



Annual General Meeting

Wednesday 15th October 2025



Agenda

1. Welcome, introductions and apologies
2. Approval of the minutes of the previous
AGM held on Wednesday 16th October 2024
3. Finance Report and approval of the accounts for
the Year Ending 31st March 2025
4. Appointment of auditors
5. Chairman's Report
6. Questions from the floor
7. Any other business



Welcome, Introductions & Apologies

Who's Who?

Owner / Resident Directors

Michael Marren (Chair)
Simon Free (Vice Chair)
Peggy Kent
Anna Machnik
Asif Mahmood
Gary Thomas

Appointed Directors

Paul Fellows (SKDC)
Nigel Eveleigh (BTC)
Dan Browne (Co-opted)
Adam Cooke (Land Owner's Trust)

Trust Employees

Graeme	(Manager & Company Secretary)	Lee	(Head Groundsman)
Bea	(Finance & Administration)	Ben	(Groundsman)
Emma	(Finance & Administration)	Jason	(Groundsman)
Lynda	(Legal & Administration)	Sean	(Caretaker)

Independent Auditor
Robert Anderson (Streets)



Item 2

Approval of
the Minutes
of last year's
AGM held on
16th October
2024



Approval of Minutes

- ▶ Can I please ask a member present to propose that the minutes of last year's AGM are a true and accurate record of that meeting before a vote is taken?
- ▶ And a seconder please?
- ▶ Formal vote



Item 3

Finance Report
and Approval of
the Accounts
for the year
ending 31st March
2025

Profit & Loss

ELSEA PARK COMMUNITY TRUST
COMPANY LIMITED BY GUARANTEE
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 MARCH 2025

	Note	2025 £	2024 £
TURNOVER		836,582	749,700
Other operating income		<u>51,972</u>	<u>50,230</u>
		888,554	799,930
Staff costs	5	(277,596)	(231,175)
Depreciation and other amounts written off tangible and intangible fixed assets		(150,085)	(161,678)
Other operating expenses		(294,794)	(195,182)
OPERATING PROFIT		166,079	211,895
Other interest receivable and similar income		<u>35,579</u>	<u>21,819</u>
PROFIT BEFORE TAXATION	6	201,658	233,714
Tax on profit		<u>(7,585)</u>	<u>(5,334)</u>
PROFIT FOR THE FINANCIAL YEAR AND TOTAL COMPREHENSIVE INCOME		<u>194,073</u>	<u>228,380</u>

All the activities of the company are from continuing operations.

Balance Sheet

ELSEA PARK COMMUNITY TRUST

COMPANY LIMITED BY GUARANTEE

STATEMENT OF FINANCIAL POSITION

31 MARCH 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible assets	7	1,884,878	1,995,398
CURRENT ASSETS			
Debtors	8	74,101	50,043
Cash at bank and in hand		<u>1,701,342</u>	<u>1,392,152</u>
		1,775,443	1,442,195
CREDITORS: amounts falling due within one year	9	<u>343,554</u>	<u>275,189</u>
NET CURRENT ASSETS		<u>1,431,889</u>	<u>1,167,006</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,316,767</u>	<u>3,162,404</u>
CREDITORS: amounts falling due after more than one year	10	<u>523,103</u>	<u>562,813</u>
NET ASSETS		<u>2,793,664</u>	<u>2,599,591</u>
CAPITAL AND RESERVES			
Other reserves		811,300	830,200
Profit and loss account		<u>1,982,364</u>	<u>1,769,391</u>
MEMBERS FUNDS		<u>2,793,664</u>	<u>2,599,591</u>



Approval of Accounts

- ▶ Could a member present please propose that the Accounts as presented be accepted before a vote is taken?
- ▶ And a seconder please?
- ▶ Formal vote



Item 4

Appointment of Auditors



Appointment of Auditors

- ▶ Can I please ask a member present to propose that Streets be appointed as The Trust's auditors for the financial year ending 31st March 2026 ?
- ▶ And someone to second this?
- ▶ Formal vote



