



## **AGENDA**

**Elsea Park Community Trust**

**Thursday 7th May 2026 – 18:00**

**Venue: The Oak Room at the Centre**

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| <b>Time</b>  | <b>Item</b> |                                                                       |
|--------------|-------------|-----------------------------------------------------------------------|
| <b>18:00</b> | <b>1</b>    | <b>Welcome and Apologies MM</b>                                       |
| <b>18:05</b> | <b>2</b>    | <b>Actions from the previous meeting 5<sup>th</sup> March 2026 MM</b> |
| <b>18:15</b> | <b>3</b>    | <b>Management Report GP</b>                                           |
|              | <b>3.1</b>  | <b>S106 Update GP</b>                                                 |
|              | <b>3.2</b>  | <b>Badger Lane Play Park</b>                                          |
| <b>18:45</b> | <b>4</b>    | <b>New Build Update GP</b>                                            |
| <b>18:55</b> | <b>5</b>    | <b>Finance Report BL</b>                                              |
| <b>19:10</b> | <b>6</b>    | <b>Directors' Items All</b>                                           |
|              | <b>6.1</b>  | <b>Articles of Association NE</b>                                     |
|              | <b>6.2</b>  | <b>Finance Director NE</b>                                            |
|              | <b>6.3</b>  | <b>Non Disclosure Agreement GP</b>                                    |



|              |            |                                                           |               |
|--------------|------------|-----------------------------------------------------------|---------------|
| <b>19:30</b> | <b>7</b>   | <b>Any Other Business</b>                                 | <b>All</b>    |
|              | <b>7.1</b> | <b>Naming the new meeting room</b>                        | <b>GP</b>     |
| <b>19:45</b> | <b>8</b>   | <b>Date of the next meeting: 4<sup>th</sup> June 2026</b> | <b>MM/All</b> |



### ACTIONS FROM THE PREVIOUS MEETING

| Item | Action details                                                                                                                                    | Actioner     | Closed                   |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|
| 3.1  | Item 3.1 Solutions are being considered for the AGP drainage.                                                                                     | <b>CS/NF</b> | <input type="checkbox"/> |
| 3.2  | Item 3.2 Estimates are being obtained to respray and regrade Chequer Tree Walk/Linear Park.                                                       | <b>CS/NF</b> | <input type="checkbox"/> |
| 3.3  | Item 3.3 Land maintenance agreed with ST is under question and should The Trust recharge any costs incurred to Tilia.                             | <b>CS/NF</b> | <input type="checkbox"/> |
| 3.4  | Item 4.1.2 Chequer Tree Walk to be inspected after the respraying of the weeds                                                                    | <b>GP</b>    | <input type="checkbox"/> |
| 3.5  | Item 7.3.2 Outstanding debtors in excess of 2% of Yearly Payment due is to be presented to the Board on a monthly basis.                          | <b>BL</b>    | <input type="checkbox"/> |
| 3.6  | Item 8.1.1 Enquiries are to be made regarding updating the Articles of Association to enable resident directors to take on the position of Chair. | <b>GP</b>    | <input type="checkbox"/> |

