



## Minutes of the AGM held on Monday 10 March 2025 at East Dean & Friston Village Hall at 7.30pm

**Present:** Directors: Robert Corbett (Chair), Stewart Fuller (Co. Sec)  
Administrator: Caraline Marchant  
Resident Households: 36 (31 shareholders)

**1. Apologies:** several shareholders; 5 had submitted proxy forms

### **2. Opening Remarks**

2.1 the Chairman welcomed all to the meeting, a record number for recent years

### **3. Minutes of the AGM held on 20 March 2024**

3.1 the minutes, having been previously circulated, were reviewed by the Chairman and formally approved

### **4. Report of the Directors and the Accounts for the year ended 31 December 2024**

4.1 the Report and Accounts, having been previously circulated, were reviewed by the Chairman and Secretary respectively. The Chairman highlighted the main activities undertaken during the year and thanked Rowland Hoar who stood down at the end of 2024, and welcomed Caraline Marchant as the new Administrator. He also recorded his appreciation to Brian Howe, David Greaves, Laurence Ryan, Angela Davis and Charles Collins who had all provided support to the Directors in 2024

4.2 the financial result for the year showed a deficit, as expected, offsetting the surplus generated in 2023. There were 248 shareholders at the year-end compared with a potential 606. Following a brief discussion on the Report and Accounts they were formally approved

### **5. Election of Director**

5.1 Brian Howe, a shareholder, who has experience in property and estate management and has been supporting the Board over the past year, had indicated his willingness to become a director of EDDR. Duly proposed and seconded, Brian was elected a director of the company

### **6. Annual contribution for 2026**

6.1 the company secretary provided an overview of required annual spend on road maintenance activities which indicated an annual target level of £150 - £200 per household in today's money. As a move towards this range and based upon the previously agreed principle of real price increases in the annual fee, the Directors proposed that the annual contribution for 2026 be set at the 2025 level increased by CPI to December 2024 (2.5%) plus £7. This would result in an increase from the £125 in 2025 to £135 in 2026

6.2 there was discussion on whether the contribution should be even higher to move towards the target level sooner. However, it was also noted that a large step-change may cause hardship to some households. Following discussion of various contribution levels, the meeting agreed to set the 2026 fee at £140 per household

## 7. Update / Q&A Session

7.1 the Chairman introduced this session as a form of 'Any Other Business' which was to allow for updates to shareholders and for their Q&As

### 7.2 Road Maintenance Strategy and Programme

a) the new Director provided an overview including the EDDR Objective, the setting of priorities and the development of a 5-year plan. A detailed spreadsheet has been prepared with input from contractors to identify required works on all Estate Roads. Such works had been categorised into:-

*Preventative* – patching, kerbing, gulley emptying and surveys

*Corrective* – resurfacing small areas

*Replacement* - new/replacing kerbing, resurfacing large areas

b) the main contractors are Hailsham Roadways – resurfacing and potholes; and County Clean – drainage and gulley emptying

c) taking account of all other company expenditures, the total forecast spend in 2025 was some £84,000, all costs being analysed by road. Minimal spend was expected on large resurfacing in 2025, the year being one of a re-set with a focus on a large number of relatively small works. The Directors would undertake a sense check/review of any planned work before instructing contractors

### 7.3 Payment Profiles

a) *2024 Payment Analysis* (previously circulated) this was a list of paying households by Estate Road which showed that 92 were not up to date with their payments. Several reasons were discussed – vacant properties, waiting for the annual invoice to show 'arrears', oversight, general recalcitrance. Various reminders were issued during the year to those in arrears. It was reported that there is a high level of recovery when properties are sold

b) *Precept* – following earlier communication between the Parish Council and WDC, EDDR had also written to WDC asking for the road charge to be included within the precept. WDC had replied that under the relevant legislation they are unable to assist. It was suggested that residents, having recently received council tax invoices, may wish to write to WDC to enquire further about the road fee being included in future. EDDR and the PC would draft a possible template

### 7.4 Other Road Items

a) *Build Levy* – this was introduced at the request of shareholders in April 2024 owing to the extra wear and tear on the roads caused by construction traffic. Some thought the approach was somewhat unfair whilst others thought it a reasonable and just scheme. However, it is still in its infancy and only one invoice had been issued in 2024 (not yet paid). The scheme will be further reviewed at the end of 2025

b) *Road Wardens* – it was suggested that these be sought and they could advise EDDR of relevant updates eg potholes and other possible road maintenance issues, new construction works, properties for sale, vacant properties, etc. It was further suggested that those delivering the parish magazine might be able to help in this role

- c) *Speed Limits* – the roads on the Estate are classified as ‘private streets’ – they are unadopted public highways privately maintained. They are subject to the normal rules of the road and currently the national speed limit applies. The Chair of the Parish Council advised that an application will soon be submitted to ESCC for 20mph limits on the Estate Roads (along with some roads on the south side of the A259). EDDR supports this initiative. Following the application there will be a period of public consultation

#### *7.5 Communication and Resident Engagement*

- a) Angela Davis has joined the team as an advisor on IT related issues. She is looking at an overhaul of operations to include a migration of the existing system to a secure cloud solution, improved website with subscriber pages and Facebook updates, integrated billing and payment systems
- b) in answer to a question it was stated that *Openreach* had been rolling-out fibre cables to replace legacy copper networks to cabinets (FTTC) during 2024. Some properties on the Estate already have access to the faster fibre to the property (FTTP) broadband. Enquiries should be made to service providers about if/when FTTP is available for their address

#### *7.6 Other Matters*

- a) a shareholder remarked about the possible increase in the level of a road when retarmacking took place and that this could lead to inappropriate direction of water flow. It was noted that the required level of planing as part of the retarmacking was taken into account by the contractor.

**Following a vote of thanks to the Directors, Administrator and Advisors, the meeting was closed at 9.15pm.**

(note: based on the numbers attending it will probably be necessary to use the larger hall in future)