



**MINUTES OF THE ANNUAL GENERAL MEETING  
HELD ON WEDNESDAY 20<sup>th</sup> NOVEMBER 2013**

**Present: -**

Committee	Ian Rickard Peter Hill Irene Watson	Chairman Treasurer Secretary
- Regulars & Residents	Roy Anders Roger Westcott Jenny Ingoe Ian Eastwood Pauline Eastwood Kym Eastwood Jeremy Hodge Wolf Ehlers David Powell Clive Drake Stephen Davies Jim Mackay John Green Anne Hayman Wanda & George Binyon Royer Slater Michael Addison Claire Storey Ron Butler Steve Willson Gordon Bowerman Sally Pigeon Jackie Waltham Peggy Collins Margaret Waters Abdul Shan	Resident & Caretaker Resident & Lake Project Manager Resident & LGF Organiser Resident and Woking Borough Councillor Hall Manager Bar Manager Resident and Goldsworth News Resident Resident Resident Resident Resident Resident Residents Resident Resident Resident Resident Resident Resident Resident Resident Resident Resident Resident Resident
- Guests:	Ray Morgan Bryan Cross Saj Hussain Richard Cook Sean Larkin Gary Rimap-Muranyi Simon Jeffs Andy Morgan Sandie Bolger Nick Roach Sally Powell	CEO, Woking Borough Council Woking Borough Councillor Surrey County Councillor Resident and St Andrew's Church Resident and Lakeside Fellowship Dianthus Trading Model Yacht Club Goldsworth Park Rangers Lakers Youth Centre Woking Borough Council Woking Borough Council

## **1. WELCOME & OPENING**

The Secretary opened the meeting at 7.35pm and welcomed residents and guests to the 2013 Annual General Meeting. The Secretary explained that, owing to illness of the chairman, she would be taking the chair at the meeting.

## **2 APOLOGIES FOR ABSENCE**

Apologies had been received from:

Jonathan Lord	MP
Amanda Coulson	Woking Borough Councillor and Goldsworth News
Denzil Coulson	Woking Borough Councillor
Colin Kemp	Surrey County Councillor
Linda Hill	Resident and Goldsworth News Distribution
Wayne Eastwood	Bar staff

## **3. MINUTES OF THE 2011 ANNUAL GENERAL MEETING**

The minutes of the AGM held on 29<sup>th</sup> November 2012 were agreed.

## **4. MATTERS ARISING**

None.

## **5. STATEMENT BY RAY MORGAN, CEO, WOKING BOROUGH COUNCIL**

The Secretary explained that Ray Morgan, CEO of Woking Borough Council, had been invited to explain why there has been such a long delay in getting any repairs to the Hall after the fire almost a year ago. There had been relatively little damage to the GPCA Hall although all the services had to be shut down as the supplies were shared.

As owners of the majority of the building, Woking BC had arranged the insurance and so had made the claim. Initially, the GPCA had been advised that repairs and rebuilding would be in phases with the repairs to the roof being in phase 1; phase 2 was a mezzanine floor in the old sports hall and phase 3 was the refurbishment of the changing rooms and a club house for Goldsworth Park Rangers. Initially, it had been suggested that the GPCA Hall could be back in operation in the summer of 2013, then by New Year, then by Easter and now by August 2014. The three phases seemed to have been merged into one so funding in addition to the insurance was required, adding to the delays caused by negotiations with the insurance company.

It has been reported at previous AGMs that the services – water and electricity – were not separated cleanly when the building was divided and it is agreed that this is an ideal time to untangle these services; however, this will take time and money. It has also been reported that problems with the drains have persisted since the building was opened. Again, this is an ideal opportunity to try and rectify this, as far as is possible, costing even more time and money.

The closure of the Hall means the GPCA had no income for the second half of its financial year and is still without a source of income. Woking Borough Council has agreed to help with unavoidable costs for which the GPCA is grateful.

## **Mr Morgan's Statement**

Ray Morgan said that Woking Borough Council shares the community's disappointment over the length of time it is taking to resolve the issues surrounding the hall but the work had proved more complicated than first thought. The Council Executive meets tomorrow (21<sup>st</sup> November) to consider the proposals for funding. The proposals include a large sum to bring the building up to modern standards and an option for a Hockey Museum to be incorporated into the building. It is anticipated that funding for the renovation of the main building will be approved. The Planning Committee meets on Tuesday 26<sup>th</sup> November to consider the plans. There should be no reason for further delay if both vote in favour.