## Elsea Park Community Trust Board Meeting Minutes

### Thursday 7<sup>th</sup> May 2026

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------|
| Present:       | Michael Marren                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MM       | Chair                               |
|                | Simon Free                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SF       | Vice Chair                          |
|                | Gary Thomas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | GT       | Owner Director                      |
|                | Nigel Eveleigh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | NE       | Resident Director                   |
|                | Kerry Eveleigh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | KE       | Owner Director                      |
|                | Paul Fellows                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PF       | SKDC Representative                 |
|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                     |
|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                     |
| In Attendance: | Graeme Parrott                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | GP       | Trust Manager                       |
|                | Bea Laidler                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | BL       | Finance Officer                     |
|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |                                     |
| 1.             | WELCOME AND APOLOGIES FOR ABSENCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |                                     |
|                | 1.1 No apologies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |                                     |
|                | 1.2 MM welcomed everyone to the meeting and he thanked them for their attendance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |                                     |
| 2.             | DECLARATION OF INTEREST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |                                     |
|                | 2.1 INTERESTS IN PROPOSED TRANSACTIONS AND/OR ARRANGEMENTS WITH THE COMPANY.<br><br>In accordance with the Company’s articles of association and s.177 Companies Act 2006, each director present who was in any way, directly or indirectly, interested in the business of the meeting is required to declare the nature and extent of this interest to the other directors, save to the extent that such Interest was the subject of a notice in writing or general notice or the other directors were already aware of it (or ought reasonably to have been aware of it). |          |                                     |
| 3.             | ACTIONS FROM THE PREVIOUS MEETINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |                                     |
|                | Action Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Actioner | Closed                              |
|                | 3.1 Solutions are being considered for the AGP drainage. Due to cancellation of the rearranged meeting with Tilia, there is no update. This item will not be carried forward but GP will include it in his Management report if there are any further updates received.                                                                                                                                                                                                                                                                                                     | CS       | <input checked="" type="checkbox"/> |
|                | 3.2 Respray and re-grade of Chequer Tree Walk (referred to as Linear Park by Tilia). The completion date has passed but no further work has been carried out. This item will not be carried forward but GP will include it in his Management report if there are any further updates received.                                                                                                                                                                                                                                                                              | CS       | <input checked="" type="checkbox"/> |
|                | 3.3 Land maintenance agreed with ST is under question and should The Trust recharge any costs incurred to Tilia. MM sent a letter to Tilia but no response has been received, so The Trust has ceased to cut the grass in specific areas that do not affect residents. This item will not be carried forward but GP will include it in his Management report if there are any further updates received.                                                                                                                                                                     | CS       | <input checked="" type="checkbox"/> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |    |                                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------|
|    | <p>3.4 Chequer Tree Walk to be inspected after the respraying of the weeds. As no further work has been carried out, no inspection could be undertaken. This item will not be carried forward but GP will include it in his Management report if there are any further updates received.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | GP | <input checked="" type="checkbox"/> |
|    | <p>3.5 Outstanding debtors in excess of 2% of Yearly Payment due is to be presented to the Board on a monthly basis. This is to be included in the Financial Procedures Policy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BL | <input checked="" type="checkbox"/> |
|    | <p>3.6 Enquiries are to be made regarding updating the Articles of Association to enable resident directors to take the position of Chair. This issue was discussed in Item 6.1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | GP | <input checked="" type="checkbox"/> |
| 4. | <b>MANAGEMENT REPORT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |                                     |
|    | <p>4.1. The Management Report had been emailed to the directors ahead of the meet and GP gave the following updates.</p> <p>4.2 Letter for the first chase for unpaid debtors will go ahead next week.<br/><b>Action: ES</b></p> <p>4.3 A first aid course was held in the new meeting room, attended by Bourne United Charities, Don't Lose Hope, Butterfield Centre and the Scouts. The only feedback comment was that there are no bins in the room. There is a bin sited in the kitchenette.</p> <p>4.4 S106 Update</p> <p>4.4.1 GP informed the Board that a Deed of Variation relating to the Shuttle Bus has been applied for and is currently awaiting agreement from Planning.</p> <p>4.5 Badger Lane Play Park</p> <p>4.5.1 Vistry Homes appear to be starting the transfer process, which includes Badger Lane Play Park.</p> <p>4.5.2 This play park is the second oldest on the development. The wooden supports are rotten and although Vistry Homes have carried out some repairs works, it is not sufficient.</p> <p>4.5.3 GP reasoned that if the land had been transferred in 2008, the repairs/replacement of the equipment would have been the responsibility of The Trust so should The Trust accept the land and pay to replace the play park?<br/>MM proposed obtaining quotes to replace the equipment and request a commuted sum from Vistry which was seconded by GT and passed unanimously.<br/><b>Action: GP</b></p> |    |                                     |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5.</b> | <b>NEW BUILD UPDATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|           | <p>5.1 GP informed the Board that the Fire Safety certificate and Final certificate was received yesterday, which means the new meeting room is now ready for hire.</p> <p>5.2 As with any new build there are 'snagging' issues. The contractor had spotted some defects but failed to highlight them, which have now been addressed.</p> <p>5.3 NE asked if the blinds for the meeting room have been ordered to which GP replied that they had and will be fitted next week.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>6.</b> | <b>FINANCE REPORT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|           | <p>6.1 BL sent the finance reports to the Board prior to the meeting.</p> <p>6.2 BL explained what the final net income figure and why it is different to the estimated figure.</p> <p>6.3.1 The Trust have undergone a revaluation so BL requested a draft report to present to the directors on the understanding that figures may be adjusted.</p> <p>6.3.2 BL prepared a spreadsheet showing the increases in Land and Building assets.</p> <p>6.3.3 The question was asked if The Trust is required to pay Corporation Tax or Capital Gains Tax to which BL responded by saying that because the increase in the asset value is considered to be an 'Unrealised Gain', a paper exercise only with no cash received, there will be no additional taxes incurred.</p> <p>6.3.4 BL will check with the auditors when they arrive to see if the revaluation can be entered into the 2025/2026 accounts. This is likely to affect the depreciation in the profit and loss accounts and will change the final net income figure.</p> <p>6.3.5 The Board were reminded that Street Accountants will be arriving week commencing 18<sup>th</sup> May 2026 to carry out the audit for the accounts for year ending 2025/2026.</p> |
| <b>7.</b> | <b>DIRECTORS' ITEMS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|           | <p>7.1 Articles of Association.</p> <p>7.1.1 NE led this item and said that there is no mention of a Vice Chair (VC) in the Articles of Association (AoA) pages 10, 11, 16 and 17 and asked if a VC is necessary. MM responded that the Board agreed to appoint a VC to represent the Board on occasions when the Chair is unavailable.</p> <p>7.1.2 SF officially stepped down from his role as VC and proposed that NE replaces him. This was seconded by KE and was unanimously agreed.</p> <p>7.2 Finance Director</p> <p>7.2.1 NE pointed out that there has been no Finance portfolio holder since AH resigned so he proposes SF to take on the role of the Finance portfolio holder. MM seconded the motion and all unanimously agreed.</p> <p>7.2.2 NE also asked about inviting the school for a representative as this position has been empty since PB resigned.</p>                                                                                                                                                                                                                                                                                                                                               |

