THE WOODFORD WELLS CLUB

Annual Report and Accounts To 31 March 2026

NOTICE IS HEREBY GIVEN THAT THE 162nd ANNUAL GENERAL MEETING OF THE WOODFORD WELLS CLUB WILL TAKE PLACE AT THE CLUB HALL ON THURSDAY 5th NOVEMBER 2026 AT 8pm

AGENDA

1. To receive apologies for absence.

2. To approve the Minutes of the 161st Annual General Meeting. These Minutes are published with the Report and Accounts for the year to 31st March 2026.

3. To receive Accounts for the year to 31st March 2026.

4. To receive the report from the Chair of the General Committee which has been published together with the Accounts for the year to 31st March 2026.

5. To consider and approve proposed changes to the Club Subscriptions.

6. To elect Club Officers and Committee Members

7. Any other business.

Hon Secretary

Lyn Dolden

Notes

Please ensure that any other Club Member in your household sees this Notice

A list on which nominations for Officers and Committee Members may be made, will be placed on the Club notice board. This list will be withdrawn before the date of the Meeting in accordance with the Club Rules.

Junior Members or those who have joined the Woodford Wells Club as Associate members from other Clubs are not entitled to vote at the Annual General meeting.

The Annual Report together with the Accounts for the year to 31st March 2026 will be available for download from the Woodford Wells Club web site from 23rd October 2026 or paper copies from Reception from 26th October 2026.

Chair's Report – Guy Dolden

Club Overview

The Woodford Wells Club offers its members a safe environment to play a wide range of sports and a place to socialise and make lifelong friendships. The Club has a strong ethic in supporting the community, charities and others who may not be so fortunate, its membership is diverse and inclusive.

In November 2025 the club opened its new Padel section following the construction of 3 courts, its 575 members have brought in a new dynamic to the club, bringing valuable income to the Wells and its investors, on the current usage it is predicted that the investor loans will be paid off in late 2028 or early 2029. We hope that all new padel members are enjoying their sport and life at the Wells.

John Caplan enters his third year as President, and we wish him and Geraldine a happy last year.

Developments

Following the completion of the Padel courts, Tennis courts 11 and 12 have been refurbished, and a tennis singles court has been created and when funds allow courts 4 and 5 will require remedial works.

Cricket is currently raising funds for the replacement and upgrade of the existing cricket nets which is urgently required, the section is currently fund raising and applying for grants, with an aim to start work in the early part of 2027. If any member would like to support and donate, please contact Will Rodgers, Chair of the section

The Squash courts had their annual maintenance completed in the summer.

Considerable work has been carried out to upgrade the Club WiFi; quality reception is now available throughout the club.

Woodford Wells Staff Members

The Club is so fortunate to have such professional,

friendly and caring members of staff under the leadership of Chris Joy (Club Manager), Sarah, Sue, Kelly and supportive staff in the office, Julie in the bar, supported by Chris and the bar staff offering members and guests a premium range of beers, wines and spirits. We must also applaud the work that Jimmy undertakes on the grounds, club house and playing facilities.

We are lucky to have such a great team.

Committee Members and Volunteers

The Wells could not exist without dedicated members giving their time to sit on committees that help run the club. I would like to thank all those members who sit on the General, Financial and Section Committees, your dedication and time you give to the club is invaluable and appreciated. Thanks, is also extended to all those that help with coaching on a professional and voluntary basis.

Sponsorships and Partnerships

In July this year the club were advised that Avon House School was closing and being placed into receivership, this ended a five-year partnership between the club and the school. This has had a huge impact on the school staff, its pupils and parents, luckily other local schools have been able to accommodate all the pupils and some of the staff. Although this will have some short-term financial impact on the Club, we must look back at the five years positively and be proud of what we achieved with the school and its pupils. The club is currently talking to other schools who may be interested is using our facilities.

The club continues to attract new sponsors in all sections, and we are very appreciative of all our sponsors

Club Members

I would like to thank all our current members for their support and participation in Wells life.
We try to offer first class facilities for their sport and a varied diverse programme of social events for members to enjoy. The Club is unique, and we will continue to uphold the high standards of sportsmanship and respect for each other and our staff.

