

AGM Maintenance Report March 2024

- Notice Board
 - a. The cost of notice boards ranges from £200 to £2000. We opted for the lower cost and will assess usage.
 - b. In finding a suitable location we identified the corner of Waterside Close as the best option. As the Waterside close sign needed upgrading, with one of the wooden posts having rotted with age, we were able to combine the 2 jobs.
- Path upgrade
 - a. Following feedback from residents at the 2023 AGM, the need to deal with the high level of weeds on the path was given a priority at Board Meetings.
 - b. As a decision had been made previously to stop the gardeners using insecticide on our paths because of the danger of polluting the water, the Board trialled a non-toxic spray. Although it worked, the time taken to complete a small stretch meant tackling the 1100 metres of gravel path would not give the satisfactory results the residents needed. Sue then asked her handyman to upgrade the edging. This was only partially completed due to time taken and increasing cost.
 - c. The conclusion was the need for an upgrade. 3 quotes were obtained ranging from £14K to £55K, net of VAT. 2 companies recommended scraping the soil and gravel down to hardcore then laying a membrane and covering this with 2 inches of gravel. The third company recommended removing the compacted hardcore. This option was rejected because of cost (£55k) and the potential damage to banks where the path was close to water.
 - d. The company chosen were then asked to add the completion of unfinished edging.
 - e. On the request of a resident the gardening company were then asked to turf a section of path no longer in use.
 - f. The task was completed on time and on budget. The men also filled in a large hole that appeared on the path and offered their digger to remove roots of brambles to assist the improvement project we had started. They also left excess topsoil and turf which we were able to lay to extend the lawn in this section.

The final costs of the path upgrade were:	£
Initial edging work by Sue's handyman	4,300
Removal of old shingle, installation of Geotech membrane and supply of 55 cu metres of standard 10mm shingle	14,975
Completion of edging	2,895
VAT	<u>3,574</u>
Total	<u>25,744</u>

The cost of the turfing was £1,434 (including VAT)

Equipment

- g. In a bid to give the Landings residents more control over maintenance of the gardens a decision was made to invest in a brushcutter. As this is a professional

piece of equipment, we also decided that all users must be trained. Currently, 2 residents have been trained.

- h. The impact of this equipment has been immediate. Overgrowth of brambles in two main areas has been tackled under the supervision of our environmental expert, Anne.
- Tasks currently identified for 2024.
 - a. The cost of re-tarmacing all the pavements is prohibitive so we will start a programme of repair.