



DRAFT UNTIL APPROVED AT NEXT AGM

Minutes of the AGM held on Monday 23 February 2026 at East Dean & Friston Village Hall at 7.30pm

Present: Directors: Robert Corbett (Chair), Brian Howe, Stewart Fuller (Co. Sec)
Administrator: Caraline Marchant
Shareholders: 29 shareholder households (46 individuals)

1. Apologies: 20 shareholder households; 15 had submitted proxy forms

2. Opening Remarks

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

3. Minutes of the AGM held on 10 March 2025

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 2025

4.1 the Report and Accounts, having been previously circulated, were reviewed by the Chairman and Secretary respectively. The Chairman highlighted the main maintenance activities undertaken during the year which focused on a large number of relatively small repairs throughout the Estate including patching and kerb work, rather than major resurfacing. Looking forward, EDDR plans to relaunch the Build Levy during the coming year

4.2 the financial result for the year showed a marginal deficit, as expected. Fees for the year included higher than usual collection of arrears, particularly owing to highlighting outstanding amounts as part of the conveyancing process. Reserves stood at just under £50k, and there were 249 shareholders at the year-end compared with a potential 600

4.3 in reply to question, it was stated that EDDR is not registered for VAT as its taxable income is below the current threshold of £90k but it is getting close. Currently VAT is not chargeable on fees nor reclaimable for expenditures. The threshold is due to be reviewed (up or down) by April 2026 and EDDR will advise shareholders of the outcome and impact

4.4 following a brief discussion on the Report and Accounts they were formally **approved**

5. Election of Director

5.1 Stewart Fuller was due to stand down by rotation. He had planned not to stand for re-election but as no replacement had yet been found he was prepared to be re-elected, but he would be looking to stand down later in the year. The duties could be split between Co. Secretarial and Finance, and finding a replacement (or two) will be a focus area for the next few months

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- 5.2 There was no other nominee. Duly proposed, seconded and voted, Stewart's re-election as a director was **approved**

6. Annual contribution for 2027

- 6.1 the company secretary reminded the meeting of the overview provided at the previous AGM which indicated an annual target level of £150 - £200 per household. 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 2027 be set at the 2026 level increased by CPI to November 2025 (3.2%) plus £5. This would result in an increase from the £140 for 2026 to £150 for 2027 (to be invoiced in January 2027)
- 6.2 There was no other proposal. Duly proposed, seconded and voted, the road maintenance fee for 2027 at £150 per household was **approved**

7. Forward View/ Maintenance Programme for 2026

- 7.1 the total expected company spend for 2026 is £89k with year-end reserves of some £47k. Thereafter the annual fee and costs are generally planned to rise by inflation+
- 7.2 the Ops Director showed a summary of planned works/expenditure over the forthcoming five year Planned Programme of Maintenance. This was based on the latest estate roads survey undertaken by Hailsham Roadways, increased by an allowance for annual drainage works. He explained that prioritising resurfacing is a matter of balancing road condition, safety risks, traffic volumes and budgetary constraints, and considers factors such as maintenance history, structural condition (surface 'v' subsurface) and environmental factors (eg water flow)
- 7.3 some examples were given of work identified during the latest survey (failed kerbing, cracked surfacing, gully maintenance). Shareholders raised some questions about the kerb repairs carried out in 2025. The purpose of edging and kerbs was described as to retain the road surface edge to maintain structural integrity, act as a barrier between traffic and grass verges and to form a channel for surface water. Following a lengthy discussion, it was agreed that EDDR would advise shareholders of planned kerb maintenance works for 2026 before the contractor was finally instructed

8. Update / Q&A Session

- 8.1 the Chairman introduced this session as a form of 'Any Other Business' which was to allow for updates to shareholders and for Q&As
- 8.2 *2025 Payment Analysis* (previously circulated) - this was a list of paying households by Estate Road which showed that 52 households were not up to date with their payments at the end of the year, compared with 92 at the end of 2024. The improvement coming mainly from the level of recoveries when properties were sold. Shareholders suggested that some extract from this data could be included within the parish magazine

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- 8.3 *Speed Limits* - a PC councillor advised that ESCC would be undertaking final surveys of traffic w/c 23 March in Deneside, Hillside, Michel Dene, Warren Lane, Peakdean and The Ridgeway. We'll then need to await their decision. If the speed limit is accepted, repeater signs would be required around the Estate and roundels painted on selected roads (the costs would be met by the PC and EDDR)
- 8.4 *Roundabouts & Parking* - EDDR maintain the roads but not roundabouts (but might consider the kerbstones around them). There have been ownership issues in the past. A PC councillor suggested that details of inconsiderate or obstructive parking, and possible untaxed vehicles, could be sent to the PC to see what action might be available. Parking on the bend in MDR adjacent to Elven Lane was raised as a potential hazard area, but it was noted that police resource allocation meant parking issues are a relatively low priority. A general note about taking care in parking could be placed in the parish magazine and on the EDDR website
- 8.5 *Support for the Team* –
- i) the Co. Sec will prepare a form of job-spec to assist in finding a replacement, and for someone to assist with general admin programmes
 - ii) a number of shareholders indicated their willingness to become Road Wardens who would report relevant matters to the company on a regular basis. About 20 'wardens' would be needed. EDDR will prepare a spec sheet and collect names with a view to a launch later in 2026
- 8.6 *Build Levy* - to be reintroduced once Road Wardens are established. Advance notice of the introduction of the levy will be covered in the parish magazine so all estate households are aware
- 8.7 *Precept* - EDDR and the PC are waiting for the local government reorg before pursuing any further the inclusion of the road maintenance fee within the precept
- 8.8 *Openreach* - roll-out of fibre cables has been taking place over the past couple of years and is ongoing. Some properties on the Estate already have access to the faster fibre to the property (FTTP). Residents can enter their email address to the OR website and/or enquire of their service providers for updates. EDDR's only involvement in fibre upgrade is dealing with requests from suppliers for the roadway to be excavated, if needed.

Following a vote of thanks to the Directors and Administrator, the meeting was closed at 9.30pm.