Finance – Tony Moore- Honorary Treasurer

I am delighted to be reporting improved financial results for the Woodford Wells club, for the year ending 31st March 2026. In summary, for the year ended 31st March 2026, the Club made a surplus of revenue of £87.7k, compared to £54.3k in year ending 31st March 2025. This surplus was sufficient to fund a provision of £50.9k for loan repayments in the following, 2026/27, year.

In 2025/26 we saw subscription income, court fees and match fees totalling £515k, £40k ahead of £475k in 2024/25. This increase arises from higher subscription rates across most areas from 1st April 2025 and the introduction of new Padel income streams from the end of 2025. Under a provider of finance agreement to fund Padel development and refurbish tennis courts new Padel subscriptions / court fees payable to the Club are 20% of that income, contributing £18k to club revenue without taking into account Padel enhanced bar and shop sales.

In other income areas we saw an increase of £17k, including £6k higher events, driven by more profitable Fireworks and Autumn tennis tournament events. Income from coaching was up £6k, including £3k from new Padel grading income. Advertising / sponsorship revenue up £5k and member donations rising by £7k were increases principally in the cricket and hockey areas. The fall in hall lettings / daytime activities of £7k was driven by a high 2024/2025 comparative which had been boosted on timing of tennis coaching income.

Bar turnover increased by £4k, with a slightly lower margin rate, driving a gross profit increase of £1k. Staff costs and other expenditure were up £4k, with some one-off spend on new blinds, a bar laptop and a fridge replacement. In summary, an overall increase in total revenue of £57k, c 8.5% over last year is great news. Thank you to all members and staff who have contributed to this performance.

Turning to expenses total expenditure totalled £644k, an increase of £24k, 3.8% over last year. Significant variances included a £5k increase in administration & reception salaries, up 3% on inflation salary increases at the start of the year. There was a saving of £14k in Padel development costs incurred last year, on professional costs to support the Padel project before building

commenced. House maintenance and repair costs were up £17k over 2024/2025 principally on the installation of safety alarms on the first floor of the Clubhouse.

Office expenses were £9k higher than last year on the introduction of professional HR support, £2.4k, also including monthly EZ runner costs and IT support. Affiliation fees increased by £4k with increases incurred in most sections, with higher rates, refuse and collection costs increasing on £4k higher insurance premia and a £2k increase in rubbish collection costs.

As in previous years, for illustrative purposes the amount of loan capital to be repaid in the current year ending 31st March 2027, of £50.9k has been charged to revenue to highlight the surplus that is required to meet the Club's future commitments to repay loans, leaving a £36.7k surplus after providing for loans.

Moving on to projects, the major development was the building of our three Padel courts which have been open since November 2025. To fund the Padel court development (£250k), and tennis court refurbishment (£100k), £350k funding was sought, with providers of finance receiving a 140% return on their original funding. This is repayable from 80% of our new Padel income stream on Padel subscriptions and court fees to providers of finance until the total 140% (£490k) has been repaid or 2040, whichever comes earlier. Could I say a big thank you to all members who provided finance to support these projects and to members & staff who helped deliver this project?

In these accounts we can already see c £62k of Padel revenue coming into the Club over four months of winter when court availability would have been at its lowest. This was an excellent start which has continued into the current year. At the current rate providers of finance will be paid off in within 3 years from now. The full value of Padel earnings from that date will come to the club and provide a stream of revenue which will be key to securing the future of the club and meeting our capital expenditure requirements going forward. So, again many thanks to those whose vision and work has brought Padel to the Wells.

With the nature of arrangements for providers of finance, funding from external provision of finance and not from the club's underlying revenue, the accounts have been prepared with related expenditure and liabilities on the £350k not reported in the balance sheet. With further work required Padel costs of development totalled £307.7k. The £57.7k balance over £250k funded by providers of finance, is funded from underlying club revenue and recognised as Capital expenditure in the accounts. Tennis courts 10 & 11 were refurbished in the early summer of 2026, cost c £73k.

Other planned projects remain much the same as last year and include the roofs over the bar where there has been persistent water ingress through the roofs on either side of the gym for some time, and it is still considered that the only long-term solution is the complete replacement of the roof coverings including the gym roof. Both the main hall and squash court roofs are still showing signs of deterioration, require regular remedial work and will probably require replacement over the next 5-year period. The total of this roof work is estimated at £220k.

