



East Dean Downlands (Roads) Ltd

Directors' Report and Accounts - 2025

Introduction

East Dean Downlands (Roads) Ltd was incorporated in March 1984, over 40 years ago. Over those years, the company has overseen the ongoing maintenance of the five miles of roads and over 200 gulleys and related soakaways on behalf of residents on the Downlands Estate.

Review

As we approach this year's AGM, I am pleased to provide you with details of the activities and actions undertaken by your Roads Company since the last AGM.

Our team comprises of Brian Howe as Operations Director, Stewart Fuller as Finance Director and Company Secretary, Caraline Marchant as Administrator and myself as your Chairman. We have been supported by a number of advisers who freely give their time and I am very grateful to them all.

During the year we have continued to be involved in joint tripartite meetings with the Parish Council and Residents Association to discuss and resolve various matters that affect us all.

As far as work on the roads during the year is concerned, minimal spend was incurred on major resurfacing. As planned, 2025 focused on a large number of relatively small activities throughout the Estate including patching and kerb work. In addition we arranged for a number of the gulleys that were slow draining to be cleaned and/or repaired.

We also arranged for all of the gulleys on the Estate to be cleaned, which is an essential annual job that we carry out once the leaves have dropped each autumn. With the high levels of rainfall that we seem to be experiencing these days some flooding is inevitable in lower areas. We regularly monitor drain clearance efficiency by measuring how quickly any accumulated water dissipates.

Financial Performance

The financial statements for the year to 31 December 2025 are attached which show a total income of £81,067 (2024: £64,853). Maintenance contributions from residents amounted to £77,064 (2024: £61,910) for the 600 properties on record, including £7,537 (2024: £3,621) in respect of earlier years. Contributions specific to the year equated to an average £116 (2024: £97) per property compared with the £125 (2024: £110) invoiced, a factor of some 93% (2024: 88%); a statistic we keep under review. The improvement in earlier year recoveries reflects

the particular focus on outstanding amounts when properties are sold, and ongoing reminders.

Total expenditure amounted to £85,492 (2024: £102,150) of which £83,029 (2024: £99,073) was directly for road and drain maintenance work. Support expenditure amounted to £2,463 (2024: £3,077). Overall we returned a loss of £4,425 (2024: loss of £37,297) for the year, all in line with expectation. The closing bank balance was £54,605 (2024: £60,523).

At the year-end our reserves were £49,962 (2024: £54,387) and we had 249 (2024: 248) shareholders out of the 600+ properties on the Estate. Looking forward the company retains its policy of maintaining a working reserve of around £40,000.

Outlook

The Estate roads were originally built of concrete, now covered with a relatively thin layer of tarmac. They were not designed for the high volume of vehicles nor the large number of heavy trucks we see today. This high usage inevitably leads to a higher degree of wear and tear and potentially could adversely impact the underlying sub-structure. The annual charges are set to meet ongoing maintenance but are unlikely to be sufficient to meet any substantial remedial works which may be needed. We need to plan and budget accordingly, supported by the real term increase in annual fees.

A year or so ago we introduced the notion of a *Build Levy* whereby residents undertaking development works at their properties would be asked for an additional contribution to meet the extra wear and tear on the roads from related commercial traffic. The idea needs to be supported by appropriate procedural routines which we plan to finalise during the coming year prior to the launch of the *Levy*.

Finally, Stewart, our Finance Director and Company Secretary, gave notice during the year that he would be standing down at this AGM. Notwithstanding requests in the Parish Magazine and the website we have not yet found a replacement. Stewart has offered to stay for a few extra months to help with any transition, but we are now urgently seeking one or two new supports to take over his roles; else we will be faced with buying in these expensive services. Please help by passing the word.

Conclusion

I do hope that you can take the time to attend our AGM as it will give you a chance to hear our plans for the forthcoming year and ask us any questions that you may have.

Robert Corbett
Chairman EDDR Ltd
January 2026



East Dean Downlands (Roads) Ltd

Profit and Loss Account for year ended 31 December 2025

	2025	2024
Income		
Fees - residents	77,064	61,910
Fees - solicitors	1,325	950
Fees - other	656	638
Deposit account interest	1,077	1,355
Other receipts	945	-
	<u>81,067</u>	<u>64,853</u>
Roadway Maintenance		
Roads	(73,037)	(86,814)
Drainage	(9,992)	(12,259)
	<u>(83,029)</u>	<u>(99,073)</u>
Gross (Loss)	<u>(1,962)</u>	<u>(34,220)</u>
Support Expenditure		
Insurance	(894)	(843)
Office equipment/computing	(423)	(668)
Postage & stationery	(54)	(512)
Admin/secretarial services	(899)	(866)
Bank charges	(193)	(188)
	<u>(2,463)</u>	<u>(3,077)</u>
Net (Loss)	<u>(4,425)</u>	<u>(37,297)</u>



East Dean Downlands (Roads) Ltd

Balance Sheet as at 31 December 2025

	2025	2024
Current Assets		
Debtors	975	894
Cash at bank	54,605	60,523
	<u>55,580</u>	<u>61,417</u>
Creditors		
Amounts falling due within one year	(5,369)	(6,782)
	<u>50,211</u>	<u>54,635</u>
Net Current Assets		
	<u>50,211</u>	<u>54,635</u>
Total Assets less Current Liabilities		
	<u>50,211</u>	<u>54,635</u>
Capital and Reserves		
Called up share capital	249	248
Retained earnings	49,962	54,387
	<u>50,211</u>	<u>54,635</u>

- the company was entitled to exemption from audit under s477 of the Companies Act 2006 relating to small companies
- the members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006
- the directors acknowledge their responsibilities for complying with the requirements of the Companies Act with respect to accounting records and the preparation of accounts
- these accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The Report and Accounts were approved by the Board on 15 January 2026

R A Corbett
Director

S C Fuller
Director