**The Landings Management Company**

**AGM report 2019/2020**

Due to the Coronavirus outbreak and subsequent shutdown, the Board postponed the AGM but felt it was important to provide shareholders with an annual report. This document contains the reports by the Directors which would normally have been verbally presented to those attending the AGM and reported to all in the minutes of the meeting. Without a meeting, there can be no minutes nor can residents raise questions at the meeting. Instead, if any shareholder or resident wishes to ask questions about items in the report, or to raise any other issues pertaining to the business of the Board, they may send an email to the Chairman at dellaiwest@gmail.com and either she or one of the Board will respond. The answers will be posted on the Landings Website at [www.thelandings.co.uk](http://www.thelandings.co.uk) .

**Chairman’s Report**

Written by Della Joynt

It will come as no surprise to know that the year was dominated by the works on the Bridge! It was no mean feat to secure the contractor, manage the work, organise parking and support everyone in going about their daily business. I, first of all, have to thank my fellow Board members for their time and efforts in speaking to residents ahead of the road closure, in their problem-solving attitude to issues as they arose and their support as we progressed through the works. It was a wonderful team effort. Residents also played their part with the generosity of Waterside Close and Blackburn Way residents in enabling alternative parking arrangements and, for those of us on the ‘wrong side’ of the closure, approaching the closure with such a positive attitude. Many met and spoke with neighbours they had never conversed with before; we discovered that a walk to the car was invigorating and that the path at the rear of Blackburn Way was very dark and a bit spooky after nightfall!

The works on the surface of the bridge are complete but there is still work to be undertaken beneath the bridge. Obviously, we are not able to proceed with that at present. Paul has provided details in his report below.

At last year’s AGM, I reported that I had made enquiries about installing car charging lampposts as a trial tro support those residents without integral garages without electricity. This has come to nothing as no-one responded! Similarly, requests to SEE for some advice on how we might proceed across the whole development with putting electricity into those garages has met with a nil response. I will continue to search for an electrical contractor who might be prepared to help. In the meantime, it would be interesting to hear from any owners who might be interested in installing electricity into their garages, so I can have some idea of numbers involved. Obviously, there is no commitment at this point.

Since the storms before Christmas, trees have fallen into the rover/canal opposite ‘the point’ on Blackburn Way. There are now five tree trunks in the river. Rumours of attempts to remove them in February came to nothing and there was significant concern during the recent flooding when the blockage certainly raised the water level in the canal and caused part of the ‘trim trail’ on Riverside to be eroded. The management company for Riverside, Firstport, have proved very difficult to communicate with but, in cooperation with the EA, we are continuing to press for the tree removal, not least because we are concerned about the potential for erosion of our bank caused by the altered water flow. Clearly, the current ‘lockdown’ has prevented all activity for the present.

This year has seen changes of personnel on the Board. Gill Facey signalled her wish to retire at last year’s AGM and fortunately Sal Baring (47 Blackburn Way) volunteered and is currently co-opted into the position, while we await our next AGM. I would like to take this opportunity to thank Gill for the service she gave the Board particularly through the deliberations on the financing of the bridge works and for her very diligent book-keeping which always kept the Board so well informed of our financial situation.

If I could make a plea here to the, thankfully, very few owners who either do not pay their fees on time or pay the wrong amount, it is one of the worst jobs of the treasurer to chase people for money so if you could be sure to pay the correct fee each month (£70), or six-monthly (£420) or yearly (£840) on time that would be so very helpful and save a great deal of extra work and concern.

For those residents of long standing, the Robertson’s, Hilary and Bruce, are well known as stalwart supporters of the Landings as a community. This year, Hilary decided that she needed to end her service as Secretary, having served for 9 years. Once again, a willing resident has come forward and Sue Losson (20 Blackburn Way) took up the position as co-opted Secretary in January and will be presented to shareholders for election, along with Sal, when we are able to hold the postponed AGM. What an incredible service by Hilary to volunteer for all those years, particularly keeping me and the rest of the Board on track with excellent minutes and managing officialdom in the guise of Companies House! Thankfully, for the present, she and Bruce will continue to provide volunteers on Working Party Days with delicious food, for which we are always so grateful after a morning of hard work.

