

The Landings Management Company Ltd.

Chairman's report 2024

Good evening everyone. It is good to see so many of you have made the effort to get to this new venue. I hope extra distance has not been too challenging!

I can assure you, I have only a little to say this evening as my colleagues will cover all the details of the past year.

However, as it is my final AGM as Chair, I felt it important to reflect briefly on the 15 years I have served as Chair, 16 on the Board.

In a nutshell, everything is now more challenging and more costly! The estate is showing its age – just like me – and in need of increasing attention. The riverbanks, the road bridge, the trees, the footpaths, the landscaped areas, security, to mention just a few. And then there was Covid lockdown, of course, to contend with. All these have occupied our time over the recent past in terms of seeking solutions to problems, making decisions and overseeing work done, events held. Not everyone always agrees with the decisions we have made and actions we have taken – that is impossible - but I can assure you they were always discussed with care and at great length, with all the factors we could be aware of at the time, at forefront of our minds. The goal has always been, for me and my fellow Board members, to do our best for our small community, maintaining it as somewhere welcoming and pleasant to live. That has involved hours of work from everyone involved for which the only reward is some measure of satisfaction.

What has disappointed me, more recently, is the lack of interest from current owners, in stepping up to the Board. I wonder if consideration is ever given to the consequences of having to employ a management company to do the job because no-one is willing to volunteer? We did look at it 14 years ago and then the cost was around £100 per household per month when we were charging £40. I hesitate to even imagine what it might be now, nor the service you might receive from people who have no affinity with the place at all. I understand lives are busy. I was a Headteacher of a large school and commuting 2 hours a day when I took on a role on the Board. I know many of you feel as I do that this is a special place to live, and many here have already served on the Board at some point, but it will only stay special if those who live here now make an effort to contribute.

I intend to continue to live here for years to come but I always know when it is time to move aside and enable others to take over. There have been some challenging events

and communications which have pushed me towards doing so but, ultimately, I wish to put my energies into other things, (not least my family.) That does not mean I won't turn out for events, if there are any, or help at the working parties. But I am very grateful that the rest of the Board feel able to continue and for Simon in taking on the role of Chairman.

I wish him well as he takes over. I am sure he is very much up to the job, though no doubt he will have a different approach from mine. That is as it should be. I want to thank all those who have served with me over the years for their care and commitment to the Landings. It has always been very much a team effort. So I now hand over to Simon and the Board to conduct the remainder of this meeting and the future business of the Board.