Item 5

Chairman's Report

Challenges

**ENVIRONMENTAL
CONDITIONS**

QUAYSIDE

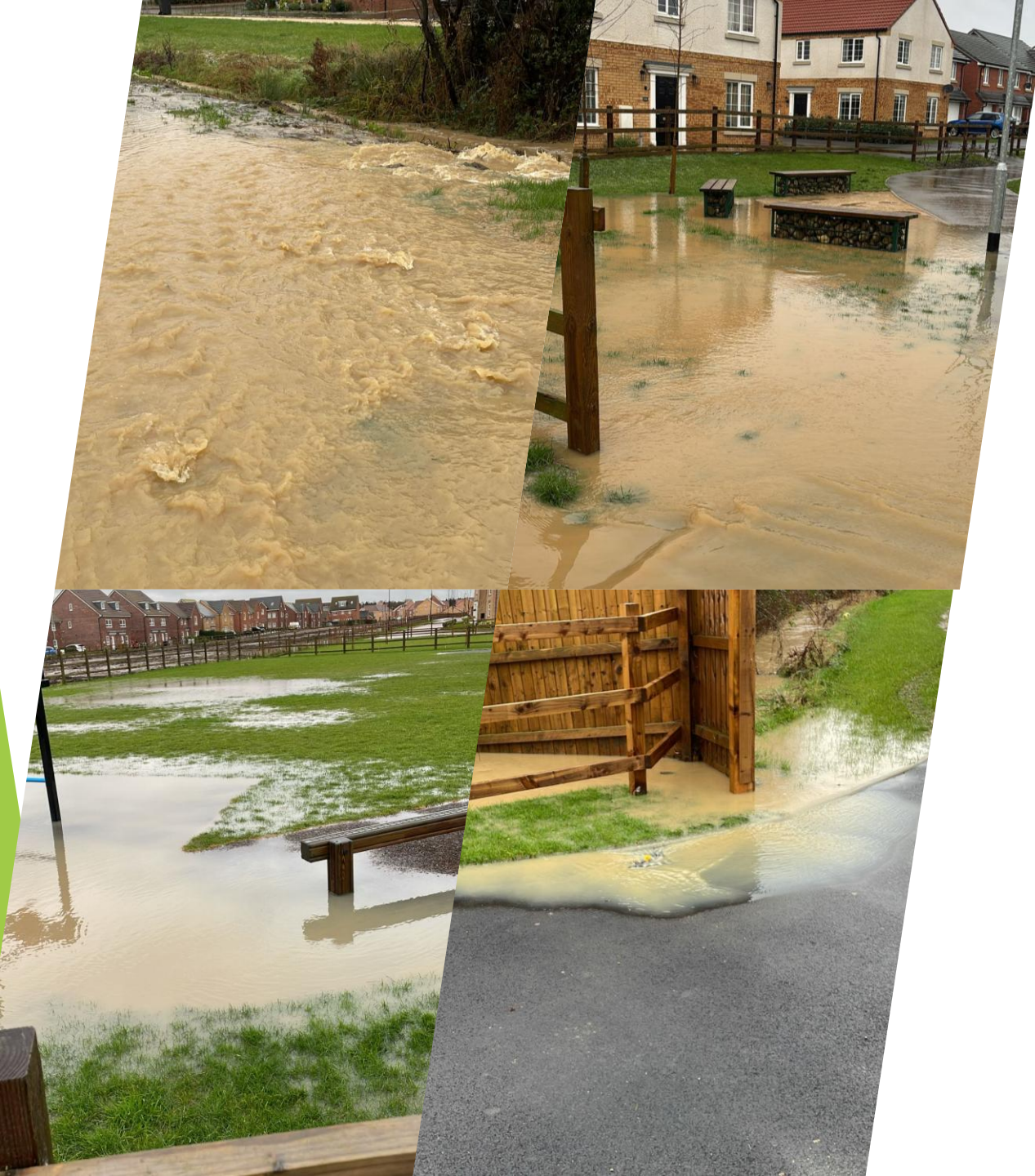
3G FOOTBALL PITCH

Challenges

Severe water shortage effecting The Trusts and the Developers Trees.