|    |                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>7.3 Non Disclosure Agreements</p> <p>7.3.1 GP said that the current Non Disclosure Agreement (NDA) is difficult to understand so they have been rewritten and issued a copy of the new NDA to all directors and asked them to sign the new agreement.</p>                                                                                                                                    |
| 8. | <b>AOB</b>                                                                                                                                                                                                                                                                                                                                                                                      |
|    | <p>8.1 SF asked if some of the parking spaces designated as Disabled could be opened for all drivers as there is a large proportion of spaces allocated for disabled drivers. GP said that there would be a high cost to repainting the spaces but he could arrange for a sign to indicate non-disabled drivers can park specific disabled spaces if no other parking spaces are available.</p> |
| 9. | <b>DATE OF NEXT MEETING</b>                                                                                                                                                                                                                                                                                                                                                                     |
|    | <p>9.1 The date of the next meeting will be 4<sup>th</sup> June 2026.</p> <p>9.2 There being no further business, the meeting closed at 19:40 hrs.</p>                                                                                                                                                                                                                                          |



# Manager's Report – May 2026

## Admin

Yearly payment invoices have now been issued.

Approximately 1,300 customers (46% of homeowners) have opted to join the Direct Debit scheme, spreading their payments over ten months. This continues to be a popular and efficient method for residents and for The Trust's financial planning.

## The Centre

### Extension Works

The extension works are now complete and the Grounds Team have begun occupying their new facility. The building provides:

- rest room
- shower room
- drying room
- dedicated office for the Head Groundsman

This represents a significant improvement to the team's working environment and supports more efficient day-to-day operations.

The hireable meeting room - which includes a kitchenette and toilet facilities - will be fully available for use from 1st May.

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## Grounds

The grass-cutting season is now well underway. Thanks to The Trust's forward investment in an additional ride-on mower, the Grounds Team can maintain all newly adopted areas to the same high standard that residents in the more established parts of Elsea Park expect. This increased capacity ensures consistency, reliability and improved presentation across the entire development.

Landscaping works at the entrance to The Centre are also progressing well.



An exceptional dry April has meant watering of the younger trees on the development has been necessary including all the newly planted trees along Notley Way.

It's now evident that additional capacity for watering is required and a second bowser is being sought.