As reported last year the Club House boiler is many years old and remains inefficient. Inspections by heating experts have all suggested it is on borrowed time; it could fail at any time and needs replacement. A comprehensive evaluation of the heating facilities should still be carried out to determine the most cost effective and sustainable solution for the club (cost £70k). Further planned expenditure in the next 5 years, includes new cricket nets (£65k) in 2027 and further tennis court resurfacing / access control (£50k).

Since the financial year end of 31st March 2026 Avon House school has closed. The school paid over £100k a year for the use of our premises, an income that will be missed as we trade forward. As a result, a key financial focus will be our cash flow and available bank funds to ensure that the club can meet its commitments and liabilities going forward. Could I thank Avon House for its contribution to the Wells? Whilst the closure of the school has an effect on us, I think that we should remember those at the school who have been severely affected by the closure. We wish them well in the future.

A company limited by guarantee, "The Woodford Wells Club Ltd" and a wholly owned trading subsidiary "The Woodford Wells Trading Company Ltd" have been set up to help ensure that the Club maintained it's CASC status going forward as it's sources of income diversifies to include more non-sports playing income.

I would like to take this opportunity to also thank our two Honorary Scrutineers, Trevor Woolmer and Ian Brassington for their guidance and advice in preparing the Annual accounts. My thanks also to Club staff, Finance Committee members and section Treasurers for their support in the finance area. In particular, many thanks to Chris Joy and Kelly Oatham, their contribution to club reporting and day to day financial management of the club has been crucial and will remain so as we navigate our way through future finances post the closure of Avon House school.

Membership numbers

A breakdown of our total membership is shown below, please note that team sports will also have players classified in other categories such as Senior, Intermediate, Junior and Student members.

Club membership by section

Senior Playing Members	189
Senior Squash Only	54
Intermediate playing member	56
General Activities	347
Coaches	22
Junior Members	614
Off Peak Playing Members	98
Senior Cricket	36
Ladies Cricket	8
Senior Hockey Only	51
Senior Table Tennis	60
Senior Short Mat Bowls	18
Senior Tennis Only	42
Senior Padel Only	239
Student Playing Member	70
Life Member	103
Total	**1953**

We are sad to report the deaths of the following members over the year.

William Kennedy
Patsy Dance
David Banner
Michael Fisher
Ian Fletcher
Mary Taylor
Peter Logue

Sports sections highlights

Table Tennis Report (Section Chair - Paul Bishop)

The Table Tennis section is thriving in practically all areas and we now have over 100 Section members:

- Our Junior Section
    - We are even busier than ever, with a number of England ranked players in their different age groups and consistent tournament successes. We have four teams in the Junior British League which started the weekend of 10/11 October.
    - There are classes for all levels, including some outstanding high performance sessions, and 3 full time coaches.
- Beginners and new joiners
    - We consistently attract beginners many of whom are progressing to intermediate.
    - The Friday session for adult new joiners and beginners is always busy and we have started to offer adult coaching sessions during the week.
- Elite players
    - We have retained and continue to attract a cadre of top local senior players who value the quality of the playing conditions, the top class practice partners and access to British League where this year we have 2 senior teams.

The area where we are performing less well is local league play. We still have teams in the West Essex and North Mid but there are 2 issues:

- The standard of play in the local leagues is not challenging for the elite players, and
- The format, with late finishes the norm, makes it unattractive for our excellent juniors.

We will be looking at options for increased competition play for next season.

Squash and Squash 57 (Section Chair -Jonathan Caton)

First and Foremost, thanks to:

All of our coaching staff. DDSA with Dave and Gareth and all they do for our peformance players and Kevin for his continued drive in promoting squash and racketball as fun sports for all to play.

All of the committee and their continued efforts in running the section and maintaining our profile within the wider club. Also to Paul Munson, who we welcomed onto the committee this year with

his social media expertise. And a particular thanks to Chris Blackham for taking on the rather daunting task of running all of our teams!

Caton Fry for their continued sponsorship and support

Introduction

The squash/squash 57 section is still performing well, and we have picked up some new members, some of whom are fully embedded within team squash. We remain a well regarded section within the club and continue to run a range of internal and external events, serving members and featuring in the wider squash and squash 57 fraternity.

During 2025-26 season, one of our priorities has been to improve the court conditions. This has been achieved by replastering front walls on courts 2,3 and 4, repainting, sanding and relining those courts. We still have more work to do on court 1 and some issues to resolve depending on budgetary allowances over the next few months or so.