Thanks to the bowser
acquired two years ago,
The Trust has been able
to provide additional
water to each young tree,
significantly improving
their survival rate.





January 6th 2025

Torrential rain causes minor flooding in Zone 8



Despite all the rain, The Trust owned attenuation ponds and ditches coped well with none of them overtopping due to the regular maintenance carried out by The Trust

Challenges

Quayside East and West and Wake Ponds



Removal of the trees on Quayside East after storm damage and planned subsequent works to relay the cobbles and to re-instate trees in large planters to prevent a reoccurrence of root damage to the area.

Challenges

Refurbishment of Areas Quayside East and West



Challenges

Ensuring Developers Deliver



Replacing
the
display
lectern
for
Bridge
234 in
Zone 7
with
the item
in the
right
image



Bridge 234 was a triple span occupation bridge on the Bourne to Saxby line.

In its final years, it represented the railway of Bourne; a landmark to Bourne's golden era of the steam age and the prosperity it had brought to the town.



The Bourne to Saxby line was the fourth and final line running through the town. It had many engineers and designers, including Assistant Engineer, Charles Wilson. He was a keen photographer. He had documented the line with many photographs of its construction, including the image to the left illustrating how bridges were constructed.

Charles Stansfield Wilson

1844 - 1893

Assistant Engineer

Supervised the civil works on the Bourne to Saxby line

John McDonald

1847 - 1904

Chief Assistant until 1890

Chief Engineer From 1890

Alfred A Langley

Chief Engineer

Designed the bridges along the Bourne to Saxby line including Bridge 234



To Saxby

There were many structures on the Bourne to Saxby line which included Toft tunnel, Lound viaduct, and Bridge 234 (The unique bull-nose of Bridge 234 can be seen in the picture to the right). These structures were made using Staffordshire blue brick.



Local bricks were also used for the inner structure. These bricks were produced from the Kingston brick yard, 50yds from Bridge 234. Over 1 million were used in the construction of the Toft tunnel.

BRIDGE 234

GATEWAY TO BOURNE



A Brief Timeline of Bourne's Railways

1860: Bourne to Essendine officially opened.

1866: Bourne to Spalding line opened.

1872: Bourne to Sleaford line opened.

1893: Construction of Bridge 234 was completed and the Bourne to Saxby line was opened.

1930: Due to cuts and low commercial viability, the Bourne to Sleaford line was converted to only moving freight trains.

1951: Closure of Bourne to Essendine line.

1959: The Bourne to Saxby line was part of the first complete system (Midland & Great North Joint Railway) of the nationalised network to be closed, pre-Beeching. It closed to passengers on 28th February 1959.

1964: Bourne to Billingborough line (being used for freight trains) was cut back to Haconby sidings.

To Essendine

To Sleaford



Between 1860 and 1951 Bourne was a busy four-way rail junction, exporting local artesian water, cress, and grain. Each line had its own platform, linked to the booking office (the Red Hall) by a footbridge. The railway ran alongside the Red Hall, which miraculously survived a century with as many as 40 engines and heavy goods trains passing each day.



To Spalding

Bridge 234 was demolished in 2022. The area is now a pocket park. However, the footprint of the bridge has been preserved as can be seen in the picture below. It is a reminder of Bourne's railway era.



For more information on Bourne's railway please scan the QR code.

Challenges

Ensuring Developers Deliver



Challenges

**Ensuring Developers
Deliver**



Challenges

Removal of diseased ash trees in the
Conservation Area



Challenges

The area often referred to as Linear Park, although this is actually Chequer Tree Walk and lies above the high-pressure gas main that runs through the development.

