



Annual General Meeting

Wednesday 18th October 2023

Agenda

1. Welcome, introductions and apologies
2. Approval of the minutes of the previous AGM held on Wednesday 19th October 2022
3. Finance Report and approval of the accounts for the Year Ending 31st March 2023
4. Appointment of auditors
5. Chairman's Report
6. Questions submitted in advance
7. Questions from the floor
8. Any other business



Welcome, Introductions & Apologies

Who's Who?

Owner / Resident Directors

Jono Brough (Chair)
Michael Marren (Vice Chair)
Peggy Kent
Anna Machnik
Asif Mahmood
Gary Thomas

Appointed Directors

Paul Fellows (SKDC)
Nigel Eveleigh (BTC)
Dan Browne (Co-opted)
Adam Cooke (Land Owners Trust)
Simon Temporal (Tilia Homes)

Trust Employees

Graeme Parrott	(Manager)	Lee Giddings	(Head Groundsman)
Bea Laidler	(Finance & Administration)	Ben Shilling	(Groundsman)
Barry Cook	(Company Secretary)	Jason Possnett	(Groundsman)
Emma Sturman	(Admin / Centre)	Wayne McPherson	(FDO)
Lynda Souch	(Legal / Admin)		

Independent Auditor

Robert Anderson (Streets)



Item 2

Approval of the Minutes of last year's
AGM held on 19th October 2022

Approval of Minutes

Can I please ask a member present to propose that the minutes of last years AGM are a true and accurate record of that meeting before a vote is taken?

And a seconder please?

Formal vote



Item 3

Finance Report and Approval of the Accounts
for the year ending 31st March 2023

Profit & Loss

	Note	2023 £	2022 £
TURNOVER		752,667	673,003
Other operating income		<u>41,156</u>	<u>47,873</u>
		793,823	720,876
Staff costs	6	(206,506)	(166,432)
Depreciation and other amounts written off tangible and intangible fixed assets		(146,488)	(147,441)
Other operating expenses		<u>(262,360)</u>	<u>(238,175)</u>
OPERATING PROFIT		178,469	168,828
Other interest receivable and similar income		<u>2,020</u>	<u>1,681</u>
PROFIT BEFORE TAXATION	7	180,489	170,509
Tax on profit		<u>(506)</u>	<u>(319)</u>
PROFIT FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		<u>179,983</u>	<u>170,190</u>

All the activities of the company are from continuing operations.

Balance Sheet

	Note	2023 £	2022 £
FIXED ASSETS			
Tangible assets	8	1,956,488	2,060,455
CURRENT ASSETS			
Debtors	9	68,127	65,067
Cash at bank and in hand		1,233,673	936,338
		<u>1,301,800</u>	<u>1,001,405</u>
CREDITORS: amounts falling due within one year	10	<u>284,554</u>	<u>228,399</u>
NET CURRENT ASSETS		<u>1,017,246</u>	<u>773,006</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,973,734</u>	<u>2,833,461</u>
CREDITORS: amounts falling due after more than one year	11	<u>602,523</u>	<u>642,233</u>
NET ASSETS		<u>2,371,211</u>	<u>2,191,228</u>
CAPITAL AND RESERVES			
Other reserves		849,100	868,000
Profit and loss account		1,522,111	1,323,228
MEMBERS FUNDS		<u>2,371,211</u>	<u>2,191,228</u>

Approval of Accounts

Can I please ask a member present to propose that the Accounts as presented be accepted before a vote is taken?

And a seconder please?

Formal vote



Item 4

Appointment of Auditors

Appointment of Auditors

Can I please ask a member present to propose that Streets be appointed as the Trust's Auditors for the year ending 31st March 2024?

And someone to second this?

Formal vote



Item 5 - Chairman's Report

Challenges

Nene Close Open Space - now



Challenges

Nene Close Open Space – work starting very soon!