There have been a number of outstanding issues; electricity, gas and water supplies, location of toilets and drainage. These go back to the design of the original building and the fact that, when it was split, the cheapest option was taken. Therefore, the Council has gone back to basics in order to comply with modern standards. The projected cost was somewhere in the region of £5 million, including the proposed Hockey Museum. This is not feasible; the insurance will only cover £1million. Therefore the proposals have been scaled back and now include only planned maintenance for the changing rooms and meeting modern standards for the nursery. Security will be improved with the installation of CCTV cover round the hall; this will also cover the public toilet.

Assuming that consent is given by the Executive and the Planning Committee, the procurement process can begin and work could start in Spring 2014. Attempts will be made to accelerate the work programme and the hall could be back in use by Christmas 2014. Once contracts are in place a more definite date can be given. There will be some revenue support from WBC to help the re-launch.

Once again, Mr Morgan apologised for the delays; as the building was investigated, more and more issues arose. The original builder has now gone out of business, so there is no recourse there. The only outstanding query is the Hockey Museum, which has to be re-located as it is currently housed on the proposed site of the new Fire Station. There will be a contribution towards the costs from the National Hockey Federation.

Pauline Eastwood thanked Mr Morgan for attending tonight to explain matters.

Steven Willson asked if the insurance covered loss of revenue. Mr Morgan replied the Council's loss of revenue from Toad Hall was covered but not for GPCA as that was not an insurable interest for WBC.

Stephen Davies asked if it was known who was responsible for the arson attack. Mr Morgan replied that two individuals had been identified but that there was insufficient evidence to prosecute. In answer to a further question as to whether the new building would be fire proofed, Mr Morgan stated that all reasonable measures would be put in place in an effort to design out the risk.

There being no further questions, the Secretary thanked Ray Morgan again.

## **6. CHAIRMAN'S REPORT**

This was presented by Irene Watson at the Chairman's request.

## 6.1 Meetings

The year started well with a growing number of residents attending GPCA meetings. Although, since the fire, meetings have not held every month, the number of residents wanting to keep in touch with developments has increased. There is now a mailing list of interested parties and well over 50 people get minutes every month by email.

## 6.2 The Hall

One of the major functions of the GPCA is managing the Community Hall in Goldwater Lodge.

- The year started well with Pauline Eastwood, the Hall Manager, reporting that bookings were going well although the number of bars was down.
- Routine maintenance was carried out with the main Hall being decorated and a chair-rail installed to protect the walls.
- New equipment, a floor washer/polisher, was purchased.
- There had been problems with the fire alarm and the noise limiter, and these were investigated.
- Problems with the state of the yard continued although relations with our neighbours, Toad Hall, were generally good.
- Solar panels were installed over the whole building although the GPCA did not benefit.
- Palisade fencing and gates to the yard were installed to improve security.

Then, on 2<sup>nd</sup> December there was the arson attack and the Hall has been closed ever since.

Before finishing this part of the report, the Chairman wished to record the GPCA's thanks to Dianthus Trading for their help at the time of the crisis. Gary Rimay-Muranyi offered to accommodate virtually all the GPCA's bookings and is still doing so for many of them. Regular hirers are very grateful for the way that Dianthus Trading stepped into the breach – a really good neighbour!

The Chairman also wished to record thank to the neighbourhood police team, particularly PCSO Sarah Wentworth, for organising a great fundraiser for the GPCA in April. The Big Pull Together was aimed at bringing the community together and the highlight of the day was the timed Big Pull when teams from the Police, Fire Brigade, Woking Borough Council, Waitrose and residents pulled a police response van around the lake. The event raised over £1,500. The GPCA is looking forward to spending it on the Hall.

## 6.3 Goldsworth News

The other main function of the GPCA is the production of the community magazine – Goldsworth News.

- a) Amanda Coulson has been the editor for over 2 years now and continues to produce a very good magazine.
- b) Linda Hill continues as the Newsletter distributor. She has managed to keep lots of deliverers on board, in spite of the slightly erratic production over recent months.

#### 6.4 **Web Site.**

Andy Jones continues to run the web site which has space for more detailed articles than can be printed in the news letter. There has been little progress on digitising back copies of Goldsworth News for the web-site but it is hoped that more can be done in the coming year.

#### 6.5 **The Lake**

The GPCA continues to be represented on The Goldsworth Park Lake and Recreation Ground Users Group which meets regularly to act as a co-ordinating group for all the organisations using the lake and surrounding area.

In response to concerns from users and the public, Woking Borough Council has produced a Water Activities Plan, after consultation with Thames Water, the Environment Agency and lake users. Basically, Woking has a policy objective of increasing the use of the lake for boating while many of the users – including the GPCA – are concerned about the impact on the wildlife. The plan allows for increased use but will be monitored and reviewed after 12 months. The GPCA is not unhappy with this approach. The plan is with Thames Water for a final legal check before it is signed off.

