



## MINUTES OF THE ANNUAL GENERAL MEETING HELD ON TUESDAY 22nd NOVEMBER 2016

### Present

Irene Watson (Chair)	Andy Morgan (GPRFC)
Paul Davies (Vice Chair)	James Turner (Hockey Club)
Peter Hill (Treasurer)	Roger Westcott (Angling Club)
David Powell (Notetaker)	Hilary Addison (Resident)
Steve Willson (Webmaster)	Wanda Binyon (Resident)
Gerald Smeesters (Co-opted Committee Member)	George Binyon (Resident)
Pauline Eastwood (Hall Manager)	Ron Butler (Resident)
Roy Anders (Caretaker)	Peggy Collins (Resident)
Cllr Saj Hussain (SCC)	Steve Davies (Resident)
Cllr Ann-Marie Barker (WBC)	John Green (Resident)
Geoff McManus (WBC)	Malcolm Head (Resident)
Hannah Jennings (WBC)	Valerie Marsen (Resident)
Rupert Crossland (Beaufort School Governors)	Holger Marsen (Resident)
Paul Webster (Webster Consultancy)	Ian Rickard (Resident)
Gary Rimay-Muranyi (Dianthus)	Tony Robinson (resident)
Karen Holdsworth-Cannon (Community Buildings Advisor, Surrey)	Gerald Sweeney (Resident)
	Margaret Waters (Resident)
	Liz Wilkinson (Resident)

### 1. WELCOME & OPENING

The Chair of the GPCA opened the meeting at 7.30pm and welcomed those present to the 2016 Annual General Meeting.

### 2. APOLOGIES FOR ABSENCE

Jonathan Lord MP, Ray Morgan (CEO WBC), Cllr Ian Eastwood (WBC & Bar Manager), Cllr Chitra Rana (WBC), Arran Henderson (WBC), Tom Onions (WBC), Linda Hill (Newsletter Distributor), Royer Slater (Editorial Team), Sue Tresillian (Sythwood School), Tina Nowell (Beaufort School), Paul Chapman (Sea Cadets), Sean Larkin (Lakeside Christian Fellowship), Sandie Bolger (Surrey Youth Work Service), Fran Siwicka (Waitrose), Michael Addison (Resident), Bryan Cross (Resident), Sue Johnson (Resident).

### 3. MINUTES OF THE 2015 ANNUAL GENERAL MEETING

The minutes of the AGM held on 17th November 2015 were agreed.

### 4. MATTERS ARISING

The CCTV system around Goldwater Lodge is finally installed and working wirelessly. It was established that the Police have access to the system at the Council Offices; the GPCA does not have access.

### 5. CHAIRMAN'S REPORT

For reporting purposes, the GPCA's year is July to June but some of the reports may go a bit wider than this.

The constitution of the GPCA sets out the objectives, the first of which is to promote the benefit of residents of Goldsworth Park; i.e. to represent their interests. There are several ways in which the GPCA does this.

## **5.1 Meetings**

Meetings continue to be held every other month and are generally well attended. The numbers average out at 20 per meeting with a high point of 33 in September 2015 when a rather contentious issue was being discussed.

The mailing list of interested parties who get the minutes now stands at 75.

## **5.2 Activities**

- 5.2.1 The GPCA was represented at the Remembrance Day Service at St Andrews Church and a wreath was laid on the memorial as usual.
- 5.2.2 In the shopping centre, the new children's play equipment was installed and has been very well received. The Costa Coffee shop has opened and they are proving to be good neighbours; they did a litter pick before they even opened and joined in the litter pick 10 days ago. There has been no response from the managing agents to requests for improvements to the uneven paving or to the number of disabled parking spaces.
- 5.2.3 The GPCA continues to take part in the Goldsworth Park Lake and Recreation Ground Users Group which acts as a co-ordinating group for all the organisations using the lake and surrounding area although there has not been a meeting in the last year.
- 5.2.4 You will remember that the GPCA "adopted" Roger Westcott's Lake Bank Restoration Project; it helps to source grants, manages the income and expenditure for the project and provides insurance cover for volunteers. In a similar way, the GPCA has "adopted" a new project called Natural Goldsworth Park. The long-term aim of the project is to make the woodland more accessible, create a wetland area and a meadow in the land to the north west of the lake. The meadow will be the first area to be focussed on. The project has the support of residents and local Councillors for its aims, and of Martin Slocock, whose family used to own the land, who has agreed to be Patron of the project. The scope of the project will depend on the outcome of the Council's review of the need for playing pitches which will not be reported on until the New Year.
- 5.2.5 As always, the GPCA continues to try to support residents with problems such as the management of common areas, and planning issues.