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## Developer Updates

### Tilia Homes – Zone 9

Tilia Homes have begun tidying the gas easement in the area to be known as Chequer Tree Walk. No further updates have been provided regarding how they intend to achieve the final landscaped vision for this area, including the installation of a footpath.

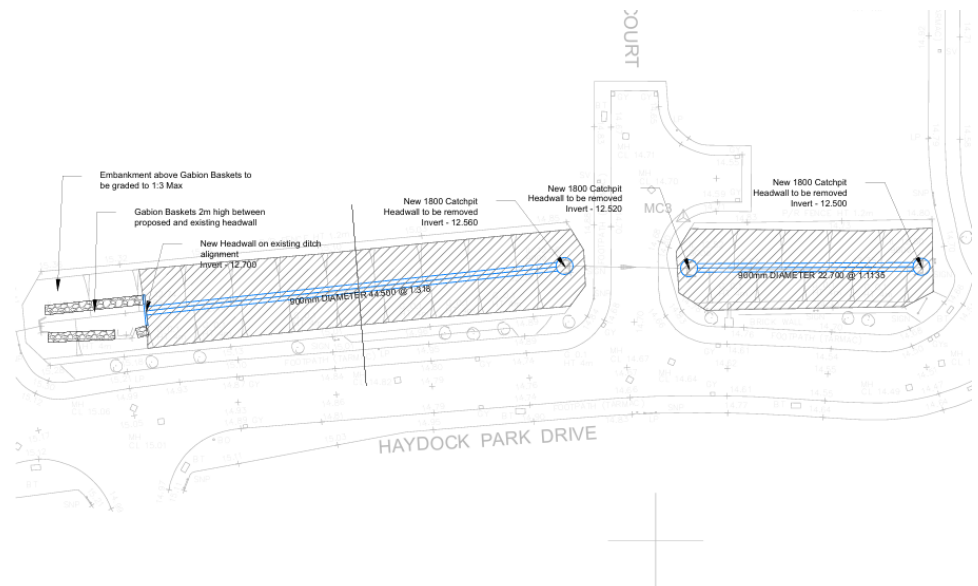
SKDC continue to investigate the delay in the transfer of Public Open Space from Tilia Homes to the Trust.

## Barratt David Wilson – Zone 8

Part 1 of Zone 8 has now been transferred to The Trust

### Barratt David Wilson – Zone 4

Works continues on the infilling of the swales on Haydock Park Drive. The programme is expected to run for six weeks.



## Taylor Wimpey – Zones 9, 4 and 3

Land in these zones has now been transferred to The Trust and full maintenance of the areas has commenced.

### Bellway – Zone 7

Bellway are currently planting the 38 replacement trees along Notley Way and within the play park at the junction of Notley Way and Newton Abbot Way.

This forms part of the agreement made during the land transfer. Prior to transfer, Bellway commissioned a survey of the existing trees. Although none were classified as dead, the survey concluded they were unlikely to survive due to significant stress caused by two consecutive summers without adequate watering.

The new planting is intended to restore the landscaping to the standard originally intended and to ensure long-term tree health.

### Vistry- Zone 2

Vistry's legal team have finally been in contact with The Trust's solicitors and commenced negotiations for the long awaited transfer of their public open space in Badger Lane

## Urban Beach

Preparation for this year's Urban Beach is well underway. A varied and engaging programme of entertainment has already been secured, ensuring plenty for children and families to enjoy.

Two developers have been approached and each has expressed a strong interest in sponsoring an activity, which is a positive step in strengthening community partnerships.

Work now continues on finalising the layout, confirming activity timings and coordinating with suppliers to ensure everything aligns with the planned schedule. As the event approaches, we will refine our communications to ensure residents, partners and visitors receive clear, timely information about what to expect and how they can get involved.