The next phase of development on the lake will be a wetland area behind the woods on the north-west corner of the lake. Apparently, plans will be drawn up for consultation but again, finance may be a problem. It may well be another project for volunteers and the World Wildlife Foundation, now based in Woking, and Surrey Wildlife may be able to provide bodies.

A number of benches commemorating residents have been placed around the lake; there are now no suitable sites left – although there may be a need for more benches on the playing fields. The GPCA will replace the bench outside Goldwater Lodge with one commemorating the life and work of Peter Winter and the existing bench will be relocated to the playing fields.

The Chairman wished to record thanks to Waitrose for both financial support through Community Matters and physical support through Partner.

#### 6.6 **“Let’s Go Fishing”**

During the summer, Jenny Ingoe and Irene Watson again organised an event aimed at training beginners in the art of angling. The professional input came from angling coaches provided by the Environment Agency, supported by some of the Bailiffs on the lake. Again this was very successful and this year we had good weather.

6.7 The GPCA was represented at the Remembrance Day Service at St Andrews and a wreath was laid on the memorial, as usual.

6.8 The GPCA continues to work in co-operation with other groups on the lake and recreation ground – Woking Model Yacht Club – Sea Cadets – Woking Hockey Club – Goldsworth Park Rangers Football Club – Dianthus Trading – anglers; and in the community – Goldsworth Care – Strollers.

6.9 The Chairman thanked everyone who has helped with the work of the GPCA during the year, particularly:-

- John Green Vice chairman who has now retired from this post;
- Peter Hill for his sterling work as Treasurer;
- Irene Watson for acting as Secretary;

- Amanda Coulson for editing the Newsletter;
  - Andy Jones for running the web site;
  - Clive Walker and now Andy Hills and Knaphill Print for production of the newsletter;
  - Pauline Eastwood for her work as Hall manager;
  - Kym Eastwood, for running the bar;
  - Roy Anders our Caretaker.
  - Linda Hill and the Goldsworth News deliverers, who go out in all weathers to keep residents in touch.
  - Committee Members and residents for their efforts.
  - Robert Cook, our longsuffering solicitor.
  - Jim Malyon, the auditor.
- 6.10 Finally, the Chairman announced that he was not standing for re-election this year. He will do what he can to support his successor and he wishes the GPCA every success during the interesting times ahead.
- 6.11 In answer to questions from the floor, it was agreed that Roger Westcott would investigate the obscured view from one lakeside bench. There were offers of help from Stephen Davies and Steve Willson with the design and mapping for new signs which were still outstanding from last year.

## **7. TREASURER'S REPORT**

### **7.1 Overall Position Income and Expenditure**

The accounts are produced on a receipts and payments basis and do not take into account the value of any stock held at year end.

Despite only operating for the period 1<sup>st</sup> July to 2<sup>nd</sup> December, the GPCA is able to show a small surplus on the year.

As can be seen from the bottom of the Income & Expenditure Account, the GPCA made a surplus of £2,041 against the previous year surplus of £4,327; and, out of that, the Association is extremely grateful to the local neighbourhood police team, who with support from the Safer Neighbourhood team, local business and others, raised £1,569 through the successful "Big Pull Together" event.

A number of costs ceased shortly after the fire, including the Hall Manager's fees and the cost of cleaning. However, some costs, such as insurance, electricity standing charges and waste charges, have continued to be incurred.

Costs that would have been charged by Woking Borough Council have been waived apart from the premises licence, which we have renewed on the basis that it will be cheaper to continue to pay this cost than cancel it and re-apply once the building is available for occupancy.

Newsletter costs were higher in 2012/13. Earlier this year, there was a question over its continuance following the withdrawal of Quorum Publishing. This resulted in the GPCA funding an edition free of advertising, at a cost of £675, in order to maintain its circulation whilst alternative funding sources were negotiated.

Other elements of note are:

- Prior to the fire, we had incurred £1,180 for the re-decoration of the hall in October 2012.
- Cleaning equipment includes £528 for a floor cleaner/polisher.
- The item for "Fire damage repairs etc" is for cleaning the hall curtains that were removed shortly after the fire and are now stored at the Secretary's house.
- Charitable donations include £500 that the GPCA gave towards the Kingfisher Bank project.
- Stock written off stands at £447 but there are other items still within the building that might have date expired and thus the cost is still to be determined.
- Regular bookings income was running at circa £10,500 per annum

## 7.2 Balance Sheet

As can be seen from the Balance sheet, the GPCA still has a healthy cash balance. The funds in the deposit account are, of course, not earning much in the way of interest (0.5%).

