Ladybridge Park Residents Club
Annual General Meeting
29th October 2025 at 7pm
Venue: Club Lounge

Present:	**Trevor Megson (TM)**	**- Chairperson**
	Robert Dawson (RD)	**- Trustee**
	Darrell Spires (DS)	**- Trustee**
	Peter Brickenden (PB)	**- Trustee**
	43 Residents	

RQ = Residents Questions
Ans = MANCO Answer

Apologies for Absence:

	Robert Dawson (RD)	**- Trustee**
	Melvyn Coote (MC)	**- Trustee**

Introduction

The Chairperson opened the meeting by welcoming the Residents and introduced the three Trustees in attendance.

The Chairperson explained that two of the Trustees had important personal pre-arranged appointments and were not able to attend and had sent their apologies.

RQ: Why has the agenda not been circulated?
Ans: The agenda has been printed on the reverse side of the AGM invitation circulated to all plot holders in September.

Minutes of meeting dated 30th October 2024

Residents were provided with a copy of the 2024 minutes which the attending residents agreed to be a true and accurate record of the meeting.

RQ: Why were the minutes not displayed on the Website?
Ans: This is an oversight which will be corrected with this year's minutes and all future AGM minutes.

NOTE: A PowerPoint presentation was constructed for this year's AGM which was used to cover ALL agenda points and explain the various actions and events in the club over the past 12 months.

This presentation will also be added to the Website to augment the minutes of the meeting and to make the content available for those residents who were unable to attend the AGM.

Election of Trustees

Due to the requirement for a Trustees to stand down in rotation each year Robert Dawson stood down and re-applied in writing to continue for another term supported by a proposer and seconder in accordance with the articles of incorporation.
Following a vote by the residents Robert Dawson was duly re-elected.

Two existing Trustees appointed as coopted members in 2025 formally applied to join the board of Trustees supported by a proposer and seconder in accordance with the articles of incorporation.
Following a vote by the residents Melvyn Coote and Peter Brickenden were duly re-elected.

The Board of Trustees now has a full complement of five members.

Presentation of Annual Account – Financial Year 1st April 2024 to 31st March 2025

Copies of the Profit and Loss Account (P&L) and Balance sheet were distributed as hard copy to the residents and displayed on the presentation.

Our Accountants Sefton's have usually sent a representative to the AGM to explain and take questions on the annual accounts however the Trustees as Directors of the Management Company are required understand and interrogate the accounts prior to signing them off and filing with Companies House.

It was therefore agreed that after notes prepared by Sefton's and access to the new accounting system a representative at the meeting was not required.

PB explained the P&L against the previous trading year including the accounting notes prepared by Sefton's.

Headlines:

- The business recorded a loss of £402-00 for the trading year against a profit in the previous year of £14,506 – 00.
- 2023-24 accounts were supported by a business rate rebate of approximately £6,000 after professional fees which is not available for the year 204-25.
- Bar, room hire and levy contributions are in line with 2023-24.
- Staff costs increased in line with inflation and the recently introduced higher rate of National Insurance contribution.
- Insurance rates increased
- General office, professional fees and administration costs reduced.
- Shareholders fund strong £593,935.
- A list of Frequently Asked Questions (FAQ's) generally requested by plot holders were presented identifying key questions of interest to residents.

A Full profit and loss account, balance sheet and FAQs are included in the presentation available on the Club website.

A schedule of Activity and Capital expenditure projects complete with costs were presented.

A schedule of Projects and Plans for 2025 – 26 was presented for further consideration by the Trustees subject to budget and realistic timescales.

Health and Safety and Storage space in the premises require urgent action.

RQ: When will the situation with the sports showers be resolved?

PB explained that the development budget was prioritised to direct funds to the kitchen upgrade and the new projection system in accordance with demands of the majority using the club.

The Showers will be prioritised for 2026 together with the need to erect an additional storage facility which is critical to the operation of the club also enabling the shower room to be cleared and updated.

As always this is dependant on funds and priorities.

PB also stated that Health and Safety will receive a high priority not only for 2026 but as an ongoing process.