Social Squash

Friday night social squash has now been rebranded as a coach led evening taking place on Thursdays – attendances have been pleasing to date and will hopefully pick up further once the summer is over.

Competitive Squash (57)

During the 2025/26 winter season, we fielded 3 teams in the Premier and Div 1 East and West. WW1 and WW3 consolidated their places in the Premiership and West Divisions with mid-table finishes, while WW2 finished top of the East Division, earning promotion to the premier league next season. In the Essex Spring Cup the same 3 teams competed in a knock-out format, culminating in a finals nights, which was once again held at the Wells. Again, WW2 emerged triumphant, winning an impressive season double of cup and league. So far in the Essex Summer League, WW1 and WW3 are sitting in second place in their respective leagues and WW2 are top of theirs. If WW2 wins the summer league it will be an unprecedented triple winning all 3 Essex Squash competitions in one season. Team squash at the Wells is in a really strong position thanks to Chris' management and motivation. Next season, we are hoping to strengthen the very top of our teams by playing in the Middlesex League top division and attracting some new strong players with the help of Daniel Caton and Gareth Naidoo.

Squash 57 (racketball) continues to thrive at the Wells, both internally with more and more people taking it up and externally under the sustained leadership of Patrick Osborn.

Our two internal tournaments saw Jon Caton (relatively new to the sport) beat Rich McArthy in the Allen Carr handicap final, while old rivals, Patrick and Marc battled it out in the open final, with Pat coming out on top.

In the wider community, we once again hosted the Essex Open Doubles, with notable performances with notable performances from Zoe Fennell and Patrick, who lost in the final to Broxbourne's exceptional pairing of Amber Marshall and Ted Jeal.

We also hosted the Essex Open Singles. While no Wells players made finals in any category, it was great to see players attending from all over the country and a superbly organised event by Patrick.

At national levels we featured in the O60s Inter-County Masters event finishing second with 3 players from the Wells forming a team of 5: Paul Fennell (captain), Patrick Osborn and Matt Hibberd.

Internationally, Patrick Osborn captained the winning England O60's team in Cardiff in the Home Internationals.

Ladies

For a 3rd year running it gives me great pleasure to thank Maureen Duke for all her efforts in keeping ladies squash fresh and functioning in Essex. Numbers have continued to grow and Connaught has now been added to the group of venues. A weekly training session is held at the Wells which is attended by a number of female players who also play in the bi-weekly squash evenings. A most pleasing development is that of this cohort, a number are participating in external graded tournaments stretching from Canterbury to North West London. A great effort Maureen.

Juniors

Numbers across the whole junior section, including Kevin's and the Academy are at an all time high and there are a good number of new young juniors participating regularly in academy sessions. So, things are looking very promising, while we are still experiencing some challenges.

Those challenges relate to some of our top juniors moving on to university and others studying for GCSEs and A levels. This has meant that these juniors were also unable to feature in our team efforts so much this season, making those results even more remarkable.

DDSA is rebooting the programmes for this season to reach out to even more new juniors with the support of the committee. So we are hoping to attract a whole new tranche of young players.

Our juniors have continued to compete in tournaments around the country and abroad. Tristan Sutton gained 2 caps for England and playing at No. 2 in the U15s in the 5 Nations which they won and also in the European Team Championships in Prague in which England were again crowned winners.

Matthew Sutton has had a tough year struggling with injury whilst undertaking exams but has capped it all by landing a squash scholarship to study A levels at the prestigious Wycliffe College in Gloucestershire. Francesca Sutton has attended many tournaments and is now playing her first year in the U13s but ranked 1 in Essex and 6 nationally. Mark Kapinos and Matthew McCoy are studying hard for A levels and heading to university respectively but have continued to represent the Wells and play tournaments as time permits.

Finally, the Wells will be hosting two England Squash junior bronze events and The Les Sutton Memorial again this year.

In summary, 2025-26 has been another fantastic year for the section. Courts are busy and in great condition, section finances are healthy giving us a strong opportunity to invest going forwards, and the committee is committed to build upon this strong platform as we head towards LA28.

Crostyx hockey (Section Chair – David Ducat)

Hockey again had 7 adult teams - 4 men's and 3 ladies for 2025/26 in both Essex and London leagues playing at Ashton and Lee Valley.

