.00	0.00	169.00	169.00	0.00	79.00	164.76	-85.76	
Cleaning	4,000.00	4,000.00	5,996.73	-1,996.73	0.00	0.00	294.00	-294.00	0.00	451.50	-451.50	0.00	769.74	-769.74	
Proportioned Centre Costs (income)	-6,632.55	-6,076.79	-6,934.06	857.27	-555.76	-526.70	-734.33	207.62	-300.85	-496.52	195.67	-335.53	-727.61	392.08	
Centre Totals	38,110.04	34,948.42	91,454.98	-56,506.56	3,161.63	2,170.27	4,049.98	-1,879.71	1,875.12	1,613.75	261.37	1,920.44	2,859.23	-938.78	
Combined Expenditure Totals	563,566.98	343,299.76	505,785.73	-162,485.97	206,981.14	23,646.74	31,735.32	-8,088.59	27,364.85	39,203.25	-11,838.40	34,783.21	60,466.01	-25,682.79	

Income 2019/2020

		2022/2023 Income Budget	Year to date Budget 01/04/2022 - 28/02/2023	Year to Date Income 01/04/2022 - 28/02/2023	Year to date Variance + / -	Remaining Budget 01/03/2023 - 31/03/2023	December 22 Budget	December 22 Income	Variance + / -	January 23 Budget	January 23 Income	Variance + / -	February 23 Budget	February 23 Income	Variance + / -	Notes
The Trust income																
Annual charge	a	-608,303.20	-613,402.53	-628,816.19	15,413.66	5,099.33	-1,018.93	-282.24	-736.69	-764.20	-6,937.24	6,173.04	-509.47	-276.89	-232.58	
Administration fees	b	-22,000.00	-20,470.00	-33,352.17	12,882.17	-1,530.00	-2,000.00	-1,200.00	-800.00	-1,200.00	-7,702.17	6,502.17	-1,200.00	-2,950.00	1,750.00	
Interest earned	c	-1,000.00	-30.00	-24.61	-5.39	-970.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Other	d	-1,000.00	-1,000.00	-1,167.05	167.05	0.00	0.00	-5.00	5.00	0.00	-5.00	5.00	0.00	0.00	0.00	
The Trust Total income NET		-632,303.20	-634,902.53	-663,360.02	28,457.49	2,599.33	-3,018.93	-1,487.24	-1,531.69	-1,964.20	-14,644.41	12,680.21	-1,709.47	-3,226.89	1,517.42	

AGP Income																
Football pitch bookings	e	-43,300.00	-43,300.00	-47,250.28	3,950.28	0.00	-5,500.00	-4,369.94	-1,130.06	-5,500.00	-7,647.57	2,147.57	-940.00	-7,069.43	6,129.43	Bookings exceeded budget
Pavilion lettings	f	-3,000.00	-1,985.00	-936.30	-1,048.70	-1,015.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,000.00	0.00	-1,000.00	
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	-5,172.37	-30,176.53	25,004.16	-38,786.08	2,025.23	-2,102.75	4,127.99	-334.40	65.92	-400.31	-7,933.42	-21,574.96	13,641.54	
The AGP Total income NET		-90,758.46	-50,657.37	-78,563.11	27,905.74	-40,101.08	-3,474.77	-6,472.69	2,997.93	-5,834.40	-7,581.65	1,747.26	-9,873.42	-28,644.39	18,770.97	

The Centre Income																
Avalon Bookings	g	-10,000.00	-9,500.00	-31,775.86	22,275.86	-500.00	-1,000.00	-1,964.44	964.44	-500.00	-891.00	391.00	-500.00	-4,537.68	4,037.68	
Trust Subsidy		-28,110.04	-25,448.42	-59,679.12	34,230.70	-2,661.63	-1,170.27	-2,085.54	915.27	-1,375.12	-722.75	-652.37	-1,420.44	1,678.45	-3,098.90	
The Centre Total income NET		-38,110.04	-34,948.42	-91,454.98	56,506.56	-3,161.63	-2,170.27	-4,049.98	1,879.71	-1,875.12	-1,613.75	-261.37	-1,920.44	-2,859.23	938.78	

Total Income		-761,171.70	-720,508.32	-833,378.11	112,869.79	-40,663.38	-8,663.97	-12,009.92	3,345.95	-9,673.72	-23,839.81	14,166.09	-13,503.33	-34,730.51	21,227.18	
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Total Net Budget		-197,604.72	-377,208.56	-327,592.38	-49,616.19	166,317.76	14,982.77	19,725.41	-4,742.64	17,691.13	15,363.44	2,327.69	21,279.89	25,735.50	-4,455.61	
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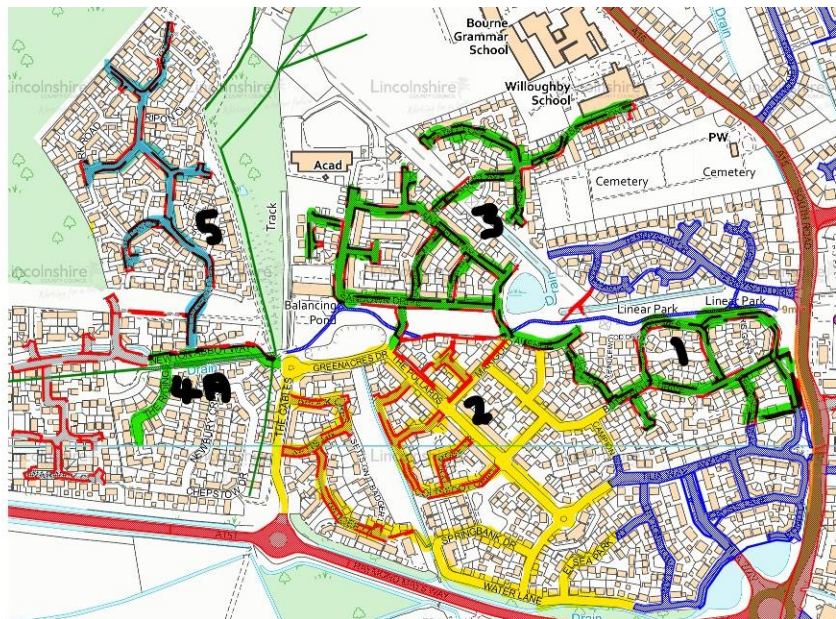
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Tilia Homes Limited – Elsea Park Development Update 13/4/2023