Challenges

The Supply chain relating to Grounds Maintenance Machinery

New Ransome Mower took 15 months to arrive from date of ordering

Spare parts for Grounds Machinery

Energy Inflation

Wage Inflation

Recruitment of Staff

Environmental Conditions

Challenges

Damage to Trees



Challenges

Continued vandalism to Jubilee Play Park play equipment



And bins



Challenges

Bypass verges and trees bordering properties along Raymond Mays Way



**Hedge along Haydock Park Drive
Soon to be replanted**



Achievements

Re-baseline & reduction of Yearly Payment.

Year	Yearly Payment	Increase
2021/2022	305.68	
2022/2023	322.35	5.4%
2023/2024	356.92	10.5%

Total Cost	No of properties	Charge per property	
713,841.91	2,000	356.92	
713,841.91	2,700	264.39	25.9%

Achievements

Trial of Park Bedding



Before



Plumpton Chase



After

Achievements

Brightening up the Centre



Achievements

Sun Canopy at The Centre



Achievements

Picnic in The Park 2023



Achievements

New Plant & Tools



Achievements

New Plant & Tools



Achievements

New Plant & Tools



Achievements

New Plant & Tools



Achievements

New Plant & Tools



Achievements

Two new NEAPS (Neighbourhood Equipped Area for play) taken on to maintenance



Chester Close

Achievements

Two new NEAPS (Neighbourhood Equipped Area for play) taken on to maintenance



Jubilee Green Play Area

Achievements

**Benches installed by
Tilia Homes.**



Achievements

Process and Service Improvements

**Increased utilisation of
the AGP (Football Pitch) & The Centre**

**Refreshed look to online weekend
Community Centre booking, more App friendly**

Lounge now open to all from Monday to Thursday

Achievements



New Events Group formed by Volunteers



Achievements



Donation to Bourne Outdoor Swimming Pool

Donation to Bourne
Elsea Park Scouts



Achievements

Wednesday drop in Volunteers

New caretaking Volunteers at AGP

Wednesday “Stay and Play” Volunteers

Future Objectives

- **Centre Extension**
- **Solar Panels at the AGP**
- **Football Academies starting September 2024 at the AGP**
- **New Direct Debit Collection Provider (Go Cardless) for 2024**



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

Could the Developer responsible for the land on the gas easement near Craigmore Close give a timescale for when the area will be tidied up and seeded?

