



Chorltonville Owners' Annual General Meeting 2026

Note of meeting held on 22nd March 2026 at Brookburn School training room

The Chair opened the meeting, welcomed all and thanked them for their attendance. Particular thanks to those householders who had supplied refreshments. Thanks to Ian Violet for providing support to the Committee on some specific issues, and thanks to those who had planted bulbs which are looking lovely at the moment.

1. Apologies for absence.

Richard and Durga Glazier; Helen Elderfield; Jane MacMillan; Steve Bainbridge; Pete and Louise Carlisle; Jenny Osborne; Steve Keeney; Lucy Mitchell; Camilla Guerica; Hamish Beck; Kathryn Guy; Ivor Davies; Katherine Warburton; Mick Quinn; Alan Tomlinson; Ben Savage; Maggie and Mark Chamberlain;

Present: Committee members introduced themselves – Geoff Warburton (website and comms); Nicola Bazotelli (Leaves); Blake Dobson (Secretary); Simon Lennox (Chair); Tony Fisher (Roads and Footpaths); Xanthoula Maitou (Verges); Tana Wollen (Trees);

Householders: Isobel Wright; Teresa Harlow; Ann Mackay; Hamish Mackay; Sownak Roy; Pranab Phadra; Shirley Quinn; Maggie Mackay; Mark Beaumont; Cath Savage; Sheila Hammond; Alison Hall; George Blevings; Carolin Birch; Ian Violet; Veronica and Dick Watson; Steve and Paula Turner; Fiona Quinn; Brian Sharpe; R Watson; Jac Murray; Mario Bartolozzo; Gina and Charlie Harle; Rachel Gutteridge; Louise Kimber; Tim Ball; Steve Millward; Derek Carline; Laura Hopkins; Connie Kershaw; Audrey Tully

2. Review minutes of the 2025 Annual General Meeting. There were no corrections. Ian Violet proposed to accept, Shirley Quinn seconded, the meeting voted to accept them as an accurate record.

3. Matters arising

A question was raised regarding calculating contingency fund held by the Committee. Brian Sharpe clarified he provided the methodology for calculating the size of the fund, which was then calculated by Mark Chamberlain.

4. Chair's Report

The Chair referred to his written report and spoke to the following: Reminded the meeting of the variable costs of gully repair depending on what we find when we open a gully and referenced two expensive repairs last year. Concrete debris was found to have contributed to the blockage. He spoke to the 3 yearly cycle of tree maintenance and review informed by the survey undertaken last year – we are now in the 2nd year of this cycle. He reminded the meeting of the photo competition, and requested residents to consider entering. He reminded the meeting that email is our means of communicating with householders – we have 78% of households email addresses now. He spoke to the repairs undertaken on our roads and footpaths including a repair to a section of previous



Chorltonville Owners' Annual General Meeting 2026

poor quality work at no additional cost and bollards on junctions knocked over which can also be expensive to repair. He touched on the leaf sweep, the cost of which is shared between ourselves and Manchester City Council, and that Biffa are doing this well. He reminded the meeting that we recruited new gardeners since the last meeting and we are very pleased with them. Finally he explained that the proposal for this year's levy had involved robust Committee discussion earlier in the year and involved all budget holders agreeing to reduce spending to reach proposal.

The following discussion points were raised by attendees:

