

***The Southdean Estate Limited
Middleton on Sea***

**Minutes of the Annual General Meeting – 29th March 2026
Held at The Scout Hall, Shrubbs Field, MOS @ 11:00**

Committee Present: Spencer Aubrey (Chair)	SA
David Garn (Vice-Chair)	DG
Steve McKie (Secretary)	SM
Andrew Lubienski (Treasurer).	AL
Laurie Beestone	LB
Vicky Harris	VH
Wendy Griffiths	WG

Attendees: A total of 44 people were in attendance, representing 30 households on the estate.

The AGM commenced at 11:00, with SA in the Chair.

1. Apologies for absence:

Sarah Dakin

Nick Trish

Malcolm and Felicity Spicer

Jane Marston, who was represented at the meeting by William Marston

2. Minutes of the AGM held on 23rd March 2025

The minutes of the last AGM held on 23rd March 2025 were offered for acceptance. There were no matters arising, and acceptance was proposed by Alan Pendleton, seconded by Paul Harris and unanimously approved.

3. Chairperson's report

The Chair welcomed everyone to the meeting, especially any new members to the estate, with a special mention for Eve Keats a returning previous member. He expressed his thanks to fellow Directors and committee members for their hard work throughout the past year and said that he would address specific areas as he went through his report.

Special thanks were extended to Alan Pendleton who had taken the decision to resign from the Board of Directors with effect from the AGM. Alan was instrumental in the initial process to establish the Company and had played a major role on both the Board and Committee in the period since 2007. The Chair said that he was in a far less knowledgeable position to provide history on the estate and its inception than Alan, but he was sure that Alan would be pleased to provide detail.

The Website maintenance has now been taken on by Sarah Dakin and there have been numerous updates, providing a very useful range of information. Residents should make full use of this facility when requiring detail about the estate and its activities.

To complement the Website there is also a very useful FB Page which is more immediate. If residents have any questions, they can approach Sarah for information.

The Newsletter continues to provide valuable information on a range of topics both specific to the Estate and of a more general nature. Residents are encouraged to approach Wendy if they have any items of interest that could be developed into a suitable article. The Newsletter is distributed via email to all residents that have access, but a decision had been taken to also provide and distribute a full colour hard copy version to all households.

Reference was made to the successful Summer and Christmas events held at the Scout Hall in July and The Elmer Hotel in December. The Chair said that Vicky Harris would provide more detail on these events and those scheduled for 2026 in her item later in the agenda.

It was pointed out that any funds raised from the events, generally raffles, was donated to a local charity. The recipient in recent years had been L'Arche, an organisation that supports individuals with learning disabilities, with the latest donation being made in the week prior to the AGM. The committee would welcome suggestions for equally suitable charitable organisations who might benefit from our modest support.

Beach cleans had been organised by Laurie Beestone in May and September of last year and had been very successful. Each beach clean had seen a good attendance by volunteer residents but more were always welcome. The cleans are supported by Arun DC who provide litter pickers and bags for the volunteers to use and arrange a collection in the week immediately after.

An additional beach clean was coordinated by Festo using their own volunteers. Festo is associated with the Marine Conservation Society and the section of beach in front of the Southdean Estate had been selected by them earlier in the year. Whilst they were aware of our own clean in the previous month, they still commented on the cleanliness of the area.

The Chair went on to say that although the estate was very grateful for all the effort provided throughout the year, not only on specified days, there was no scheme in place for the collection of debris brought off the beach. He encouraged residents to use their own general waste and recycling bins to remove the waste where practicable.

The Chair highlighted the ongoing maintenance across the estate and thanked in particular, Paul Westwood for his continuing efforts. This included general maintenance matters, painting of stiles and gates, regular weed spraying and various ad hoc items as required. Also, the production of small notice boards from recycled wood.

Drain maintenance, including servicing of the sump pump in Southdean Drive had been undertaken during the year and this is scheduled to continue.

Neighbourhood Watch will see a resurgence across the estate with Peter Stock's decision to take on this role. The committee is grateful for his support in this area and Ba Coulton was thanked for her previous efforts in this role.

It was noted that City Fibre had concluded its installation work in early 2025 with little or no intrusive activity. There was some ongoing work with other service providers as households upgraded their individual connections.