**Operational Trust Budget**

| Item                                     |    | 2025/2026<br>Spend Budget | Year to Date<br>Expenditure<br>01/04/2025 -<br>28/02/2026 | Remaining<br>Budget | Notes                                                                          |
|------------------------------------------|----|---------------------------|-----------------------------------------------------------|---------------------|--------------------------------------------------------------------------------|
| Office Staff Salaries                    | 4  | 119,096.00                | 132,801.22                                                | -13,705.22          |                                                                                |
| Staff Training                           | 8  | 1,000.00                  | 433.31                                                    | 566.69              |                                                                                |
| Recruitment & Other Staffing Costs       | 5  | 8,200.00                  | 8,367.07                                                  | -167.07             |                                                                                |
| Workwear & PPE                           | 6  | 350.00                    | 33.90                                                     | 316.10              |                                                                                |
| Communications, Printing and Advertising | 54 | 0.00                      | 0.00                                                      | 0.00                |                                                                                |
| Franking                                 | 55 | 3,000.00                  | 3,816.53                                                  | -816.53             |                                                                                |
| Office Stationery                        | 57 | 2,600.00                  | 1,465.97                                                  | 1,134.03            |                                                                                |
| Travel & Subsistence                     | 9  | 150.00                    | 36.96                                                     | 113.04              |                                                                                |
| Telephone/Mobile and Broadband           | 56 | 3,000.00                  | 1,761.96                                                  | 1,238.04            |                                                                                |
| Website, IT and Software                 | 58 | 2,400.00                  | 3,657.76                                                  | -1,257.76           |                                                                                |
| Membership & Subscriptions               | 61 | 500.00                    | 1,344.91                                                  | -844.91             |                                                                                |
| Donations                                | 60 | 1,000.00                  | 387.92                                                    | 612.08              |                                                                                |
| Audit and Accountancy Fees               | 69 | 8,000.00                  | 10,627.80                                                 | -2,627.80           |                                                                                |
| Legal Fees                               | 67 | 3,700.00                  | 5,639.24                                                  | -1,939.24           |                                                                                |
| Professional Fees & Land Registry        | 68 | 200.00                    | 49.00                                                     | 151.00              |                                                                                |
| Registration fees (PRS)                  | 64 | 0.00                      | 0.00                                                      | 0.00                |                                                                                |
| Insurance                                | 62 | 2,500.00                  | 1,818.44                                                  | 681.56              |                                                                                |
| Office Equipment                         | 63 | 2,500.00                  | 1,574.43                                                  | 925.57              |                                                                                |
| Miscellaneous Expenditure                | 66 | 2,500.00                  | 46.37                                                     | 2,453.63            |                                                                                |
| Bird boxes                               | 10 | 500.00                    | 83.41                                                     | 416.59              |                                                                                |
| Trust Community Grants                   | 65 | 500.00                    | 0.00                                                      | 500.00              |                                                                                |
| Kitchen Supplies                         | 59 | 200.00                    | 709.86                                                    | -509.86             |                                                                                |
| Trust Annual Events                      | 53 | 7,000.00                  | 6,604.76                                                  | 395.24              |                                                                                |
| Charges (card machine & bank)            | 70 | 12,000.00                 | 147,641.70                                                | -135,641.70         | £136,598 relates to interest charged on repaying the Football Foundation grant |
| Proportioned Centre Costs                |    | 7,538.57                  | 11,279.82                                                 | -3,741.25           |                                                                                |
| Depreciation allowance                   | 71 | 68,530.00                 | 161,977.00                                                | -93,447.00          | Contains both Trust and AGP depreciation due to new coding structure           |
| AGP Depreciation                         | 72 | 77,753.00                 | 83,674.00                                                 | -5,921.00           | Includes reversal of £98,707 of Football Foundation grant.                     |
| Events Team expenses                     | 26 | 250.00                    | 525.30                                                    | -275.30             |                                                                                |
| Contribution to The Centre               |    | 11,508.44                 | 7,964.52                                                  | 3,543.91            |                                                                                |
| Contribution to the AGP                  |    | 12,510.00                 | -15,552.19                                                | 28,062.19           |                                                                                |
| Trust Totals                             |    | 358,986.00                | 578,770.97                                                | -219,784.97         |                                                                                |