- Concern about reducing budgets and cumulative impact on the quality of our environment
- Should we continue to issues hard copy papers? A suggestion was made that we issue a single page with a reference to the remainder of the information being held on our website. **Action: Committee to consider this point.**
- Sims Garden Services are felt to be very good, and don't leave their van engines running. This led to remarks that other contractors do leave their engines running, as do school parents. Meeting felt householders should ask contractors to switch engines off.
- A suggestion that we develop a map to be given to contractors to exit the estate; discussion on this vs householders escorting or advising contractors themselves. No firm position agreed.
- Some present felt that bin lorries cause damage. However it was also remarked that often the over-running is forced by residents who park on the roads outside their house rather than using their driveways.
- There was an expression of satisfaction with the sensitive & sensible tree pruning last year
- There was a reminder that overhanging hedges should be pruned back late in late January and a request that the Committee remind households of this at the appropriate time. **Action: Committee to discuss issuing notices in January**
- There was a discussion on football club parking with most agreeing it's a recurrent problem. This is a regular discussion point in committee meetings. Neither the club nor the Committee have the authority to prevent parking. It was suggested that the sandwich boards are at least partially effective and a request be made for more of them. It was also suggested that householders who attend the club regularly could make the points re parking to the club themselves. **Action: BD to speak to the club regarding additional sandwich boards.**

5. Annual Statement of Account and Treasurer's Report.

Chair spoke to the highlights of Treasurer's report. There were no comments, and Hamish Mackay proposed the report as accurate, seconded by George Blevings. The meeting voted to accept the report.

6. Budget Proposal and setting of the annual Levy for the current year.

The Chair read the Treasurer's proposal, and opened the discussion on levy setting. There was some discussion on work that will not be undertaken if the proposal is accepted – for example no tree planting in 2026, and a very low volume of gully repair work – and that work not undertaken in 2026 may result in larger increases in future



Chorltonville Owners' Annual General Meeting 2026

years. The meeting recognised that cost of living increases should be a factor in setting the levy, although there were varying views about whether the Committee had proposed it as being too low given that given the very low figures and % increase is modest and unlikely to affect most households. There was a suggestion that the committee provide 3 options for the meeting to consider in future. **Action: Committee to discuss this approach.** The secretary told the meeting he had received one comment from a householder not present this morning suggesting that the levy for 2026 remained unchanged from 2025. There was a suggestion that the Committee invite sponsorship of specific items eg tree planting.

There was a discussion on setting a higher level than that proposed by the Committee. Rachel Gutteridge proposed a levy of £375, seconded by Louise Kimber. The meeting voted on this proposal, resulting in 9 votes for and 22 against.

The meeting then voted on the proposal of a levy of £350 – a very significant majority of the room voted for.

7. Trustees – update to households on the recruitment of new Trustees

The secretary provided a brief update on progress on recruiting and appointing new trustees – Peter Rowe, Ceri Riley, Gareth Roberts and Steve Keeney, who will join Katherine Warburton as a remaining Trustee, and expressed thanks on the Committee's behalf to retiring Trustees John Wingad and Donna Easington

8. Elections to the Committee. Nominations for new Members should ideally be made to the secretary at least two weeks prior to the meeting.

Simon Lennox has served a full term of 3 years and is standing for re-election for a further term. Hamish McKay proposed Simon is re-elected, seconded by Mario Bartolozzo. No vote was taken as there were no other nominations.

9. Appointment of Honorary Auditor.

Karen Zelin has confirmed she is happy to act as auditor for 2026. Isobel Wright proposed Ms Zelin as auditor and Xanthoula Maitou seconded this. The meeting voted to approve this nomination, and extended a formal vote of thanks to Ms Zelin for her support.

10. Motions none.

11. Any other business.

- A question was asked as to whether the football club pays the levy? It does not. **Action: Committee to consider whether we should approach them to ask for a financial contribution.**
- The meeting asked that thanks be passed on to the litter picker.



Chorltonville Owners' Annual General Meeting 2026

- Chorlton open gardens is on 28th June this year – if any household wants to open their garden please contact Ann Mackay on 07940 313020
- The signs at the estate entrances are not felt to be attractive. **Action: Committee to discuss this**
- Water main replacement. Tony Fisher took the meeting through the plans for United Utilities to replace water mains throughout the estate. Questions and comments centred on whether this will improve water pressure, clarification around old lead pipes leading to houses, and whether there will be a metering requirement. **Action: Committee to keep households updated via website and email as plans develop.**
- Vote of thanks to the Committee