## **5.3 The Hall**

Another of the ways the GPCA promotes the benefit of residents is managing this Community Hall. The Hall has been back in operation for 18 months now and, while the finish of the rebuild is generally satisfactory, there have been a number of issues.

The central heating boiler keeps cutting out and can only be reset by climbing up a ladder, through the loft trap to reach the plant room in the roof space; it is understood that this occurs if the fire alarm is tested while the boiler is operating!

The industrial scale water heater which was supplied originally has been replaced with an appropriate sized one and fitted motion sensors to turn the hot water on and off in both the kitchen and toilets – a far more economical arrangement.

The lighting had been thought to be satisfactory but several of the light tubes have blown which would not normally have been expected in 18 months. An external light had to be fitted in the service yard to light the way to the bins as all the lights are programmed to go out at about 10.00pm.

A major problem is that the GPCA shares the plant room with Toad Hall Nursery next door and the only access to the plant room is through the GPCA's secure bar store. If Toad Hall needs access, a responsible GPCA person has to be there to let their tradespeople in and lock up afterwards. In addition, the GPCA hall is frequently in use now, and Toad Hall must wait until the hall is vacant to gain access. This is a prime example of how the lack of communication between the architects, Council and the lessees has given rise to serious problems.

In the past year, Toad Hall's workmen have required access to the plant room on 10 or 11 occasions. The day will come when the Nursery is unable to contact any GPCA key holder and so won't be able to get their boiler, hot water or whatever fixed and they may have to close the Nursery. The matter has been raised with the Council by both Toad Hall Nursery and the GPCA but without any meaningful response.

On a more positive note, bookings have continued build up our bookings and there are now 9 regular bookings on six days each week and 2 regular monthly bookings. There are already 30 confirmed bookings for private functions, many with bars, in the next year and 2 full weeks booked during the summer. The GPCA works closely with its neighbour, Dianthus Trading, which refers clients they can't accommodate to the GPCA or hire the GPCA hall to accommodate those clients who want the room and furniture to be set up for them and/or want refreshments – neither of which the GPCA provides.

## **5.4 Communications Team**

5.4.1 Another major function of the GPCA is publishing the community magazine – Goldsworth News. Like meetings, the magazine is now published every other month.

5000 copies of the magazine are printed and delivered by volunteers to most of the homes in Goldsworth Park and are available in most of the shops in the centre, Strollers, Lakers, Dianthus, St Andrews and the Salvation Army Churches and other places including, when the new building opens, in the Lakeview Community Centre.

Jeremy Hodge, who was editor this time last year, has moved away from the area and, in the absence of anyone to take over, the Chair has been acting as editor since March. Jeremy had brought together a talented band of volunteers who write articles, take pictures and proof read which has made the Chair's job easier.

The magazine is published by Knaphill Print and the advertising is sourced by Paul Webster of the Webster Consultancy.

Linda Hill continues as the Newsletter distributor. She manages to keep deliverers on board and to find more when necessary.

However, volunteers are still needed. Firstly, an editor – with a great editorial team and only 6 issues a year, it is not too onerous a task so, if you are interested, please talk to the Chair/Acting Editor about what it involves. Secondly, deliverers for the magazine are always needed.

5.4.2 Steve Willson still manages the website – [www.ourgoldsworthpark.org.uk](http://www.ourgoldsworthpark.org.uk) and the old website on Window on Woking has closed down. It is a useful way for residents to get and keep in touch with the GPCA as they can post questions and comments - which are moderated by Steve to prevent anything too contentious going public!

The traffic on the website is increasing and there are now around 100 visits a day. The most popular area is the Hall, its facilities, prices and booking, and a number of people use it to download the minutes of our meetings. The proposed improvements to the recreation ground gave rise to a lot of posts and fishing has also been a search topic.

The GPCA is looking at joining a new forum called [woking.interests.me](http://woking.interests.me) which is used by many voluntary organisations in the area to communicate with each other and their members and supporters so, those of you on the mailing list may see some changes.

Communications is another area where the GPCA is seeking a volunteer or two. It would be good to have a presence on social media so if you, or anyone you know, is into Facebook and Twitter and the rest, please get in touch.

## **5.5 Partner Organisations**

The GPCA continues to work in co-operation with other groups on the lake and recreation ground – Radio Sailing Woking – Sea Cadets – Woking Hockey Club – Goldsworth Park Rangers Football Club – Dianthus Trading – Goldsworth Park Angling Club; and in the community – Goldsworth Care – Strollers – Lakers and our new neighbours the Woking and Sam Beare Hospice, for whom we played host at the Dragon Boat Fun Day.

If there are representative from any of these groups here and they would like to tell the meeting a little about what they are doing, there may be a very few minutes to do so before the end of the meeting.