Finally, the Chair updated the meeting on imminent work to be carried out by SGN and its nominated sub-contractors. The work is principally along Elmer Road but there will be some disruption across access points to the estate. Preparatory work will commence during the week of March 30th 2026 and could continue for 20 weeks, dependent upon progress. Two main connections will be required in Southdean Drive and Rose Avenue and will necessitate some excavation. A traffic light system and redirection will be employed with appropriate signage. As further detail is received, this will be updated on the website and FB page.

4. Treasurer's Report

AL referred to a summary sheet of the accounts that he had prepared and distributed to attendees at the meeting. (Appendix A) The full accounts are available to view on the estate website or from the treasurer. He drew a comparison between 2024 and 2025, with the main difference being the resurfacing of part of Rose Avenue in 2024.

On the matter of the road rates, AL gave a comparison of payments received and said that there were only 3 properties consistently in arrears.

A donation of £367 from the proceeds of the social events was made to a local charity L'Arche, who support adults with learning difficulties, earlier this week.

Looking ahead, he said that the committee will be taking advice on when road repairs are required, and updated estimates for general resurfacing had been received. He was pleased to report that we have reached a stage where our reserves are in line with the resurfacing estimate and, with the current level of annual income, he sees no reason to increase the road rate next year. The proposal to maintain the road rate at £140 was opened to the floor for discussion and Jacky Pendleton asked what we would do if the current oil crisis raised prices above our reserve funds. AL advised that the committee review the rates each year and future increases would be proposed if required. He also reported that Kattenhorns, the road contractor, had advised us that the road surfaces were still in generally good order, so it would be possible to delay some parts of the work if costs spiraled.

The proposal was put to the meeting by AL, seconded by Jez Ross and carried with 21 in favour and non against.

5. Election/Re-election of Committee Members

SA said that, as previously mentioned in his chairman's report, Alan Pendleton is stepping down as a director, and that all the other directors are willing to continue to serve. Alan Pendleton proposed the re-election of the directors on block, this

was seconded by Jacky Pendleton and passed unanimously. William Marston offered a vote of thanks from the attendees to the directors for the work that they do on behalf of the estate.

The other members of the committee were all willing to stand again and a vote of acceptance was proposed by Paul Harris, seconded by Hilary Haseldene and passed unanimously.

SA said that a nomination had been received for Peter Stock to join the committee. Peter introduced himself and his acceptance onto the committee was proposed by Geoffrey Pearson, seconded by Jacky Pendleton and passed unanimously. SA then referenced the imbalance in the committee across the estate, now with seven members from Southdean Drive and only three from the rest of the estate. He encouraged residents from other areas of the estate to consider joining the committee, and they could be co-opted on at any time.

6. Summer Events

VH said that the estate would be holding a Summer Party this year on Saturday 25th July 2026 from 6pm. Tickets would go on sale about a month before and residents should let their road representative know if they have any specific dietary requirements. She made a request for someone to provide a barbeque for the event as the one we have previously used may be unavailable this year. A limited range of drinks will be available, but people are encouraged to bring their own favourite tipple. Donations of cakes and raffle prizes are always most welcome. In response to a question from the floor, VH confirmed that children are welcome to the summer party and tickets are half the adult price.

LB confirmed that a beach clean has been organized for Sunday 10th May 2026 at 10am, with the District Council providing bags and litter picking equipment.

7. Flooding on the estate

SA said that two proposals related to flooding on the estate had been submitted to the committee by Peter Stock and Martin Coulton and invited Peter to give details to the meeting. Peter gave an overview of the background to the proposals, which were then read in full by SA to the meeting, as follows:

The proposals are:

1. To bring together a group of residents of The Southdean Estate whose residential properties have a susceptibility to the risk of flooding, and to report to the Southdean Committee and Directors proposals with recommended measures to alleviate these risks. Consultation with the Parish Council and other official bodies will be included and these proposals will also request access to the County Council funds which I understand has a balance of some £29K which will require “match funding” to be allocated. The areas on the estate at risk of flooding are:
 - The North end of Southdean Drive as a result of surface water and ground water accumulating on Shrubbs Field and flowing into the Church car park and overwhelming the drainage system
 - St. Nicholas Lane/Tuscan Avenue as a result of surface water flowing from Saxon Reach and flowing down the twitten from the northern end of Southdean Drive

- Southdean Close/Shaw Close as a result of insubstantial surface water drains both in Southdean Close, Shaw Close and also West Drive on the next estate, all of which sit in the lowest part of that topography.