**AGP Budget**

|                          |    |          |           |           |  |
|--------------------------|----|----------|-----------|-----------|--|
| Salaries                 | 3  | 9,925.00 | 11,887.76 | -1,962.76 |  |
| AGP PPE                  | 11 | 0.00     | 0.00      | 0.00      |  |
| AGP Staff Training       | 13 | 0.00     | 2,171.15  | -2,171.15 |  |
| AGP Business Rates       | 37 | 1,715.00 | 2,058.75  | -343.75   |  |
| AGP Water Rates          | 38 | 0.00     | 0.00      | 0.00      |  |
| AGP Waste Collection     | 51 | 0.00     | 0.00      | 0.00      |  |
| AGP Insurance            | 41 | 60.00    | 77.41     | -17.41    |  |
| AGP Repair & Maintenance | 42 | 3,650.00 | 9,442.66  | -5,792.66 |  |

|                               |    |           |           |           |  |
|-------------------------------|----|-----------|-----------|-----------|--|
| AGP Electricity               | 39 | 2,350.00  | 2,458.05  | -108.05   |  |
| AGP Gas                       | 40 | 40.00     | 246.40    | -206.40   |  |
| AGP Equipment                 | 46 | 0.00      | 0.00      | 0.00      |  |
| AGP Cleaning/Materials        | 43 | 60.00     | 61.21     | -1.21     |  |
| AGP Communications & Software | 44 | 150.00    | 123.70    | 26.30     |  |
| AGP Licences                  | 49 | 0.00      | 0.00      | 0.00      |  |
| AGP Health & Safety           | 45 | 270.00    | 270.77    | -0.77     |  |
| AGP Pitch Maintenance         | 47 | 3,500.00  | 3,754.27  | -254.27   |  |
| AGP Stripe Fees               | 50 | 365.00    | 331.23    | 33.77     |  |
| AGP Miscellaneous             | 52 | 820.00    | 823.13    | -3.13     |  |
| AGP Carpet Provision          | 73 | 35,000.00 | 0.00      | 35,000.00 |  |
|                               |    |           |           |           |  |
| AGP Totals                    |    | 57,905.00 | 33,706.49 | 24,198.51 |  |

### Operational Groundsman Budget

|                                                          |    |            |            |            |  |
|----------------------------------------------------------|----|------------|------------|------------|--|
| Salaries                                                 | 2  | 114,784.00 | 133,962.72 | -19,178.72 |  |
| PPE                                                      | 12 | 3,500.00   | 2,438.97   | 1,061.03   |  |
| Staff Training                                           | 14 | 3,600.00   | 0.00       | 3,600.00   |  |
| Equipment Hire                                           |    | 0.00       | 0.00       | 0.00       |  |
| Repairs and Renewals                                     |    | 0.00       | 0.00       | 0.00       |  |
| New equipment and tools                                  | 36 | 11,000.00  | 8,653.19   | 2,346.81   |  |
| Miscellaneous Expenditure                                | 35 | 7,500.00   | 7,655.97   | -155.97    |  |
| Ditch & Dyke Maintenance, Fence repairs and replacements | 28 | 35,000.00  | 21,829.28  | 13,170.72  |  |
| Arboricultural Survey & Tree maintenance                 | 30 | 1,700.00   | 3,713.00   | -2,013.00  |  |
| Landscaping Projects (New works)                         | 29 | 25,000.00  | 23,685.80  | 1,314.20   |  |
| Waste collection (waste bins around the development)     | 48 | 4,000.00   | 0.00       | 4,000.00   |  |
| Fuel, Oil and Water                                      | 34 | 6,000.00   | 4,762.10   | 1,237.90   |  |
| Vehicle Insurance                                        | 33 | 3,000.00   | 5,214.45   | -2,214.45  |  |
| Vehicle repairs & MOT                                    | 32 | 10,000.00  | 4,417.39   | 5,582.61   |  |
| Play ground inspection                                   | 31 | 25,000.00  | 29,559.24  | -4,559.24  |  |
| Electricity - Wake Pond                                  | 24 | 10,000.00  | 8,628.78   | 1,371.22   |  |
|                                                          |    |            |            |            |  |
| Groundsman Totals                                        |    | 260,084.00 | 254,520.89 | 5,563.11   |  |