**5.6** The Chair took the opportunity to thank everyone who has helped with the work of the GPCA during the year, particularly: -

- Paul Davies, Vice Chairman for his work and support with the hall and all the technicalities;
- Peter Hill for his sterling work as Treasurer;
- Michael Farlam, Malcolm Head, Royer Slater and Rob Spice of the Goldsworth News editorial team and Robin Smith, our proof reader;
- Paul Webster for sourcing advertising and Knaphill Print for producing Goldsworth News;
- Linda Hill and the deliverers, who go out in all weathers to keep residents in touch;
- Steve Willson for developing and running the new web-site;
- Ian and Pauline Eastwood for their continued work on the hall and the bar;
- Roy Anders, our caretaker, and his wife who both clean the hall;
- Gary Rimay-Muranyi and his crew at Dianthus Trading who were so supportive when the Hall had to close and who have continued to be a great help since we have re-opened;
- David Powell who has taken over as Minutes Secretary;
- Nick Roach who was the Neighbourhood Officer but who left the Council in the Summer and has been replaced by Hannah Jennings who is already making her presence felt.

## **6. TREASURER'S REPORT**

### **6.1 Overall Position I&E**

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 nor amounts owing to the GPCA at year end.

This is the first full year since the fire. As can be seen from the bottom of the Income & Expenditure Account, the GPCA made a surplus of £11,676.

#### **6.1.1 Income**

Bar takings amounted to £9,796 and income from bookings amounted to £22,134. Included in booking income is an amount that is related to the use of the bar but this has not been separated out.

Other income included £5,401 in the form of a grant from WBC towards the cost of fixed expenditure that was incurred during the period of closure.

Income from Newsletter advertising amounted to £7,216. This amount does not include the advertising income for the June/July edition.

#### **6.1.2 Expenditure**

Bar expenditure, comprising of stock costs, staffing and sundry items such as gas, amounted to £9,154.

When compared to the income, it can be seen that a small surplus has been made which, as previously mentioned, ignores some income included in bookings.

Hall expenses includes a credit in the form of a grant from SCC Members towards the cost of refurbishment of £1,500.

Miscellaneous maintenance includes the contribution of £1,152 to WBC towards the cost of replacing the water heater and £786 for the installation and serving contract of the alarm system.

Included in service costs are charges for gas and electricity under new power supply arrangements. Previously, some of the costs were not paid by the GPCA due to the complicated arrangements for services to the building prior to the fire.

Other expenses include the cost of the newsletter, including the June/July edition. The GPCA funded the cost of leaflets to publicise the re-opening earlier in the year. Goldsworth News is set up to break even for the GPCA.

Insurance costs include the full annual premium for the buildings insurance.

## **6.2 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.

The Balance Sheet recognises the liability that arises from the Lake Bank Restoration Fund. The GPCA acts banker for Lake Bank Restoration Fund Project and the donations and costs are kept separate from the main GPCA I&E.

The asset is the Community Association section of the Goldwater Lodge building at original cost plus the cost of the extension that was built a number of years ago. For insurance purposes, the value insured is at the cost of replacing and is arranged via WBC.

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

Gary Rimay-Muranyi took the chair. No nominations had been received prior to the meeting.

The current Committee Members were proposed, seconded and re-elected unanimously. Gerald Smeesters, who had been co-opted into the Committee, was also elected.

## **8. REPORTS FROM OTHER ORGANISATIONS**

### **8.1 Goldsworth Park Angling Club**

Roger Westcott reported that the wildlife on the lake was doing well; the swans had bred for the first time in many years but one of the cygnets had been removed due to an injury and would not be returned. Although there was no confirmed sighting of kingfishers nesting in the bank, they were present on the lake near the bank; grey wagtails had nested there for a couple of years. The maintenance of the lake was being undertaken by the Angling Club.

The Angling club had been formed in April 2015 and now numbered 130 members. There had been a successful teaching programme during the summer. The fish stocks of the lake and Brookwood Ponds had been improved with the introduction of carp and tench.

### **8.2 Goldsworth Park Rangers Football Club**

Andy Morgan reported that the club now numbered 400 playing members and 350 non-playing members. There were 31 teams using 7 pitches. The club had on-going problems with storage for their equipment. The WBC report in 2017 on sports pitches was awaited with interest.

### **8.3 Woking Hockey Club**

James Turner reported that the Hockey Club would be resurfacing the pitches in 2017 and that more efficient floodlighting would be installed.

## **9. ANY OTHER BUSINESS**

### **9.1 Notices**

The Chairman issued a few notices before opening up the meeting for questions.

- This Christmas, the GPCA and St Andrews Church, with the support of all the shops, are installing a Christmas Tree in the shopping centre. The lights will be turned on at 4.00pm on Saturday, 3<sup>rd</sup> December when there will be Carols led by SingGold. All residents are welcome to come along.
- There will be 2 or 3 litter picks next year, dates to be announced, and it is hoped that residents will support the activities.

