

THE ANSON TRUST'S PREFERRED OPTION

The purpose of this brief presentation is to explain a little bit of the background to the Trust's preferred option and why the Trust is actively working on it.

The Trust's Purpose

“The provision and maintenance of facilities, amenities and services for use by the inhabitants of the parish of Marcham and its neighbourhood and the relief of persons resident in the parish who are in need, hardship or distress (including making of grants to bodies who provide goods, services or facilities to them).”

In the interests of keeping this presentation as short as possible – not least so that you can quickly move on to enjoy the many attractions at this Great Marcham Weekend – we may not have been able to include as much information as you would like. If this is the case then please feel free to contact us using the details at the end of the presentation. Alternatively please look at either our own website (www.ansontrust.org) or that of MADNews (www.madnews.co.uk).

WHAT DOES THE TRUST OWN NOW?

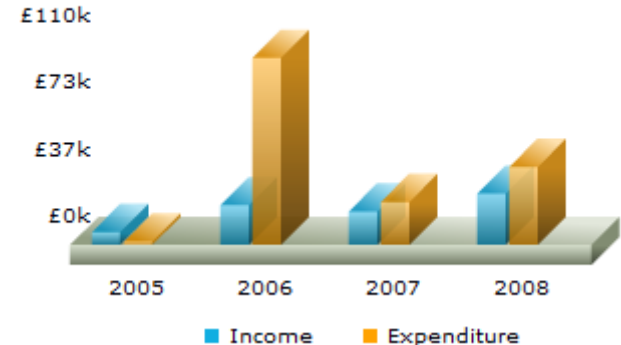


WHAT IS THE FINANCIAL POSITION?

Financial summary

Financial year end (FYE)	Income	Spending	Accounts received	Annual Return/Annual Update received
31 Dec 2008	£27,776	£42,404	27 Oct 2009	27 Oct 2009
31 Dec 2007	£18,099	£23,307	27 Oct 2008	27 Oct 2008
31 Dec 2006	£21,487	£101,703	25 Oct 2007	25 Oct 2007
31 Dec 2005	£6,856	£1,675	Not Required	08 Sep 2006 **

Financial history



- As the numbers demonstrate the Trust has been losing money.
- In 2009 we continued that trend.
- We cannot continue to lose money.
- As a consequence the directors of the Trust are having to make difficult decisions about the Trust's future. Those decisions have direct consequences for both the Institute and the Anson Field.
- To do nothing would be much, much worse and could potentially result in the loss of both amenities without a guarantee of future replacements.

WHAT ARE THE OPTIONS?

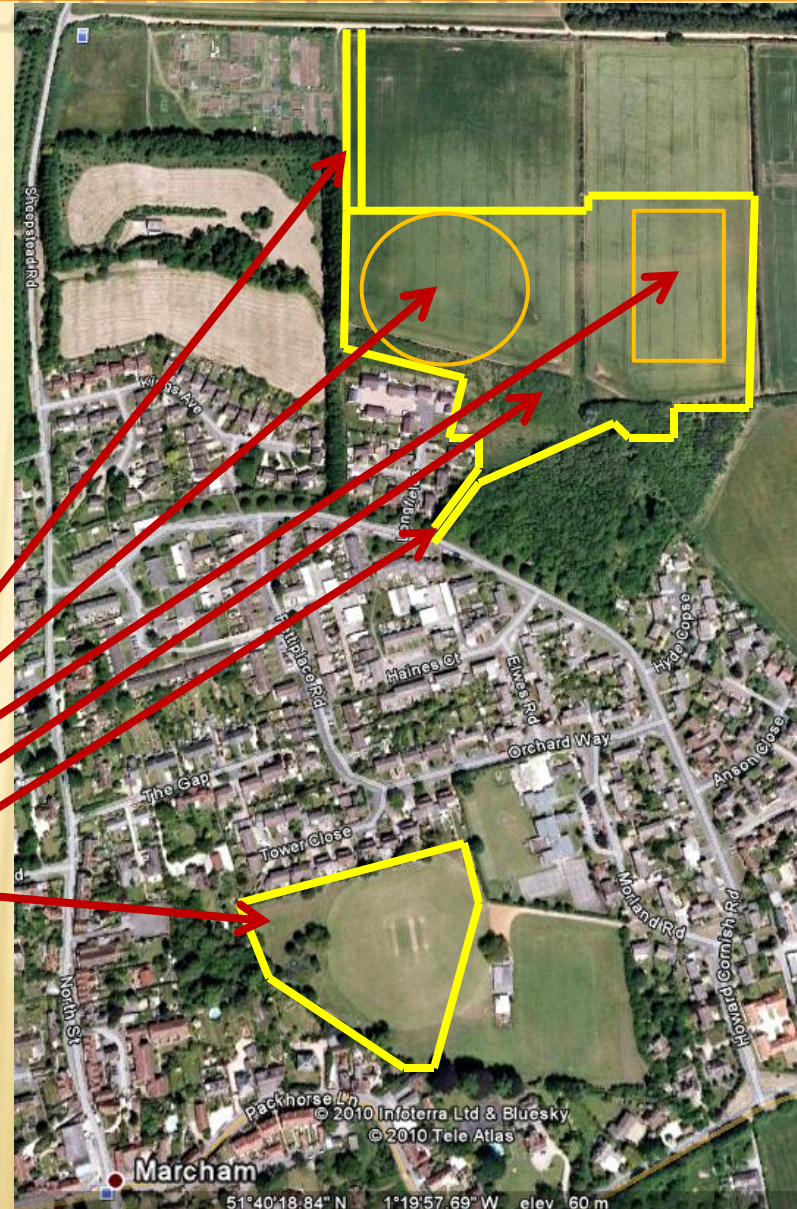
- To help clarify the options potentially open to the Trust, an Options Paper was produced. In November last year and again in March this year the directors presented their findings and what their preferred options were.
- The two possible options on the table:
 - Sell the Institute and invest the proceeds in a new Village Community Centre on the Anson Field; or
 - Sell the eastern half of the Anson Field and use the proceeds to purchase a larger field north of Longfields, build a new Village Community Centre and landscape the remaining western half of the Anson Field
- The second option is the Trust's preferred option, not least because it is the only one that is viable through the Trust's own resources.
- Following the March meeting a Marcham Community Group was set up. The Trust has provided the Group with information to help them explore the viability of the first option. However the Group's plans are not yet firmed up.
- Because of the financial pressure on the Trust, it has continued to work on its preferred option.