This land is owned by Tilia Homes Ltd and has posed numerous issues including the extraction of trees whose roots had encompassed the gas main.

The Trust continues to actively engage with Tilia Homes for a solution for the delivery of an area that should eventually replicate the original Linear Park.



Challenges

Graffiti



Challenges

AGP Football Pitch

In line with national trends affecting leisure facilities, The Trust has experienced a significant rise in operating costs. This financial pressure has contributed to the closure of many similar facilities across the sector.

To safeguard the future of the facility, the Board of Directors initially explored six potential options aimed at maintaining operations. Over time, these options were narrowed as interested parties withdrew or proposals proved unviable due to financial, operational or strategic constraints.

Ultimately, two credible parties remained, each expressing interest in securing a long-term lease. Following extensive deliberation and careful consideration of the long-term sustainability and community value, the Board resolved to offer a seven-year lease to Elsea Park AGP Ltd. This decision reflects the Board's commitment to ensuring the facility remains operational and continues to serve the local community effectively

Achievements

Nene Close Open Space



18 Months ago



September 2025



JV Day Commemorative Plaque



Achievements

37 Additional Trees Planted by The Trust

Achievements

Tree Seat installed Folkstone Close



Achievements

The Trust's tribute to Remembrance Day





Achievements

Many metres of hedge planted

Achievements

March 2025

Kirkstone House School

assisted by

The Trust's Head Groundsman,
planted 400 Hedge Saplings
on Elsea Park Meadows



Achievements

A three-year rolling program of clearance
of the service strip to properties
bordering
Raymond Mays Way
continues



Aykroft Play Park

**After 20 years, this was looking very tired
and rarely used**



Aykroft Play Park

After receiving three quotes from playground providers, The Trust opted for a design and installation from OLP Ltd at a cost of £66K.

And work began in July with an estimated installation time of three weeks



Achievements

Aykroft Play Park Refurbishment





Achievements

The safety fall area
has been
replaced and repairs made
to the small climbing frame
in Market Rasen Drive
play park



Achievements

Collaboration with SKDC,
Clarion Housing Association
and The Trust resulted in an
additional bin storage area at
the flats in Water Lane