- The Committee has decided to reduce the number of formal public meetings to 3 a year plus the AGM and to keep in touch through the website, magazine and emails. The Committee has a lot of work to do changing the Constitution and the nature of the organisation into a Charitable Incorporated Organisation. Special meetings will be called if and when necessary.

## **9.2 Questions**

Malcolm Head requested further information on the future of the North Meadow and stressed the need not to interfere with the wildlife. Gerald Smeesters explained that he was the project manager for the project called Natural Goldsworth Park. The plans were still in the preliminary stages and there was much work to be done but the aim was to create a sustainable wildflower meadow with paths through it, as at present, to keep it accessible. The project will support WBC's Biodiversity and Green Infrastructure Strategy called Natural Woking. He added that progress would depend on the outcome of the consultations to reported in the Playing Pitch Strategy in January 2017. Geoff McManus said that WBC appreciated this positive approach.

Residents made it clear that they valued the open space and were concerned for its future; they asked whether they would have a say in the location of new playing pitches. Geoff McManus said that the consultants were looking at the location of pitches as well as the future need; it was evident that some parts of the borough were well served with pitches while others had a real shortage. He said that the report is due to be considered by the Council's Executive Committee on 19<sup>th</sup> January 2017. He assured the meeting that residents would be consulted on any proposals and the Chair said that a special meeting would be called to discuss the proposals, once known.

Gerald Smeesters said the North Meadow Petition would be presented to the full Council on 9<sup>th</sup> February 2017.

## **9.3 Roads and Parking**

Cllr Saj Hussain said that it was the time of year to consider requests for improvements to roads and traffic management schemes; would residents contact him or Cllr Colin Kemp if they had any requests.

The meeting closed at 8.40pm.

## Goldsworth Park Community Association

### Income & Expenditure Account for the period ended 30th June 2016

	2016 £	2015 £
<b>INCOME</b>		
Bank Interest	5.94	10.88
<b>Bar Income:</b>		
Takings	9,796.48	1,603.00
<b>TOTAL Bar Income</b>	9,796.48	1,603.00
<b>Grant Income</b>	5,401.74	1,436.26
<b>Advertising Income</b>	7,216.25	1,724.00
<b>Hall Income:</b>		
Bookings	22,134.00	2,309.41
<b>TOTAL Hall Income</b>	22,134.00	2,309.41
 <b>TOTAL INCOME</b>	 44,554.41	 7,083.55
<b>EXPENDITURE</b>		
<b>Bar Expenses:</b>		
Stock costs	6,124.50	977.70
Sundry	607.28	216.96
Wages	2,422.50	420.00
<b>TOTAL Bar Expenses</b>	9,154.28	1,614.66
 <b>Hall Expenses:</b>		
Cleaning	2,146.12	427.74
Cleaning materials and equipment	273.66	0.00
Fire Damage repairs, cleaning etc	0.00	677.76
Maintenance	2,485.44	2,848.79
Manager	3,299.98	99.54
Rates & Rent	423.00	0.00
Refurbishment costs	(1,500.00)	5,689.28
Services Costs	4,364.32	968.54
Sundry	499.01	2,510.21
<b>TOTAL Hall Expenses</b>	11,991.53	13,221.86
Insurance	2,097.15	258.10
Charitable Donations	115.00	65.00
Miscellaneous Expense	306.01	1,636.90
Newsletter Costs	8,800.00	1,400.00
Newsletter Distribution	278.00	275.00
Stationery & Post	136.36	236.96
Sundry general expenses	0.00	1,146.26
<b>TOTAL EXPENSES</b>	11,732.52	5,018.22
 <b>SURPLUS of (Expenditure over Income) / Income over Expenditure</b>	 11,676.08	 (12,771.19)

# Goldsworth Park Community Association

## Balance Sheet as at 30th June 2016

	2016	2015
<b>ASSETS</b>		
<b>Cash and Bank Accounts</b>		
Bank	3,420.23	4,749.85
Barclays BPA	18,487.95	9,482.01
Cash	3,462.66	347.32
Lake Bank Restoration Fund	409.40	502.25
<b>TOTAL Cash and Bank Accounts</b>	<b>25,780.24</b>	<b>15,081.43</b>
<b>Other Assets:</b>		
Asset	253,670.80	253,670.80
<b>TOTAL Other Assets</b>	<b>253,670.80</b>	<b>253,670.80</b>
<b>TOTAL ASSETS</b>	<b>279,451.04</b>	<b>268,752.23</b>
 <b>REPRESENTED BY:</b>		
 <b>LIABILITIES &amp; EQUITY</b>		
 LIABILITIES	409.40	502.25
EQUITY	279,041.64	268,249.98
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>279,451.04</b>	<b>268,752.23</b>