Appointments of Accountants

Sefton Accountants were re-appointed in March 2025 and a new annual contract put in place with a fixed monthly payment which includes the rental of the XERO web-based accountancy system.

A complete list of their responsibility and scope of works was presented. This is important to ensure that the roles and responsibilities are fully understood in order that the Company can validate and comply with legislative obligations in relation to Companies House and HMRC.

The Management Company are still required to maintain bookkeeping.

The new arrangement streamlines the accountancy process and has led to significant costs savings.

RQ: Why are Sefton's responsible for quarterly and annual accounts, profit and loss account, quarterly and annual management accounts against Budget and Balance Sheet when they are automatically generated by XERO?

PB explained that it is correct that the reports are generated automatically however the software is part of the annual contract with Sefton's including licenses and as they are used for statutory reporting Sefton's will review with the designated Trustee and General Manager as part of their duties.

This is important to prove ongoing compliance of the business and one of the reasons why we engage competent professional assistance.

PB stated that this it is unusual to discuss the appointments of Accountants at an AGM. It is normal practice to put the appointment of Auditors to the AGM however as we are not compelled to submit audited accounts to Companies House this Agenda point can be dispensed with at future AGMs.

NOTE: Our turnover is below the threshold where we are required to provide audited accounts.

Chairperson's (Trustees) Annual Report

PB presented the report which is prepared on behalf of the Trustees and therefore for future AGM's this section will be redesignated "Trustees Annual Report".

A full list of actions and capital projects for the year 204-25 was presented.

- This included the reopening of the kitchen and restoration of Friday teas which has been well supported.
- A system to collect late payment of Levy's was discussed.
- Health and Safety audit and advice contract put in place.
- Essential Building works in the bar area completed.
- New dance floor in the small function hall
- Projector screens installed in the resident's lounge and sports bar.
- Web site domain returned to ownership of Ladybridge Park.
- Greater use of direct mailing system.
- Regular Manco newsletters distributed.
- NOTE: The social group also distributed their own newsletters.

A full list of projects and plans for 2025-26 was presented. Full list on presentation and on budget.

This will be dependant on budget and priorities.

A full list of social activities was presented together with a list of the social groups available to the residents.

A list of forthcoming events for the remainder of 2025 was presented.

PB proposed a vote of thanks to Lana and all the team for their hard work over the past years.

Also, to Adam for his efforts in bringing back Friday teas etc.

PB highlighted the important contribution made by our volunteers who give their time and energy for the benefit of residents and guests. They are too many to mention by name and PB proposed a vote of thanks to all of them.

PB also asked that anyone wishing to contribute to the work of the volunteers should contact the club office and they will be directed to the appropriate person.

PB emphasised that the club is our village hall and is there for everyone young and mature.

"Plot Holders" Resolution

No resolutions were received prior to the deadline of 8th October 2025.

Any other Business

RQ: Is MANCO aware of the test drilling on the land currently owned by Lion House farm and what action could be taken.

It has been reported to the Trustees that some form of drilling has taken place with one resident asking the farmer what is the purpose of the drilling. He replied that he was exploring the possibility of building housing.

The Trustees have noted the potential issue and have undertaken some preliminary investigation by downloading information from the land registry.

This confirms that the developers sold the land to Lion House farm directly during the 1980's and our management company never had ownership of the site and therefore have no documents relating to the sale of any restrictions imposed at the time of sale.

A retired planning office has been contacted to assist in the event of a planning application.

We are not able to proceed any further until an application has been made and until that time the planning office will not discuss any proposals.

The Trustees will continue to follow this issue and if any residents have relevant information them, they should notify the club office.

The search did throw up some interesting information in that Lion House farm owns several pockets of land around the estate but possibly not the pond.

One of our residents has some information which may be of use in this regard and therefore MANCO will look further into the rights of ownership of land around the estate.

There were no other relevant matters arising.

The Chairperson thanked all the residents for attending the meeting and hope to see everyone urged everyone to support the club.

The meeting closed at 8.30 pm.