Ladybridge Park Residents Club
Annual General Meeting
28th October 2026 at 7pm
Venue: Club Lounge

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

RQ = Residents Questions
Ans = MANCO Answer

Apologies for Absence: None

Introduction

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

PB informed the meeting that a number of residents wished to consider the information put forward by the Trustees before the election of officers took place and therefore this item was rescheduled further down the agenda. This will be the case at future AGM's.

Minutes of meeting dated 29th October 2025

Residents were provided with a copy of the 2025 minutes which the attending residents agreed to be a true and accurate record of the meeting.

RQ: The Minutes of the meeting were displayed on the club's website, but the PowerPoint presentation was not. Why was this?
Ans: Both the Minutes and PowerPoint were placed onto the Website a few days after the AGM and PB assured the resident that both documents had been posted and that he had checked himself.

The minutes from this year's meeting and PowerPoint presentation together with supporting documentation will be posted onto the club website as soon and they are complete and available for further Scrutiny and also for information for those residents who were unable to attend the AGM. **www.ladybridgepark.co.uk**

PB stated that there has been no further correspondence regarding "test drilling" on the property of Lion House Farm. Should the matter arise again then we have an experienced former planning officer who would be available to provide advice.

There were no other matters arising.

Presentation of Annual Account – Financial Year 1st April 2025 to 31st March 2026

PB stated that there had been considerable concern from residents regarding the size of the nett loss reported in the annual accounts and assured residents that the PowerPoint presentation compiled for this year's AGM will explain the current situation together with information on **ALL** agenda points including the various actions undertaken and the events in the club over the past 12 months.

The presentation will also include the plans for this fiscal year (2026-27).

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.

PB explained that the nett trading loss was **NOT** entirely due to poor trading and that a number of exceptional costs contributed to the overall result.

PB provided an overview for the reasons behind the larger than usual financial loss including high maintenance costs, low sales price margin for the products, rising costs, in-house account errors and the use of the pre-agreed use of financial reserves to deal with issues with the premises and improvements to the facilities at the club.

A number of residents tabled questions prior to the AGM which were documented and answered during the presentation and can be viewed in greater detail via the presentation which has been posted on the club website.

PB also stated that substantial funds will be required in future to upgrade the premises as the upkeep of the building has not kept pace with dilapidation.

A project to compile a complete list of remedial work and improvements is underway and the various upgrades will take some years to complete and will be prioritised accordingly.

The most critical items are repairs to the roof and installation of a new electrical distribution board and wiring to comply with the latest regulations and ensure that we can operate the premises safely.

Health and Safety is a primary consideration, and the Company has engaged with specialist advisors.

PB also provided details of Q1 and Q2 financial position for the first half of 2026 which indicates a substantial reversal of the trading position in that we have realised a profit which is due to the measures that the "Trustees" have put in place.

The schedule of metrics included in the Q2 management report show that every budget heading has made significant improvement with increased margin on sales and reductions in budgeted costs.

The “Trustees” undertook a review of the business at the end of the fiscal year in April 2026 with our Accountants and confirmed that the business was trading solvently. The capital reserve stood at £33,567-00.

The cash position has improved to £76,945 from £67,342 for the same period in 2025.

Full profit and loss account, balance sheet and FAQs are included in the presentation available on the Club website. www.ladybridgepark.co.uk

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

The schedule of projected capital and revenue expenditure for 2026 – 27 was presented for further consideration subject to budget and realistic timescales.

As always this is dependent on available funds and the most urgent will be prioritised.

Regrettably the upgrade to the sports shower facilities will be prioritised behind the urgent repairs to the roof and electrical system.

PB also stated that Health and Safety will receive a high priority not only for 2026 / 27 as this will be an ongoing process.

It is envisaged that the improvements will be largely funded by improved trading and profit however it may be necessary to generate additional funds via increases to the levy which will be dependent on the generated profit from improved trading.

Significant effort has been made to reduce the level of historical levy debt with the overall sums owed at the lowest level for the past three years.

Appointments of Accountants

Sefton Accountants were re-appointed in March 2025 by annual contract with fixed monthly payments which include the rental of the XERO web-based accountancy system.