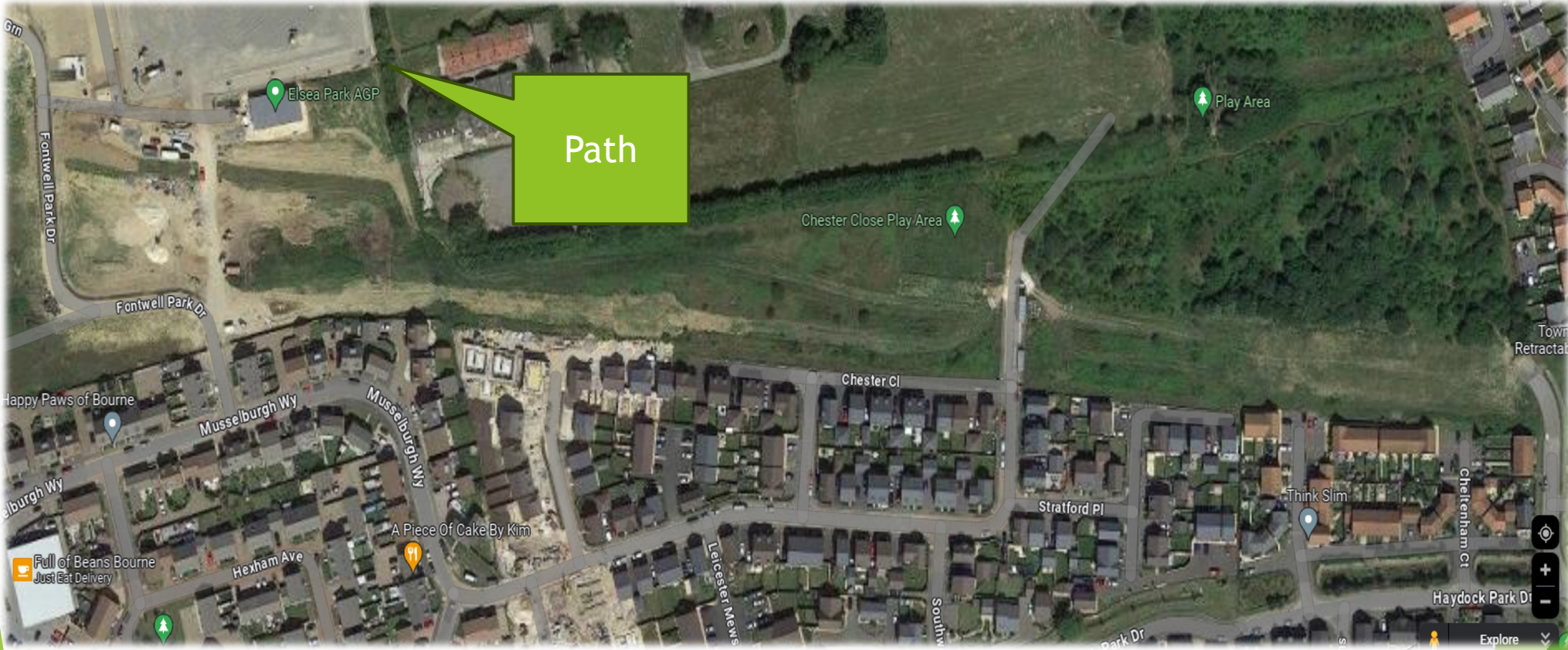
Gas Easement



Question 2

When is the link path open from Len Pick, Zone 8, Barratts to Musselburgh Way behind the AGP please? Last update I saw in January this year suggested it should be completed by the summer.