2. During the constant and excessive rainfall during January and February this year the sump installed at the north end of Southdean Drive was overwhelmed and additional domestic pumps were placed in the sump by residents at the North end of the Drive in an attempt to direct some of this water to the main road. This was partially successful.

However, the main sump pump was operating it is likely that the main outfall drains at St Nicholas Church that this pump pushes water has become restricted and requires inspection and clearing. I propose that this work is undertaken as part of the annual drain servicing which is commissioned across the Estate.

SA asked if there were any questions about the proposals before they were voted on and Karen Etherington asked where the flooding had been in Tuscan Avenue. Jacky Pendleton offered to give details to the meeting as she has been actively involved in this issue as a District and County councillor. She confirmed that the flooding issue in Tuscan Avenue is at the Southdean Drive end of the road and expanded on the history of the areas mentioned in the proposal.

She referred to the flood grant and cautioned that it may be recalled if not used before the changes to the system of local government. She also confirmed that she has all the account details for the match-funded money used so far.

Jez Ross asked for confirmation that the road rate money is only to be used for maintenance of the roads, and it was stated that this is the view held by the directors and the committee.

Yvonne Young asked what could be done in Southdean Close and Peter said that the flood group would be looking to involve all relevant agencies to conclude the best plans for each affected area of the estate. Jacky Pendleton mentioned that there was now more Government pressure on Southern Water than ever before and that there were already plans to upgrade the facilities at the Ancton Lane pumping station and Ford works.

Karen Etherington asked if the presence of a flood group would have an adverse impact on house insurance policies, and no reassurances could be given in that regard. SA emphasised that this group would be independent of the estate if the proposal was accepted.

William Marston asked how independent expert advice would be paid for, and it was confirmed that the group would look to the local council for free advice in the first instance.

WG and Gareth Lewis both expressed surprise that residents were not aware of the flood risks to their own properties and Gareth said that it was a simple matter to obtain your own report.

SA drew discussions to a close and, as Peter Stock had put the proposal and it was seconded by Martin Coulton, he asked for members to vote. There were 15 in favour of the proposal and 3 against, so Peter will go ahead and establish a group.

SA then directed members to the second proposal. Jax McKie asked where the water flows to after the churchyard. Jacky Pendleton said that it flows into the rife on the northern side of Elmer Road and then to Ancton Lane. She confirmed that the rife is piped to Ancton Lane and that the church PCC are responsible for the

pipe under the graveyard. The proposal was put to the meeting with 11 in favour, 3 against and 3 abstentions.

8. AOB

- William Marston once again commented on the reduction of bus services in the area. **SA** stated that this was outside the remit of this committee and Jacky Pendleton said that there wouldn't be any improvement as the council have no money available for this.
- Paul Davis said that the hedge at the Elmer Road end of Southdean Drive needs cutting back as it is obscuring the view of traffic when exiting the estate. **SA** said that the house is not part of the estate but that the committee would send them a letter with that request. Jacky Pendleton advised that we can ask the council to take action if it is considered to be a safety issue and we don't get a satisfactory response.
- Hilary Hazeldene asked if anything could be done about the vans parked on Elmer Road either side of Main Drive, as they also obscure the view of traffic on Elmer Road. It was stated that the only course of action was to take the matter up with the police.
- Jacky Pendleton asked if the AGM could be scheduled at a later time in the future so that residents who were at a Sunday church service could also attend. **SM** pointed out that a previous AGM in 2022 had been started later but that attendance at that time was lower than other recent years. The committee agreed to consider the possibility of other timings for future meetings.

There being no further business, **SA** closed the meeting at 12:20 and drinks were served.

Appendix A

Southdean Estate AGM: March 29th 2026 Financial Summary

		2026	2025	2024
		£	£	£
Income	Road Rate Income		18,604	18,283
	Misc Income		282	170
	Bank Interest		2,629	2,928
	Total		21,515	21,381
Expenditure	Road Resurfacing			12,334
	Administration		364	1,047
	Maintenance		1,663	957
	Insurance		729	781
	Misc Expenditure		162	241
	Bank Charges		46	75
	Total		2,964	15,434
Surplus			18,551	5,946
Bank	Ordinary Fund		135,621	117,200
	Flood Relief Fund		29,750	29,750
Estimate	Full Resurfacing	121,520		
Donation	L'Arche		367	423
Road Rates		#	#	#
	Total Properties	136	136	136
	Paid in full by end February	92	86	
	Paid in full by end December		129	127