### Operational The Centre Budget

|                                            |    |           |            |           |  |
|--------------------------------------------|----|-----------|------------|-----------|--|
| Staff salaries                             | 1  | 22,657.00 | 22,216.77  | 440.23    |  |
| PRS & Licenses                             | 23 | 1,000.00  | 1,052.29   | -52.29    |  |
| Advertising, Communications & Printing     |    | 0.00      | 0.00       | 0.00      |  |
| The Centre repairs, renewals & maintenance | 20 | 12,000.00 | 6,017.39   | 5,982.61  |  |
| Business Rates                             | 15 | 7,300.00  | 8,037.90   | -737.90   |  |
| Water                                      | 16 | 1,600.00  | 2,385.62   | -785.62   |  |
| Electricity                                | 17 | 1,260.00  | 751.15     | 508.85    |  |
| Feed in Tariff                             | 22 | -2,120.00 | -2,509.00  | 389.00    |  |
| Gas                                        | 18 | 500.00    | 210.21     | 289.79    |  |
| Premises Insurance                         | 19 | 3,000.00  | 2,812.08   | 187.92    |  |
| Waste Collection                           | 25 | 2,850.00  | 7,480.46   | -4,630.46 |  |
| Cleaning                                   | 21 | 3,000.00  | 6,851.92   | -3,851.92 |  |
| Miscellaneous Centre expenditure           | 27 | 1,000.00  | 1,589.49   | -589.49   |  |
| Proportioned Centre Costs (income)         |    | -7,538.57 | -11,279.82 | 3,741.25  |  |
|                                            |    |           |            |           |  |
| Centre Totals                              |    | 46,508.44 | 45,616.46  | 891.97    |  |

|                             |  |            |            |             |  |
|-----------------------------|--|------------|------------|-------------|--|
| Combined Expenditure Totals |  | 665,578.44 | 878,908.32 | -189,131.38 |  |
|-----------------------------|--|------------|------------|-------------|--|

Income 2025/2026

|                                   |  |   | 2025/2026<br>Income Budget | Year to Date<br>Income<br>01/04/2025 -<br>28/02/2026 | Remaining<br>Budget |       |
|-----------------------------------|--|---|----------------------------|------------------------------------------------------|---------------------|-------|
| The Trust income                  |  |   |                            |                                                      |                     | Notes |
| Annual charge                     |  | a | -751,279.00                | -794,893.42                                          | 43,614.42           |       |
| Administration fees               |  | b | -24,000.00                 | -36,018.92                                           | 12,018.92           |       |
| Interest earned                   |  | f | -35,000.00                 | -48,632.56                                           | 13,632.56           |       |
| Late Payment interest & penalties |  | e | -1,000.00                  | -363.12                                              | -636.88             |       |
| Other                             |  | d | 0.00                       | -206.33                                              | 206.33              |       |
|                                   |  |   |                            |                                                      |                     |       |
| The Trust Total income NET        |  |   | -811,279.00                | -880,114.35                                          | 68,835.35           |       |

AGP Income

|                          |  |   |            |            |            |  |
|--------------------------|--|---|------------|------------|------------|--|
| Football pitch bookings  |  | g | -21,530.00 | -25,048.64 | 3,518.64   |  |
| Pavilion lettings        |  | h | -65.00     | -66.67     | 1.67       |  |
| AGP Lease                |  | i | -23,800.00 | -24,143.37 | 343.37     |  |
| Trust subsidy            |  |   | -12,510.00 | 15,552.19  | -28,062.19 |  |
|                          |  |   |            |            |            |  |
| The AGP Total income NET |  |   | -57,905.00 | -33,706.49 | -24,198.51 |  |

The Centre Income

|                             |  |   |            |            |           |  |
|-----------------------------|--|---|------------|------------|-----------|--|
| Avalon Bookings             |  | c | -35,000.00 | -37,651.94 | 2,651.94  |  |
| Trust Subsidy               |  |   | -11,508.44 | -7,964.52  | -3,543.91 |  |
|                             |  |   |            |            |           |  |
| The Centre Total income NET |  |   | -46,508.44 | -45,616.46 | -891.97   |  |

|              |  |  |             |             |           |  |
|--------------|--|--|-------------|-------------|-----------|--|
| Total Income |  |  | -857,787.44 | -925,730.81 | 43,744.87 |  |
|--------------|--|--|-------------|-------------|-----------|--|

|                  |  |  |             |            |             |  |
|------------------|--|--|-------------|------------|-------------|--|
| Total Net Budget |  |  | -192,209.00 | -46,822.49 | -145,386.51 |  |
|------------------|--|--|-------------|------------|-------------|--|

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