**The Landings Management Company Ltd.**

**AGM 2023**

**Chairman’s report**

I was first appointed to the Landings Board in 2007 and became Chairman a year later. So, to do the maths for you, I have been Chairman for 15 years. I have always seen my role as one of leading a group of motivated individuals who love the Landings as much I do and, over the years, the members of the Board have not disappointed me. I would like first this evening to record my thanks to Sue, Anne, Mike, Sall and our previously co-opted member Simon for their work this year. They are all amazing volunteers who go well beyond any Director job description.

As a board, we are tasked with the management of our small development, to maintain it within the various rules and regulations of the government, local and county councils, the Environment Agency and the National Trust and to balance the books. At times this can be an uphill task, especially given the diversity of residents and their preferences and wishes. I have also endeavoured to have one eye on the future too and to that aim, in 2015 we presented the need to increase the monthly fee from £50 to £70 to cover the large cost of major works on the bridge. The work was completed and fully paid for in 2019 and recently, in a review of our current financial position, the Board has been having discussions about reducing the monthly fee, from January 2024. We must always cover our costs, with an eye to current inflation, whilst maintaining funds to deal with any large emergency or even planned expenditure. You may wonder what large expenditure we might be anticipating? Many of you here may recall a large willow falling into the river behind 35/37 Blackburn Way a few years ago, which took a large chunk of the river bank with it. We were facing a bill of £30k until the EA stepped in and loaned us their dredger boat free of charge. The final cost was £15k to us. Given the number of trees we have along the river bank, this is a constant possibility which we cannot ignore.

In terms of future-proofing, we have several residents who have hybrid cars and I have been approached about facilities to charge fully electric cars. An enquiry some years ago led to no response but if this is the way for motoring development in the future, how we as a community might need to approach the issue of supply is an important consideration which the Board must explore. Whilst what you personally may be able to do or choose to do regarding connection on your own property will be a matter for every individual household, as a development, we would need to ensure we have the basic supply onto the estate that might be required. In any event, even a feasibility study by our supplier SSE would be costly.

When we realised the potential cost of the bridge, which will not last forever, and pother potential financial pressures, the Board decided on a target of £100k back up fund and, as you have no doubt seen from our financial summary, we are getting close to the figure. Sall will say a little more about that in her report.

One last comment on the future, we will be re-erecting the marquee after Easter. Last Summer was especially kind on the strong wind front and it stayed fully in place until September. It would be wonderful to do that this year and it is hoped that more people will use it. It is free to any Landings resident to use. Electricity can be arranged. It is a wonderful venue for a party, particularly a children’s party or afternoon tea party. The Board are intending to celebrate the King’s Coronation with a Big Lunch on the Sunday after the main event on Saturday, though what form that will take is yet to be decided. Any assistance with that will be much appreciated.

Finally, I would like to thank all the residents, both homeowners and tenants, for helping to keep The Landings as a place where people feel welcome, valued and supported. Being a good neighbour is one of the most important things we can be and that plays itself out on our little development every day in many small ways. It is what makes it such a special place to live.

So over to my colleagues. They will outline their work of the past year in their reports and offer you the opportunity to ask any questions you may have.

**After Sall’s report and questions**

As Sall said, we have been discussing how to best manage our financial position. The initial proposal is to reduce the fee to £60 per month/£720 per year. This would enable us to cover our costs, with an eye to current inflation, whilst maintaining funds to deal with any large emergency or even planned expenditure. Sall plotted the numbers for us and we can maintain our current expenditure, allow for inflation and still add a reasonable amount to the back up fund each year if we move to £60 pm.

We wanted to offer the idea for discussion tonight, and having heard any comments you may have, we will make the decision at pour next Board meeting and then infoirm everyone of that decision.

I now open the matter for your comments.