

# Tor Bryan (Residence) Limited

Minutes of the 58th Annual General Meeting of the Company held at the Parish Room, Ingatestone at 20:00 on 28th April 2026.

**Attendees:** 22 households in total.

## **Apologies:**

- Dexter Bree #53
- David Williams #39
- Alison Pinchen #18
- Paul McCann #30
- Ray Sturmer #49
- Michael Solano #64
- Kevin Wheeler #10

## **1. 2025 AGM minutes**

Issue noted by Helen Shaw #72 that previous minutes noted 70 houses and should state 72. **CB noted as to be corrected.**

Previous minutes approved Lorenza Matthews #40, seconded Brenda Matthews #6. As available on the web site and hard copy issued where requested.

## **2. Chairman's report**

No matters arising

1 Chairmans report approved by Jane Winter #15, seconded Robin Potts #21

## **3. Financial report**

Martin Taylor, Treasurer: Annual accounts have been circulated to all via email and not been uploaded to the website, following a delay as our investment company has changed from Investec to Rathbones. Helen Shaw #72 advised she had not seen the issued accounts as has no access email - **MT gave Helen a paper copy and noted requirement going forward.**

Profit and loss are detailed on the back page. Between 2025 and 2024:

- Grass cutting and garden maintenance has gone up - we changed the contractors' mid-year- consensus is they're doing a good job.
- No major drain costs last year.
- Expenditure was about £5,000 less than the previous year.
- Administrative expenses are very similar - which cover mainly the accounting services from Bushells, bank, insurance, website costs, etc
- We finished a year with about £7000 surplus
- £35,000 profit before taxation
- Assets from £170,000 to £201,000
- Net assets are £206,000 primarily held in Rathbones

Floor opened to questions – non noted.

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Chairman advised levy increased a little this year to accommodate some planned expenditure:

- Drainage / French drains
- Road repairs – some has been completed; there is more to do and £250 held back upon completion of recent works
- Noted our budget was going to exceed our income for this year, although we had a surplus last year, we hadn't achieved all of the work intended

Financial report approved Catherine Bowlt #34, seconded Roger Winter #15.

## **4. Election of Directors**

Helen Shaw #72 asked to be introduced to the directors.

- Gerard Bowlt, Company Secretary #34 GB
- Stuart Ballard #63 SB
- Andrew Stubley, responsible for lighting #51 AS
- Martin Taylor, Treasurer #16 MT
- Chris Burroughs Minute Secretary #23 CB
- Ray Ball, Chairman #17 RB

**There being no other nominations, the existing Board members available were approved by the meeting attendees.**

2 Approved Lydia Crosby #59 seconded Adele Roberts #20.

## **5. Appointment of Auditors**

**The existing independent examiners, MJ Bushells, were reappointed and approved by the meeting attendees.**

Approved Lorenza Matthews #40, seconded Martin Taylor #16

## **Neighbourhood Watch**

Roger Winter #15 – Some information is supplied by the police relating to small events, but presentation of the information supplied is not as good or as relevant as it was, and when it is supplied is unclear.

Chairman believes less attention is paid to Neighbourhood Watch by the authorities and asked Roger Winter to look into replacement later style signs, thanking Roger for his input.

## **Any Other Business**

- a. **High Speed Broadband** – Board Member Stuart Ballard #63 detailed the results of the recent poll conducted regarding the appetite to gain fibre on the estate. 54% responded with 77% positive. Also explained that the fibre currently runs down main roads with larger, more populated areas being attractive to the providers – **agenda point to review at next Board meeting**. Chairman advised ducting and making good would be required if we proceeded with implementation.

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- b. **Entrance to Estate** Helen Shaw #72 –Noted as previously advised, that the shrubs either side have grown to different extent and look scruffy. Additionally existing bushes interfere with sight when reversing from own drive, additionally when Cadent carried out works there has been a gap left. Resident would like the Board to further review following advice from the Chairman this would be done in the new financial year.
- c. Chairman – confirmed we haven't got the finance set aside to do anything different at the estate entrance and acknowledged that the two sides of the entrance are not the same and cannot be because of physical reasons - with a tree on side and the sun on the other. The options are to find alternative means of providing a different entrance to the estate with soft landscaping or some form of hard entrance, fences, or walls and that consent would be required from both properties affected. We need to review what the options are in detail, but they can be expensive. We currently haven't got the money set aside don't think it'll happen this year. Hopefully, next year, we can come up with a solution, which is acceptable to everybody, and acceptable price wise. **To be further reviewed at the next Board meeting.**

**Vote of thanks received for the Board put forward by Helen Shaw #72.**

Meeting closed 20:30