

Keaver Drive AGM 31st August 2025

Attendance

Directors

- Helen Monkhouse
- Margaret Whitehead
- Paul Collett
- Simon Bewley
- Debbie Hage
- Matthew Rees

Residents

- Grace Creedon
- Keith Allan
- Barbara Sorby
- Vivienne Hage

Minutes of previous AGM

- Minutes of previous AGM approval proposed by Simon Bewley and seconded by Vivienne Hage
- One action regarding moss on the pathway had not been actioned from last year. However, it was thought that it is no longer required.

Chairs report

- Foul pump station is continued to be looked after by Quickpump on a 6-month inspection under the guidance of Margaret. No callouts this year.
- Gardening operating well on the estate. Happy with the service provided by Viking. In Jan/Feb we were able to do extra work. Resident commented that work done in the car park is an improvement on previous years.
- Japanese Knotweed had the last survey in August 2025. All looking clear.
- A tree inspection survey was undertaken earlier in the year.
- Had a stable year overall on the estate.
- Going forward we would like to have more Directors on the board to cope with future challenges.
- Low attendance at AGM from residents is a concern. Work to be carried in the coming year to increase engagement from the residents.

Wildlife update

- Confirmation that we have owls in our woods.
- 4 Firecrests pairs have been breeding.
- Badgers are doing ok. Six individuals with two cubs.
- Wildlife groups reluctant whilst we have a badger clan to rehome badgers from their sanctuaries.
- Foxes are doing well.
- Not such a good year for bats

- Increased species number by forty-eight this year
- A number of rare bee species have been spotted.
- Pond has been cleaned a couple of times. Some plants have been put in the pond to help aerate it. Netting will be put up in autumn.

Woodland update

- Used a new company for our tree assessment this year and they did their main assessment on the 31st of March and returned on 27th June for a further check.
- Format of how woodland assessment has now changed. No longer required to have access to residents' properties.
- If any trees that had issues were near properties, then access would be required to residents' properties.
- Thirty-two trees requiring work done and graded into needing work in either 6 months, 1 year or 2 years.
- Upcoming work on trees is costing £14,000.
- All relevant approval has been obtained from SHBC for the tree work.
- Big limbs have fallen off trees recently.

Finance Update

- Finance wise we have a healthy reserve.
- We have increased the reserve to about £8k for the foul pump. This is because any costs for this are high in nature.

Directors Retiring and Reappointment

- Paul – resigned and reappointed
- Helen – resigned and reappointed
- Matt – resigned and reappointed

Vivienne Hage proposed, and Keith Allan seconded the appointments.

Other

- Lights not working on the back staircase path, and needs Vivid to assist.
- A resident asked if we could put a key entry AND exit on gate by St Catherine's Road? Directors stated that the quick release was primarily installed for health and safety reasons, but we could look at making the gate a keyed entry from both sides.
- The fencing that has been damaged by St Catherine's Road will be fixed.
- Neighbour watch signs – can we get some more put up on lampposts. This will be followed up with the Neighbourhood Watch team.
- Write to Vivid about the fence damage due to someone visiting one of their residents. They may help to pay for some of the costs.
- Also have an issue with a resident who backs on to Keaver Drive coming across our land without permission. Two letters have been sent to the residents. The residents have had an altercation with a Keaver Drive resident. The Directors are looking at what we can do as any strategy comes with a cost to implement.