Due to bookkeeping issues, the services of the existing contract Bookkeeper were dispensed with and Sefton’s scope of work increased to include bookkeeping.

This has made the accounting process easier for the administration office and shortens the time required to produce accounts.

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 the legislative obligations in relation to Companies House and HMRC.

The new arrangement will also streamline the accountancy process and has led to significant savings in time management.

It is planned to implement a new method of collecting Levy's via the accounting system to improve efficiency however this will require that residents take note of requirements such as setting up their standing orders correctly with their property reference number.

We now receive Quarterly managements reports which has improved the level of accuracy of data and therefore the Trustees can now assess the financial position of the business with greater confidence enabling them to make informed decisions.

PB confirmed that Sefton's undertake the Companies House filings and communications and therefore the management company are **NOT** required to appoint an inhouse Company Secretary.

RQ: Have we received confirmation from Sefton's in writing that they have secure data protection protocols including anti-virus and cyber security?
Ans: PB stated that Sefton's are a reputable firm of accountants with several office locations however we will share the concerns and ask for confirmation in writing.

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

"Trustees" Annual Report

PB presented the "Trustees" Annual Report. see **www.ladybridgepark.co.uk** for fully report.

A full list of actions and capital projects completed for the year 2025-26 was presented and in addition the proposed plans for 2026-27.

A key point is that the club must be more open to those residents who do not currently use the facilities and therefore the "Trustees" intend to make progress in developing the facilities to appeal to new residents and the changing requirements of existing residents.

It was highlighted that in the last two years 51 properties have sold or are in the process of changing hands with younger residents joining our community.

The measures will include:

- Completing the new website to provide more information and allowing residents to book the facilities online.
- Updating the Facebook page and introducing Instagram.
- Promoting events by mailshot and WhatsApp groups.
- Upgrading the broadband to Superfast and improving distribution around the premises to encourage use for presentations and corporate events.
- Promoting the function facilities
- Refurbishing the second squash court by installing a storage container outside opening the area for other activities such as table tennis.

- Extending opening hours to enable those working during the week and younger residents to take advantage of the facilities.
- Reviewing and extending the catering facilities to provide additional revenue streams.
- Engaging with residents to seek innovative ideas for activities at the club.

A list of forthcoming events for the remainder of 2026 was presented.

PB highlighted the important contribution made by our volunteers who give their time and energy for the benefit of residents and guests.

Examples of the events staged during the year are included in the report. Some of the events raised funds for local charities such as the Macmillan Cancer Trust and the Dementia Disco which holds events at the club.

There are many residents who contribute to the success of the club events and PB proposed a vote of thanks to all of them.

A list of social activities and societies are included in the presentation.

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.

Election of Trustees

Due to the requirement for a Trustees to stand down in rotation each year Trevor Megson 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 Trevor Megson was duly re-elected.

Two existing Trustees appointed as coopted members in 2026 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 Peter Brickenden and Darrel Spires were duly elected.

Robert Dawson will continue as a Trustee as elected in 2025.

The Board of Trustees now consisted of four elected members.

“Plot Holders” Resolutions

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

Any other Business

RQ: A resident from Tipton Close expressed concerns about the poor state of some of the roads and pavements on the estate caused by the lack of care of trees and shrubs and requested that MANCO should make representations to the local authority.

Ans: PB agreed that we should look into the matter and write formally to SMBC and copy local Councillors.

PB asked the Residents to recognise the contribution made by our outgoing General Manager Lana McClurkin over the three years she had held the post and also her work over her nine years at the club. She was presented with a small token of appreciation.

Aaron Grahamslaw was introduced to the residents. He formally takes over as Residents Club Manager on 2nd November 2026.

PB also highlighted that Alex Bancroft will take over the position of office administrator on 2nd November 2026.

The General Manager position has now been split into two separate jobs as the combined roles had been challenging for Lana. Both roles have detailed job descriptions.

There were no other relevant matters arising.

The Chairperson thanked all residents for attending the meeting with the hope that everyone was satisfied with the information provided and that they will continue to support the club, the new residents club manager and office administrator.

The meeting closed at 9.20 pm.