- Legacy Road adoptions –

Zone 2 roads highlighted in yellow on the plan below were adopted on the 23rd January 2023 and are no longer the responsibility of Tilia Homes Limited (Tilia). Any issues need directing to Lincolnshire County Council going forward.



Minor road works to Zones 1 and 3 will take place from the 14th April 2023 and will last around 2 weeks.

The roads where works will be taking place in Zone 1 will be:

Buttercup Drive
Daisy Court
Buttercup Dr (junction with Poppy Place)
Buttercup Dr (junction with Teasel Drive)
Cowslip Crescent

The roads where works will be taking place in Zone 3 will be:

Sandown Drive (Junction with Aintree way, Ascot Close & Russell Way)
Aintree Way (Junctions with Goodwood Drive & Doncaster Close)
Salisbury Gardens
Bath Close
Thirsk Close

Please note the contractors will contact you if there is any disturbance likely to be caused by their works, although this is unlikely. The contractors will also be carrying out some interim pot holing works to Zone 5 and some insurance works following a car fire within Zone 2

As well as the road works above, there are some street lighting repairs to Zones 1 and 3 to be carried out. Once all these works are completed Lincolnshire Highways will re-inspect, and these roads will automatically be adopted, which is targeted for June 2023.

Tilia are now going through the final stages of preparation for the works to Zone 4a (Newton Abbot Way) and Zone 5.

The preliminary dates for starting this work are June/July 2023 and are likely to last into the early part of 2024. Although these timeframes rely on a number of factors to come into place, so they may change. Once the dates are confirmed all parties will be advised accordingly of the forward plan.

- **Zone 5 (6) play area** – Tilia have ordered additional chains, padlocks and anti-tamper Heras Fence panel clips to further restrict access. The chains and padlocks were fitted on the 12th April 2023 and the anti-tamper Heras Fence panel clips we hope to have these installed by the 14th April 2023 dependent on delivery. Unfortunately, individuals entering the play area before the grass has had time to establish, as well continued acts of vandalism towards equipment, will delay its opening. We respectfully ask residents to advise their households not to use this play area until the Heras fencing has been removed in full
- **Landscaping around Zone 5 (6)** – The large open space area is currently being treated so that the area can be more easily rotovated, levelled and seeded. Unfortunately, the long spell of wet weather has meant the ground has been too saturated to start this work. Dependent on weather, this work will start imminently in April 2023
- **Zone 5 (6) LAP and landscaping (Old Compound)** – The contractor has advised that the works will commence from the 17th April 2023
- **Zone 9 play area** –Tilia are unable to open the play area until the footpaths on the public open spaces and attenuation pond setting out is completed due to health and safety reasons. Tilia target to have the play area open by May 2023
- **Zone 9 completion** - Tilia are targeting to have all the public open spaces completed by May 2023 for inspection by the Trust. The adoptable roads are targeted to be completed by June 2023 and onto maintenance with Lincolnshire County Council by August 2023. The adoptable drainage is also targeted to be onto maintenance by August 2023
- **Footpath on Linear park/Linear Park** – Tilia are currently going through the planning approval process. Once planning is approved, Tilia will hopefully be able to provide a timeframe for completion. Please appreciate any works to this area will require seeding and then time to establish
- **Orgrey pond** – All works to the footbridge have now been completed. The initial clearance of the ditches has taken place. Further grading of these areas and then seeding is required to complete the area. This is targeted to be completed within April 2023
- **Legacy land transfer** – 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 legal documents and agreement for all parties to sign. Unfortunately, the target date of the end of the year was not met and Tilia are now prioritising bringing this matter to close
- **Ditch works** – The contractors have advised that they have completed all the tree stump works within the ditches. The contractor still need to go over the areas with a flail (Due to wet weather this has been delayed). The contractor is targeting the week commencing 17th April 2023 to complete all works. Following this date Tilia will be inspecting the works with the contractor before requesting a handover inspection with the Trust late April/May 2023

- **Bourne Community Centre parcel** – The contractor is currently waiting on Core testing before the roads can be surfaced. These tests have a lead time of around 3 to 5 weeks. Due to these delays we are likely to see the roads completed in May 2023. The landscaped areas are targeted to be prepped and seeded in April 2023. Due to the recent wet weather these works have been delayed in starting.

(Please note all timeframes may change as they are dependent on a number of factors such as weather etc)