The main highlight amongst all the teams was the Ladies 2s who won their league and were promoted: so huge congratulations to Saskia, Tony, Nick and all the Ladies 2s on their promotion. The Men's 3s and 4s came third and also gained promotion in their leagues so well done Scott and Shamir.

The Ladies 3s were very close to promotion and it went to the last game of the season finishing in 4th place. The Ladies 1s also finished 4th playing some fantastic hockey in a very competitive league whilst the Mens 1s finished towards the top half of their league. And Will and Felix finally deserve great credit who fought valiantly to keep the Mens 2s in their league.

Adding mixed hockey to the weekend fixtures has shown the enthusiasm amongst the players to play and was great fun.

A special appreciation and thank you to Jon Santaub and all our wonderful umpires who braved all weathers and without whom we could not play our matches. A particular mention to Paul Fuller who umpired an incredible 50 matches!

I would like also to express my gratitude this year to all our coaches. Neil, Rob, Nick, Alex, Alfie, Scott and Tony; they have all delivered excellent training sessions on Tuesdays and Wednesdays to our men and ladies' squads as well as being there week in week out at matches on the sidelines.

And Saturday and Sunday mornings we have had numerous volunteers giving their free time to coach the juniors at training and tournaments which has been so inspiring. The junior section has once again been brilliantly organised by Donna Blockley. In March, Donna played for England in the indoor O45 tournament which was a great achievement. Donna not only scored but played in the winning team!

Thank you to all the committee.

A special acknowledgement goes to Lisa Dixon who is stepping down as secretary after first joining the committee 25 years ago.

The captains for the season (2026/27) are:

Ladies 1 Ellie Prideaux
Ladies 2 Saskia Murphy
Ladies 3 Helen Ducat
Men's 1 Christian Hall
Men's 2 Will Amos
Men's 3 Scott McGinlay
Men's 4 Shamir Jokhiya
Mixed Anna Trett

Tennis (Section Chair –Jessica Betts)

The 2026 tennis season at Woodford Wells has been a success and we are delighted to launch the new tennis surfaces on ten and eleven which are proving a success with members.

Firstly, we would like to thank all team captains who have enabled matches to take place with good participation from members. It is not always easy getting out teams and we are grateful for the hard work that members have undertaken in the role of team captain.

Essex Winter Cup Competition

Woodford Wells were losing quarter finalists in the Don Barton Cup Essex Winter Cup again this season. Losing once again to one of the finalists in this year's cup.

South West Essex Summer Tennis League

We have had Men's Mixed and Ladies teams playing in this summer's South West Essex Tennis League

Congratulations to the Men's Team for winning Division 2 and to the Mixed Team who were runners up in Division 2. Both teams will be playing tennis once more in Division 1 again next season.

The Ladies team have maintained their place respectively in their division.

Essex Summer Dunlop Tennis League

It is still too early to predict where our teams will finish overall this season as the league does not finish until end of October for the Open League and mid November for the Senior League. The Essex Ladies and Men's teams have maintained their places respectively in the divisions.

The Men's Vets Team will maintain their position in their division.

Essex Summer Cup Competition

Two Men's Teams and a Ladies Team took part in the Essex Summer Cup.

The Ladies Cup team were beaten finalists of the Intermediate cup, which was played at Gidea Park Lawn Tennis Club. The team narrowly lost in the final to Westcliff Lawn

Winter Tennis at Woodford Wells

Once again, we will be entering a Men's team in the Essex winter tennis league and a team to play in the South West Essex Winter League

As well we will be entering teams to play in the Essex Winter Cup Competitions

National League

Additionally, we have a Men's team that has played in the National League and our Men's Senior teams (0-65 and 0-70) have taken part in the National Senior Cup Tournament.

Congratulations to our Men's 0-65 team who have reached the semi-final stage of the Men's Senior National Cup Tournament Their semi final match is to be played in October.

Essex County Tennis

Several county matches have been played at the club over the summer and several of our members have represented the county.

Congratulations to Rowena Li, Danny Padwick, Gulam Dadabhoy, and Brian Roberts, and the captains Selwyn Jones, Clive Schaller Mel Harling and Pat Wire.

The Club Summer Closed Tennis Tournament

The club tournament was once again a great success, and we thank Patrick Osborn Amit Arora and Lynn Attwell for their efforts and significant contributions in getting the event completed.