Achievements

New Website

Elsea Park Community Trust

REVAMPING AND MODERNISING THE TRUST'S WEBSITE





Damming of Cooke's Field Attenuation Pond



Achievements

Dredging of the
attenuation ponds
2 and 3 in
Elsea Park Meadows

Future Plans

Centre Extension Work Commenced in
June 2025

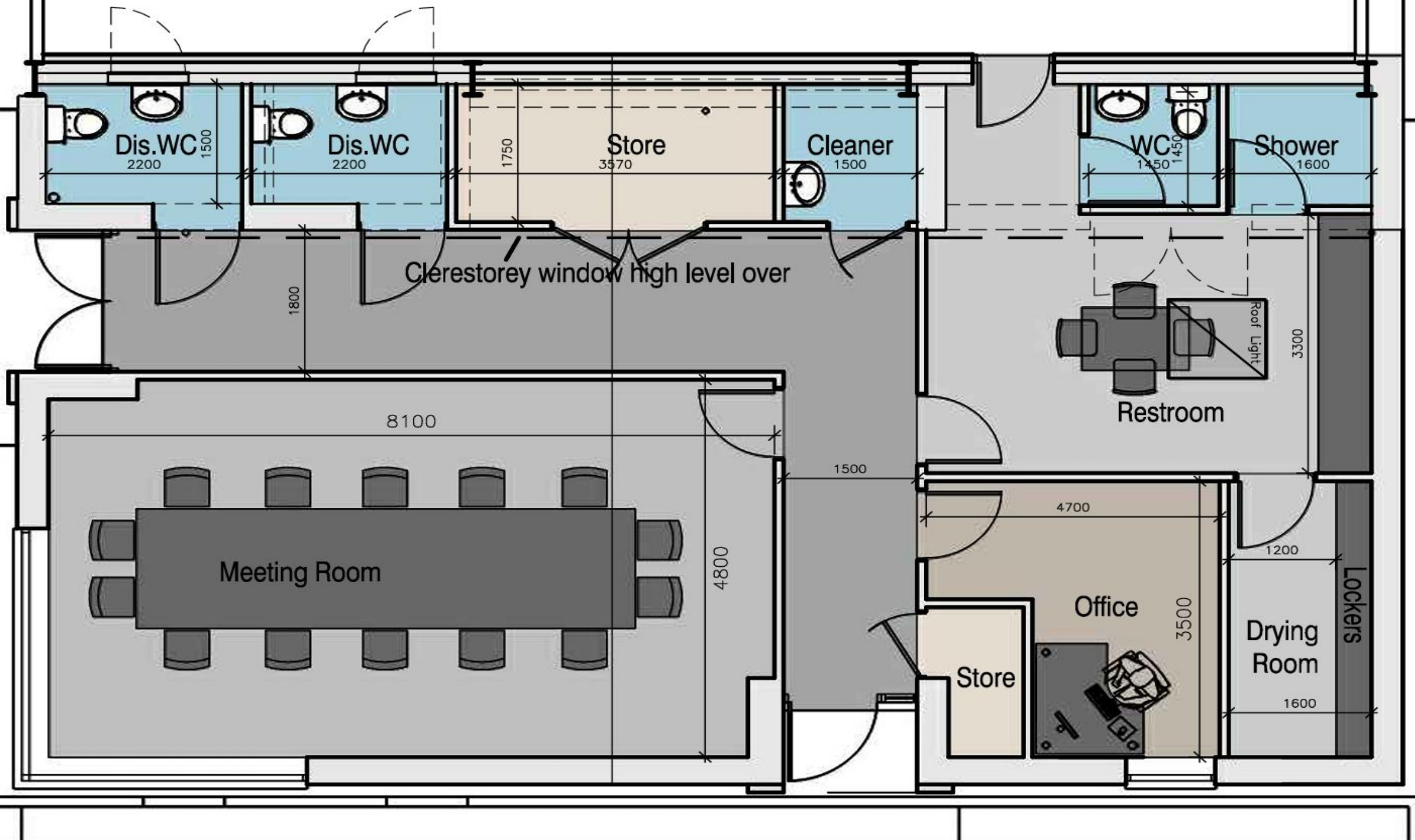




Future Plans

Work progressing
with foundations
in place by August





- Great Leighs play park gate replacement.
- Elsea Park Way play park climbing frame replacement and safety fall surface repair.
- Market Rasen Drive play park gate replacement.

Future Plans

► Minor Refurbishments and repairs to play parks

- Tree planting to continue.
- Rejuvenate Party in the Park.
- Update the Centre's online booking system.

Future Plans

- Zone 10A and 10B.
- Zone 7 Part 1 (Bellway).
- Zone 8 Part 1 (BDW).
- Smaller areas within Zones 3,4 & 5 (Tilia).

Land Transfers

Trust Volunteers

Trust
Directors

Wednesday's
Drop in

Wednesday's
Stay and Play
group



Events Group



Donations made to good causes by the Events Team
in the last 12 months

- ▶ £243 Abbey School
- ▶ £247 Westfield School
- ▶ £250 Animal Helpline
- ▶ £250 Darnay Pet Rescue
- ▶ £249 Food Bank
- ▶ £261 Community Radio
- ▶ £250 Butterfield Centre
- ▶ £219 Bourne outdoor Pool
- ▶ £71 Little Miracles
- ▶ £172 Little Miracles
- ▶ £80 Lincs Notts Air Ambulance
- ▶ £600 Bourne Branch Royal British Legion

- ▶ **£2,892 Total**





Item 6

Questions
from the floor





If you have the time, motivation and desire to make a difference to your community we would welcome new members on the Board



Item 7

Any Other Business



This concludes this year's
AGM

Thank you for your attendance.

Have a safe journey home.