

Tor Bryan (Residence) Limited

Minutes of the 55th Annual General Meeting of the Company held at the Parish Room, Ingatestone at 20:00 on 11 May 2023.

Attendees: 19 in total.

Apologies:

- Clive & Lydia Crosby (#59)
- Andrew Stubley (#51)
- Kevin Wheeler (#10)
- Hazel & Malcom Argent (#64)
- Paul McCann (#30)
- James & Deidre Kemble (#27)

1. Update regarding fibre broadband on the estate

Peter Bachelor from the Parish Council provided an update on a scheme run by Building Digital UK (BDUK), who very briefly have grants available in a government initiative to help roll out fibre connections to all UK homes. The program is currently in progress, with results expected in 2024.

Currently most houses can run superfast connections via the old copper cables that were originally used for telephones. These provide speeds up to about 70 megabits per second (Mbps). The next generation is via a fibre connection to the home and that will currently allow Gigabits per second (Gbps), so 1000 times faster and is intended to enable many future uses.

Ingatestone is not seen as very commercially viable as not a large urban conurbation and Tor Bryan especially so; due to the private road, no existing ducts to lay the cables through and minimal potential customers. Existing copper cables run from central points into the houses just laid in soil, so the disturbance would be very intrusive.

2. 2022 AGM minutes

Approved by the meeting, as available on the web site.

3. Chairman's report

Approved by the meeting attendees, although parking issues on the estate roads were raised by Jean Anderson #57. Ray reported that he had sent out letters to the offenders, but there was no obvious solution even though it was potentially causing some danger. To be observed.

4. Financial report

Martin Taylor confirmed that the full accounts were not available due to a personal issue at the accountants (Tiffin Green), so it is the summary of the financial statement that was shared. There were

no major changes to the financial summary from 2022, apart from the road maintenance cost that was covered by a withdrawal from savings.

Note: Matthew Shaw #68 highlighted that the Tor Bryan Limited company was formed under 1948 Companies Act that stated that full audited accounts should be provided to shareholders, which was the correct option when the Tor Bryan company was created. It was noted that a full audit was unnecessary and that the company should be referencing the 2006 Companies Act, which does allow a financial summary.

The meeting agreed that this should be investigated by the board, and that they report back to the members.

The current financial report was approved by the meeting.

5. Election of Directors

As previously communicated Kevin Wheeler is stepping down after 18 years' service. Gerard Bowlt has agreed to take up the position of secretary.

There was no one present at the meeting who wanted to join the board, but it was noted that 6 board members were the agreed constitutional number, but currently there were only 5 available.

The existing board members available were approved by the meeting attendees.

Note: A position remains open and please reach out to any board members if this is of interest.

6. Appointment of Auditors

The existing auditors, Messrs Tiffin Green & Co., were reappointed.

The constitutional change to align with the 2006 Companies Act will subsequently probably require this to be reviewed and approved again.

7. Neighbourhood Watch

It was reported that the estate has had no issues with theft or damage in the last 12 months. It was agreed to update the signs at the entrance in-line with the latest available from Neighbourhood Watch.

8. Any Other Business

All attendees were unanimous in their thanks to Kevin Wheeler for his many years of service to the board. Further to the meeting, Kevin was presented with a bottle of scotch as a small token of thanks for his years as honorary secretary.

It was requested that the fir tree outside #19 be trimmed back to clear the footpaths.