Chairman’s AGM Address 2022

Good evening to you and thank you for attending this evening. I am aware that many others would have joined us but, as we are now fully aware, many of us are understandably cautious about gathering together indoors.

We have the usual business to conduct this evening and my fellow Board members will be offering their reports. As Chairman now for quite a few years, I have to give my grateful thanks to each and every one of them – Mike, Sue, Sall, Anne and Tony - for the thought, time and effort they have put into keeping the Landings community on track over the past 12 months. It has certainly been something of a rollercoaster and unfortunately it seems that may continue into the foreseeable future. We have continued to meet each month, on Zoom if we were not able to meet in person, maintaining the momentum on tree work and gardens, administration required for house purchases and small-scale maintenance. Much of this work goes totally unnoticed but I know it would soon be spotted if it stopped! So, my thanks to you all.

In that vein, I am pleased that we are able to co-opt Simon Jones, 17 Blackburn Way, onto the Board to run the Maintenance side of our work. Unfortunately, we are not able vote him into the role officially as he cannot be with us tonight due to a pre-arranged trip, but we are grateful for his application and look forward to working with him. I also want to thank Tony Draper for stepping into the role to plug the gap left by Paul’s retirement last year. We do still have work to do beneath the bridge which will be costly and will need some research and persistence to complete, so we are likely to need all the help we can get in that regard.

This time last year we were on Zoom for our meeting which was very well attended given the circumstances and I reported to you that we had purchased a marquee to help us through the summer. It was useful in many ways though not on quite on the level we had anticipated as restrictions eased and people were able to travel. Though strong, it is vulnerable to very high winds and we needed to reduce its wind resistance on occasions, removing the sides and sometimes the whole covering leaving the structure in place. We learned a great deal about how to erect it efficiently and I am particularly grateful to those residents who stepped up to help, often at short notice. It will be re-erected during April and I do hope more residents will consider using it for social gatherings. It has solar lights and electrical connection can be negotiated if required. We will certainly be using it for an Easter event, a MacMillan Coffee Morning and the Queen’s Jubilee Celebration, weather permitting. I have little doubt that more activities will appear as the summer progresses.

During this year there has been a significant turnover of residents, both owners and tenants. Everyone is welcomed with a detailed letter and a copy of our Frequently Asked Questions document, which are both regularly updated. We visit to say Hello, too, when possible. Everyone is offered the opportunity to join the WhatsApp Helpline too. Several of our new residents have expressed how pleased they are to be living in such a supportive and friendly community and that is principally down to you, their neighbours. So well done and thank you to you too, for being so welcoming. It helps set the tone for continuing to maintain this community of ours in a sometimes less than welcoming world.