



Chair's Report 2022-2023

Introduction

It is only eight months since our last AGM meeting and now it's getting really exciting as completion of the building is within sight, more to follow on this. My thanks again to all our Members for their continued support and to my fellow directors my heartfelt thanks for all your commitment, time and energy invested in this endeavour.

Membership

Since last year's AGM we have increased our membership to 164 and added £50,000 to the fund (from new and existing members). We would still like to grow this number and encourage more local support, so if you can encourage others, please do so. We will continue to keep everyone updated through Facebook, Chronicle, Newsletters, and emails - this year we have done approximately 2 per month.

Planning Permission

After significant obstacles along with way we have now met all conditions of our Planning Permission. This includes the front windows, bi-fold doors, front door and render texture and colour all of which had to be done in compliance with the Wiltshire Council Conservation Officer's instructions and recommendations.

Property Redevelopment

Within the next few months, funds allowing, the whole project will complete.

We have benefitted from grant funding towards the toilet block and Queen Elizabeth Walkway with £10,000 from the National lottery, approx. £2,500 from Waylands Estates Charity and £35,000 in total from Hills Group and Crapper & Sons via the Landfill Communities Fund, which is administered by Community First.

As was mentioned last meeting it would have been a lot easier to have been able to employ one contractor to do all the work, this would have taken less time, but availability and finances did not allow this. To proceed with the work has meant total "hands on" project management for some of the Directors with them doing direct work and organising all the trades. On the bright side this has saved us a huge amount, not least of all 20% VAT and a continued 90% recycling of materials. ("every cloud has a silver lining").

The Flats are pretty well done now, and the standard of finish is outstanding, we are advertising their availability with a view to having tenants installed before the end of the year. We worked with estate agents to determine the initial rental figures and have taken their advice on the advertised rental figures. A few finishing things to do with EPC ratings, soundproofing checks, final connections/testing and of course the tenant selection process itself.

The Ground Floor progress has been slower as our concentration was to complete the Flats, so as to generate some long awaited income. Whilst we have a fair amount of interest already in the commercial units on the ground floor the interested parties all have very different requirements which has confirmed that our policy of maintaining total flexibility of the space as a long term goal is still important.

Walkway and Garden plans are still in early stage development with ideas from designers being turned into a firmer plan for the walkway and in the case of the garden some early suggestions and advice from CCAN.

We continue to work directly with an array of companies and professionals:

Structural Engineers	Designers (Queen Elizabeth Walkway)	CCAN
Sound Proofing Consultants	Printers	Kassoon Construction
Electrical Service Providers	Accountants	Kaspars Joncausks
Water Companies	Solicitors	Matt & Stirling Machin
British Telecom	Insurance Brokers	Cornerstone Electrico
EDF	HMRC	Newjax Groundworks
British Gas	Street Naming	Pinnacle Construction
Building Regulations	Wiltshire Council (NDR)	A-Grade Timber
Planning & Conservation	Valuation Office Agency	Roofing Superstore
Archaeological Firms	Wickes	Malmesbury Windows
Hills Group (Grant)	B & Q	Alimax
Crappers (Grant)	MacFarlane Estate Agents	Clearway Doors and Windows
Community First (Grant)	Whitmarsh Lockhart	Renderers – AEB Plastering & Tiling
National Lottery (Grant)	The Chronicle	Ian & Alan Brewer (Rendering)
Wayland Estates Charity (Grant)	Community First (Website)	

Volunteers

I cannot thank enough the small group of member volunteers, some of them turning up almost every week in all weathers and doing some very hard and dirty jobs. The help given to CDF is appreciated so very much and has saved us much needed money. Over the last year approximately 3,000 volunteer (including directors) hours have been recorded.

Looking Ahead

We are almost there, a final push is needed, funds are now very low and on current estimates we still need more funds, our estimate at this moment is £50,000, to finish the project and have working capital to run the business until income comes rolling in.

This time next year, we will be reporting on the new business(es) and residential tenancies and maybe looking for the next project.



Ruth Szybiak

Chair – Cricklade Development Foundation Limited

November 2023