Each Board member has a specific role to play in the management of the estate and, as their reports below show, they work consistently to ensure that all runs smoothly throughout the year and that every penny spent is carefully considered as value for money. May I say, particularly at such an unprecedented time, that it is a real privilege to live on and serve our Landings community and to do so supported by such dedicated volunteers as our Board members, past and present. We have never needed our neighbours more than now and I hope that we will all continue to share with and support one another, both now and into the future.

**Finance Report**

Written by Sal Baring

This report is for the year end 31st December 2019, the summary of which was sent out with the Agenda for the AGM. We had one debtor who owed £350.00 on their service charge payments at year end and this is being followed up on.

The points here refer to the items in the summary in the order they are listed.

* Repairs are down by £2,135.00 from last year. The main reason being the drains were cleaned in the previous year.
* AGM expenses doubled this year. This was partly due to purchasing ink cartridges and printing but mainly due to the fact that we did not have any leftover wine stock from the previous year so we had to purchase more wine last year and it was of better quality!
* Landscaping has increased by over £2,000.00 and I will leave this for Anne to mention in her report. Major works. As you will all be aware, we had to make substantial repairs to the bridge with the final cost being the figure listed as £62,028.00. This is the only reason that we are showing a deficit of £40,795.00 for the period of these accounts. We had made contingency plans for funding the works as we were not sure if there would be sufficient monies to complete them but this was not necessary.
* Sundry expenses. This increase was mainly due to the party which was held for the opening of the bridge!

Moving on to the balance sheet in the top half of the sheet sent out, you will see the deficit being brought into the equation but the retained earnings at the end of the year are £28,228.00 in credit.

**Tree Report**

Written by Mike Slocombe

The Tree Report reported at the last AGM was presented to Waverley B.C. and approved in full. As a result:

* Six Trees have recently been felled as part of the requirement of our tri-annual Tree Report.
* Work on approx. 6 more trees, including the felling of 3 more, will be undertaken around September/October this year– hopefully before the winds return.
* There are approx. 20 further trees designated for work over the next two years. These will be tackled in accordance with the 2019 Report submitted by Andrew Colebrook - our Arboricultural Consultant.

The Ash Tree (T6) behind 39 BBW was shedding large branches and these were in serious danger of falling on the residents (John and Hilary) or passers-by. The tree was therefore urgently reduced to previous pruning points.

Dryad, our designated Tree Surgeons, also planted 2 trees to replace the Willows that were removed by the bridge near the Cut. The new trees needed to be honey-fungus resistant - a requirement of the Council’s Planning Department.

Sage, The Landings gardening contractors, kindly attempted to reduce the height of the Bamboo (some almost 10’ high) at the rear of 1-9BBW to five feet – the height of the bamboo 5 years ago. They did a good job reducing half the depth but the lack of suitable tools meant they could not reduce the side nearest the canal. Dryad, tree surgeons, have agreed to complete the work – but due to the demand for their urgent services as a result of the recent storms this has had to be deferred until after the nesting season by birds, ducks and moorhens. Work will now be done after the Corona Virus is over.

As part of our last working party, work was done to remove the tree ivy by removing a band of the stems around those trees affected. This is a constant job but we are making good progress.

When possible, new trees will be planted to replace those that have been felled. Several Acers have already been planted and there were many comments from residents on how good they looked in the autumn. Following consultation with staff at RHS Wisley some Magnolias are also being planted at appropriate places with the intention of adding some colour to the site in the spring. These will hopefully develop to be quite striking over the next 2-3 years.

**Gardens Report**

Written by Anne Jones

Another spring time on the Landings and as ever the spring bulbs are looking lovely. We planted a lot of new bulbs last autumn to replace and refresh the existing plants and make sure that the ‘show goes on and on’. The new bulbs have mostly been planted in flower beds or at the base of trees in order to avoid them being prematurely chopped by the mowers. I have also been working on the flowerbed by the weir at the back of the first garage block, which this spring is really starting to look full of colour with hellebores, daffodils and periwinkles in bloom at the moment.

