

BOARD REPORT for AGM 2025

This has been an eventful year for your Management Board. Della resigned at last year's AGM after many years of tireless service. Simon was elected to succeed her as Board Chair, although he resigned shortly afterwards so the Landings Management Board currently operates without a chairperson. We were delighted when, in May, Paul offered to come back on to the Board to look after maintenance. He and June bought their house when the estate was built 40 years ago, so Paul is one of the true 'originals'. His knowledge and experience are an invaluable asset to the Board which is now made up of five members, each with their own distinctive responsibility, and we take turns to chair the monthly meetings.

A change that sprang out of last year's AGM was the formation of a separate, but affiliated, social committee which has taken over the organisation and delivery of social events throughout the year and thereby relieving the Board members of what in the past could be quite an onerous additional responsibility. The committee is made up of Della, Gill, Joan, Josie, Kristina, Dianne, Hilary RB and Gail T, and a big thank you goes out to them for organising 3 enjoyable events last summer including an Olympic Games themed event and a cosy film night with popcorn and choc ices. We were also delighted that the Carol singing event, which started in the lock down Christmas of 2020, is still going strong.

As you will know, The Landings purchased a marquee in 2020 that has seen sterling service throughout lockdowns and national events. But we feel that it has outlived its usefulness. It takes a lot of teamwork to put it up, to clean it and to pack it away. And Della will be very happy to regain the use of her garage, where it is currently stored. We will be selling the marquee so if you know anyone who may be interested please contact one of the Board.

At last year's AGM the issue of paths was in hot contention and so, since then, your Board has been trying to alleviate at least some of the project's shortcomings. The company that carried out the original work eventually, after much persuasion and legal threats, returned to tack down the membrane where it had lifted, and repair or replace some of the wooden edging that had not been laid correctly. Subsequently, we have also tried to reduce the depth of the gravel which in some places is difficult to walk on. This task is ongoing.

We are aware that there are still issues with the gravel paths and we are trying to take steps to alleviate the worst of them. However, the Board is also aware that a considerable amount of money was spent on the path upgrade in 2023 and we feel that it would be irresponsible to commit large amounts in reparation work after such a short time. In due course the Board's opinion is that the paths should be re-laid to a more appropriate specification but we will need to get the support of residents before taking this step. In the meantime we will take remedial action where the membrane comes loose and continue to try to reduce the depth of the gravel in the worst places. However, we also welcome any practical, low cost suggestions for alleviating the drawbacks of the existing situation.

Finally, we would like to remind everyone that the management fee has remained unchanged for 8 years and continues to provide extraordinary value for money. Because our management

Board is made up entirely of residents and our services are voluntary, residents of The Landings have avoided the high management fees charged by many similar estates where commercial management companies have become the norm for new developments. However, we are also aware that owing to careful investments and recent favourable interest rates for savings, the Landings accounts show a substantial surplus. We need to maintain a healthy financial cushion in case of expensive emergencies, such as the major bank collapse in Blackburn Way in 2015. But the Board feels that there are now sufficient funds available to be a bit more proactive and address some much-needed improvements around the estate. Many of the pavements, and some areas of road, need re-surfacing and we plan to tackle this in 2025. The street lighting also needs updating after 40 years, and this essential work will provide the opportunity to improve the quality of light coverage throughout the estate.

If you have any issues or gripes about The Landings estate, please do speak to one of us. We do the best we can and will always welcome feedback and comments, preferably given in the spirit of helpfulness and positivity.