The Balance Sheet recognises the liability that arises from the Lake Bank Restoration Fund. The GPCA is acting as the banker for Lake Bank Restoration Fund and these donations and costs are not passing through the GPCA I&E because they are not a GPCA activity. During the year, the Association received approximately £1,400 of donations into the fund and expenditure on the project during the year amounted to approximately £2,800. At the year end the balance on the fund was just over £515.

The Treasurer ended by thanking Jim Malyon for undertaking the review of the financial statements.

There were no questions.

## 8. NEWSLETTER EDITOR'S REPORT (Presented by Irene Watson)

This is another area where there were problems which all seemed to come at the same time. Amanda Coulson, the editor, had a baby and was taking maternity leave when Clive Walker, Quorum Publishing, who had sourced the advertising that paid for the printing, decided to call it a day – without any notice. The Assistant Editor was standing in but then her husband (the Chairman) was seriously ill.

With the help of Jon Davies of Knaphill Print, The Editorial Team was introduced to Andy Hills of Fat Crow Designs, who has now taken over sourcing advertising and also does the layout. So, after a short hiatus, Goldsworth News is back in business – on a bi-monthly basis at the moment although it is hoped to get it back to monthly in due course.

It is not all bad news because there is a new member of the Goldsworth News team – Jeremy Hodge – a freelance reporter who lives in Goldsworth Park. He has written stories and taken pictures for the last couple of issues and is doing a great job. Thank you, Jeremy.

Goldsworth News is always looking for interesting stories so keep them coming.

## **9. REPORTS FROM OTHER ORGANISATIONS**

### **9.1 Lake Bank Restoration Project**

Roger Wescott said that this year's major achievement was the completion of the Kingfisher Bank. Thanks were due to local organisations and volunteers for their assistance. Kingfishers had been seen on the lake; hopefully one pair will take up residence.

The refurbished island was now doing well and had supported six or seven nests for moorhens and coots.

The "Big Pull", which included a fishing competition, had been very successful, thanks to the police who organised the event and the public who supported it.

Fifty children had attended the Let's Go Fishing event in the summer. Ways to improve the event were being looked at. Thanks to Irene Watson and Jenny Ingoe for organising this year's event

Tree pruning had taken place in September. There was an awareness that the views from some benches were being obscured as trees and bushes mature.

Overall, it had been a reasonably busy year. The wildlife is doing well. There have been two additions, a badger and a grass snake. Six young, healthy swans are currently in residence on the lake.

The GPCA continues to be supportive, despite all the problems and thanks were due to the Chairman and Secretary.

### **9.2 St Andrew's Church**

Richard Cook, vicar, reflected on a very good year, which saw St Andrew's celebrate its Silver Jubilee

### **9.3 Lakers Youth Centre**

Sandie Bolger reported that Lakers had been extremely busy this year. It had celebrated its 20<sup>th</sup> birthday in March and held a Community Games Day in September.

A level 2 Quality Mark had been awarded, and they were now working towards the highest level, Level 4.4. There are now thirteen people on the Steering Group. Partnership work with the police now involves forty young people.

### **9.4 Sea Cadets**

Ian Eastwood stated that membership numbers had risen to fifty. The band has re-formed and lead the Poppy Day launch in Woking.

One cadet was one of fourteen selected for the Round the World Race.

### **9.5 Dianthus Trading**

Gary Rimay-Muranyi commented that although Dianthus Trading was struggling in May it is hoping to break even in 2015. All profits are ploughed back into the building. The number of bookings has increased; there are advance bookings up to December 2014. Nine police forces have used the premises for police dog training. A successful school for foreign students was run in the summer.

## **10. ELECTION OF OFFICERS AND COMMITTEE**

Sean Larkin took the chair for this part of the meeting. It was noted that no nominations for the committee had been received and that Peter Hill was willing to continue both as Treasurer and a Trustee. Irene Watson stated that, now Ian Rickard had resigned as Chairman, she was willing to be the other Trustee required under the Charity Commission rules.

There followed some discussion about who should assume the role of Chairman and of Minutes Secretary. Following this, the following were unanimously elected

Chairman	Irene Watson
Vice Chairman	Sean Larkin
Treasurer	Peter Hill
Minutes Secretary	Jenny Ingoe

## **11. ANY OTHER BUSINESS**

Nick Roach recorded thanks to GPCA and all other organisations.

There being no other business, the new Chairman thanks everyone for attending and closed the meeting at 9.35pm.