The contract gardeners continue to give good value for money at a competitive price: with the exception of one instance last spring when they carried out a vigorous treatment on our grassed areas over a period of nearly a week last February, then landed us with a bill for almost £3000 over and above their usual monthly fee. I contested the charge, as it was not approved by us in advance and as some of the work carried out was completely unnecessary. I managed to reduce the bill to £2000 and the company has been told that they are not to carry out any additional ‘seasonal tasks’ without first submitting a cost quotation and receiving Board approval. This situation has prompted us to consider and evaluate the nature of the grounds maintenance that is appropriate for the Landings estate. Although manicured lawns might be to some peoples’ tastes it is not wholly appropriate for this area, not least because our thriving badger population have their own ideas on lawn maintenance. There are some areas around the estate where, although the grass will be cut throughout the growing season, we are happy to see the occasional daisy growing if it helps the bees. Maybe we need to think more cropped meadow than closely manicured lawns.

I would also like to take this opportunity to remind residents that the riverbanks are publicly owned and managed areas, and therefore are not to be adopted and planted as extensions of their own gardens. The riverbanks need to be maintained as important corridors for our beleaguered wildlife and are not to be arbitrarily strimmed and cleared beyond the level area at the top of the banks. The steep banks need to retain a close covering of vegetation, not just for the wildlife but also to maintain the banks’ integrity against the effects of erosion when the river is in spate. The Board is responsible for repairing any bank slippage or collapse and this work comes with a very high price tag.

We again ran our customary work parties, in October last year, and earlier this month, and were delighted by the enthusiastic turnout on both occasions. Last October the tasks included planting bulbs and trees around the estate, clearing saplings along the riverbanks, and, of course, paint-scraping on the bridge. After the effort of scrapers at this month’s session the bridge looks really good, so hearty congratulations to everyone who stuck with such a tedious, long-term task. This March, after a two-year moratorium, a group of us again worked in the woodland. The winter storms brought down a lot of trees and branches, so those have been dealt with to create log piles for wildlife. Small saplings were cleared to keep the woods open and light, and the stream was cleared of a lot of debris and branches that were blocking the flow. We also dredged patches of accumulated sand washed in by the floods, but we will need to keep an eye on this over the next couple of months and perhaps do a bit more dredging in places if the flow becomes sluggish. This is especially important at the culvert outflows.

Thanks to everyone’s support and hard work, The Landings continues to be a haven of green in an area that is sadly losing so much of its natural habitats. With the recent increase in residential development across the river from Blackburn Way, their riverbanks are becoming sterile and hostile to the needs of wildlife. On our estate, let us all try to do our bit to continue to Give Nature a Home.

**Maintenance Report**

Written by Paul Luck

The main work carries out during the year was the bridge repairs. I would like to thank all residents for their patience during the works on the bridge. The entire surfacing was stripped off, a waterproof barrier and the joints between concrete planks were sealed. The road surface and footpaths were resufaced with new kerbs. The waterproof barrier consisted of a Sikalastic 841 waterproofing layer which was installed in accordance with manufacturers recommendations. We are still waiting for the 25 year certificate to be issued by Sikalastic.

There is more work to be carried out under the bridge: the gas, water and electric services are supported on steel bearers. These need to be checked, cleaned and painted in the near future. This will require scaffolding to be installed below and to the side of the bridge, the last quote for the cost of scaffolding alone was £10,000 +VAT and then we would need to engage a contractor to carry out the work on the bearers. So we still need to continue to acrue savings to complete this work. On a positive note, the work will not involve a bridge closure.

Three street lights had to have bulbs changed this tear. We now only have 2 new bulbs in our store and they are no longer available to purchase. Therefore, we plan to convert all our street lights to LED, hoping to start soon.

**And finally.......**

If you have received this report as a paper copy, please will you consider giving us your email address so that we can send you documents at either reduced or no cost, financial and environmental! Send your email address to dellaiwest@gmail.com and we will add you to our email list. Of course, if you do not wish to do that, we will continue to post a copy through your door.

Many thanks for taking the time to read this report and do not forget to send in questions or comments on the report to the email address given above.

Della Joynt

Chairman, The Landings Management Company Ltd.

March 2020