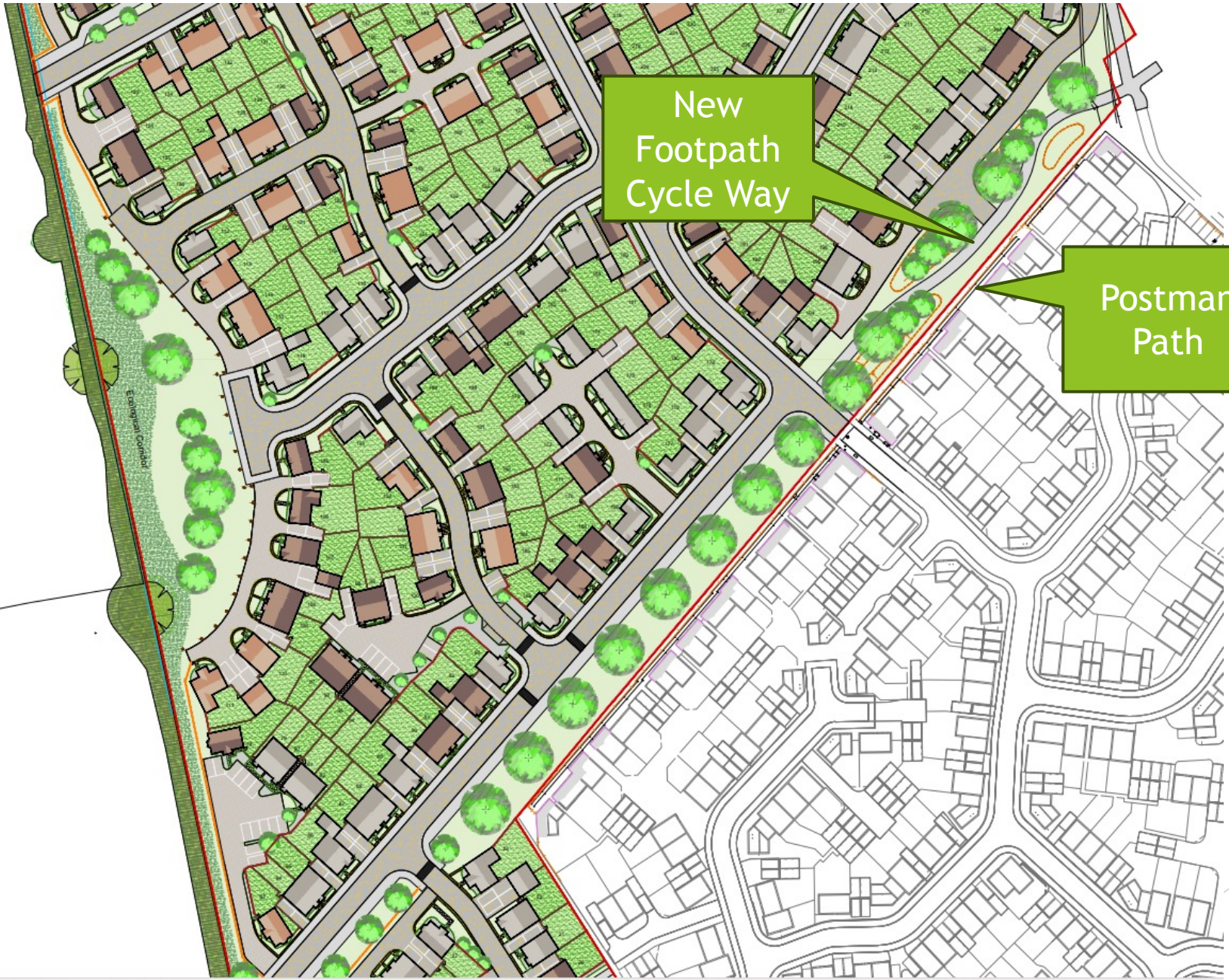
Gas Easement



Question 3

Bourne Public Footpath No 3 - can the temporary diversion of this footpath be properly maintained and, if possible, given a hard surface?

Context - this is currently diverted between the front of our property and the perimeter fence of the Bellway's site, however some people prefer to use the private path to our front door as an alternative. In the past this lead to people trampling through our rose garden and climbing over our fence rather than go back once they realised they couldn't get through. To prevent damage we opened up a small gap in the fence and put a slab down to give them an escape route. However as people have moved into houses in the Ashberry and Bellway sites the traffic down our private path has increased and is set to get worse as the winter months approach and the real path gets muddier. We would like the real path to be the preferred pedestrian route into Bourne.



New
Footpath
Cycle Way

Postman
Path

Question 4

Wincanton Way footpath around Jubilee Park - what are the future plans?

A large section of the original made up path around the surface water attenuation pond is now completely overgrown and a new path has been formed on the opposite side of the pylon. The made up path is in a poor condition with the membrane showing through in many places. Will the path be restored and properly maintained as outlined in the planning application?



This is not Wincanton Way

Foot Path 3 Exits Jubilee Green here

Question 4

As per the Elsea Park Management Plan of 2014, could we please help raise awareness and understanding of the site's environmental enhancement and nature protection measures, promoting them via the trust website and at the Centre?

Question 5

Can we please have more social seating on open spaces to encourage residents to use and appreciate the spaces? Stand alone benches don't do this very well, but are good for a quick stop. Picnic tables would be better

Question 6

Can we please increase and maintain wild flower planting and meadow corridors in areas of existing open spaces to help recover and support dwindling biodiversity?

Question 7

Is it possible to have bins in new development zones ahead of adoption (in partnership with developers) to reduce litter and dog fouling. Areas of concern in my neighbourhood: Welland drive into Len Pick, Zone 8 (Barratts), Zone 9 (Tailor Wimpy).

Proposed new Bin



<https://w3w.co/poetry.upon.boot>



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