

## **BOARD REPORT for AGM 2026**

For the second year in a row, the Landings Board is continuing to operate satisfactorily without a chairperson. Our meetings are held at each members' house in rotation and the host chairs the meeting. We see no particular need to change this current arrangement .

Mike is retiring from the Board, after 10 years of tireless service and we are all extremely grateful to him for his care and attention in looking after the considerable number of trees on the estate. The task has certainly had its challenges, dealing with the aftermath of storm damage, bank collapse and the like. We are very pleased that Ian Taylor, husband of Sue Losson the company Secretary, has agreed to take over the care of trees on the Landings estate. He has recently been assisting Mike and is up to speed on the requirements of the role. He will be taking on the job as a consultant, since only one person from a household can be a Board member.

At last year's AGM we announced that we intended to dispose of the marquee that was purchased in 2020 and which saw sterling service through the lockdowns and several national events. It had, however, outlived its usefulness and took up a great deal of storage space - in Della's garage. We had hoped to sell it, but after six months of trying unsuccessfully to find a buyer we decided to donate it to a suitable cause. Ripley Scout group became the extremely grateful recipients and Della now has her garage back so she is happy too!

The management fee is set to rise, for the first time in 9 years and the details of this will be explained in the Treasurer's report. It is worth reminding residents though, that they do get extraordinary value for money from the monthly fee because our management board is made up entirely of residents who give their services for free. In this way, The Landings has avoided the high management fees that are charged by many similar estates in the area where commercial management companies have become the norm for new developments. Just across the river from us, the management fees, though on a sliding scale dependant on size of the property, average £200 a month. The monthly fee that we pay also has to cover a number of costs that are particular to the Landings, such as the charge paid to the National Trust each year for maintaining and operating the weir, the costs associated with so many mature trees, and maintenance of the bridge, all of which are subject to cost pressures beyond our control, but which are part of the privilege of living completely surrounded by water.

At last year's AGM a question was raised about the silting of the river and what, if anything could be done about it. In April last year, the Board raised the issue in a letter to Jeremy Hunt. He replied to say that he had written to the Environment Agency to ensure that they were aware and to ask for their response. A further update from him in May informed us that plans were in progress for a meeting with the National Trust but we have heard no more and the silting remains a matter of concern. Of course, the silting is a real issue for Farncombe Boat House

and the River Walk Cafe where business is impacted, but to date no action appears to have been taken.

I would like to just conclude by saying that all of us on the Board care a great deal about where we live and really do the very best we can to serve the needs and requirements of all the residents. You know where we live and we are always happy to try to sort out any issues, within our abilities. We do the best we can and will always welcome feedback and comments, preferably given in the spirit of helpfulness and positivity.