THE TRUST'S PREFERRED OPTION

AN AERIAL VIEW

This map is intended purely as an illustrative guide to what the Trust's preferred option may look like. Any final scheme will almost certainly vary from this but at least this gives an early indication of what is being proposed.

- Alternative access road
- Cricket pitch
- Football pitch
- Village Community Centre and car park
- Preferred access road
- Landscaped western half of the Anson Field



THE TRUST'S PREFERRED OPTION

- The Trust's overriding aims are to:
 - Provide the Village with modern, versatile and sustainable facilities that will serve the Village over the next 100 years as Marcham changes and grows
 - Ensure the long-term financial viability of the Trust and the new amenities

- The preferred option delivers:
 - A substantial green space in the middle of the Village. The western half of the Anson Field would be re-landscaped for this purpose, including the possible addition of a junior football pitch.
 - 10 acres to the north of Longfields for new sports pitches and a new community centre.
 - An overall net gain of green space in the Village of 6.6 acres.

- The work will be financed through the sale of the eastern half the existing Anson field

- Any potential development of approximately 50 homes will understandably raise concerns in the village. Please be assured that the directors of the Trust are sensitive to these and will work either in their capacities as directors of the Trust or simply as residents of the Village to ensure that, where practical, such concerns are appropriately satisfied or championed.

- In particular the directors are conscious of the fact that the continuing "infill" of land within the village is already increasing demand on amenities such as the School. The proposed development will add to this demand. To help reduce the impact of such demands the local planning committee of the Council can levy a Section 106 community infrastructure payment as a condition of planning permission.

THE TRUST'S PREFERRED OPTION

Why does the Trust prefer this option?

- Subject to the various planning consents, any new facilities can be built relatively quickly,
- The new facilities will be low maintenance, energy efficient and flexible – meaning that many different activities could take place under the one roof,
- This flexibility should also result in vastly improved revenue generation, which can then be used to ensure that the Community Centre is self sustaining,
- It is envisaged that the Community Centre will be run on a day to day basis by the Village rather than the Trust – putting it squarely in your hands to manage as you want (*although we will retain an active interest and provide some necessary oversight*)
- The remaining part of the Anson Field will be more suitable for non-sport related activities that are currently excluded by the crowded nature of the current Field, particularly at weekends,
- The positioning of a Community Centre and its design should enable it to be used for longer periods without noise and disturbance impacting materially on adjacent residents,
- The balance of the proceeds from the sale of the eastern half of the Anson Field will provide the Trust with financial security for the next 100 years.



YOUR SUPPORT

As with any undertaking of this nature, the Trust would sincerely like your support in providing the Village with the sort of modern facilities that many other surrounding villages already enjoy.

In particular, we would welcome both your views on our preferred option and any questions that you may have after reading today's presentation.

If you do want to get in touch we can be emailed at:

ansontrustmarcham@yahoo.co.uk or

louise.butt@talk21.com or

mikehoath@aol.com

Alternatively, please write to us at:

The Company Secretary, 8 Hyde Copse, Marcham, OX13 6PT

← Alternative Access Road

Football Pitch

Cricket Pitch

Community Centre & Car Park

Preferred Access Road

Landscaped park with junior football

Marcham

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5°40'18.84" N 1°19'57.69" W elev 60 m