Tennis Finals Day was held on Saturday 12th September. It was another enjoyable afternoon of competitive tennis, with an exceptional standard of tennis played.

It was especially fantastic to see a few of our juniors back in the mix, battling for many of the club's major trophies.

Congratulations to everyone who have participated in this year's tournament, to our finalists and to the winners of each event.

We also acknowledge and thank Gill Woods for her photography work on Tennis Finals Day The photos taken by Gill of the finalists playing tennis are exceptional.

The Club Tennis Ladder

The Woodford Wells Tennis Ladder has continued to run this season, and we wish a massive thank you to Adam Chowdhury a Woodford Wells member who has worked tirelessly on this project.

Junior Successes

Sasha Vinodhkumar continues to play junior county tennis and played for Essex last weekend in September at the National Under 12 Junior County Cup Finals at Nottingham Tennis Centre.

Lena Chichosz Olivia Shieh Amyrah SarkarHishal Bhoola and Jeremy Shieh played at the Essex Closed Tennis Tournament at Westcliff Lawn Tennis Club and are playing a good level of tennis

A number of our juniors are now playing in the Woodford Wells teams Anthony Wright and Ellie Blackford

The Woodford Wells 2026 Grade 3 Dunlop Open Tennis Tournament

This year's tournament takes place from Sunday 25th October through to Saturday the 31st of October and is an important event our section host for the club.

This event would not be possible without the efforts from Steve Wynn from Essex Tennis and this year's tournament referee, as well as David Harston, Alex Wright Heath Mason, Chris Joy, and Lynn Attwell. In addition, as well we would like to thank all the members that kindly sponsor the tennis competition events or volunteer to help either as court supervisors or to run the kitchen and help with the catering, helping raise funds for the club.

Tennis Section Sponsorship and Funding

Finally, we would like to express our gratitude to our main sponsors:

Hills- Lexus at Woodford, Gleny, Forest Communications

Harston and Co Bsg Valentine Chartered Accountants,

Woodford Deli and Grocery -all of whom provide financial support to the Tennis section

Plans for the future

We hope to continue to grow the tennis being played and wish to explore opportunities for further social play via the use of whats app groups

Cricket (Section Chair – Will Rogers)

Welcome, everyone, and thank you all for attending our 2026 AGM.

This is a brief overview of the 2026 season, our results, the progress we have made, and the foundations we are building for the future. I will leave the detailed team reviews to our section leads and captains, who will provide their own reflections shortly.

On-field results:

Our Men's 1st XI finished 9th, the 2nd XI finished 3rd, the 3rd XI finished 5th, and the 4th XI finished 6th. Our Women's 1st XI finished 7th.

There were some excellent individual and team performances throughout the season, particularly from the Men's 2nd XI. However, availability, consistency, and cohesion at times affected results across the senior sections. Unfortunately, subject to any league technicalities, both of our flagship sides—the Men's 1st XI and Women's 1st XI—face relegation. There remains a possibility that league adjustments may affect the Men's 1st XI position, and we will update members once this is confirmed.

While those outcomes are disappointing, they do not define the season or the direction of the club. We have learned a great deal, and we now have a clearer understanding of what is required to compete consistently at the highest levels.

Junior cricket: a real success story
The junior section has been a genuine highlight of 2026. Our Under-14s became County Champions and our Under-13s became District Champions, which is a fantastic achievement and a tribute to the hard work of players, coaches, parents, and team managers.

The quality of coaching, organisation, and team management across the junior section is clearly paying off. Our boys and girls are developing well, enjoying their cricket, and progressing through the club. This is one of the strongest signs that Woodford Wells is moving in the right direction.

Building for the future
Recreational cricket continues to evolve, particularly at senior level. Clubs that invest in high-quality facilities, strong coaching, clear player pathways, and an inclusive, welcoming environment are the ones best placed to succeed and remain successful.

That is exactly the direction we are taking at Woodford Wells. Yes, there were disappointments in some of this season's league outcomes, but I genuinely believe we have turned a corner. The club has a bright future, and our ambition is clear: to be financially resilient, welcoming, and competitive, with strong men's and women's sections capable of performing at Premier League level, alongside the most successful junior section in the area.

Foundations laid in 2026

We have made real progress this year in strengthening the club's foundations.

Our social media platform has reached over one million views during the year, significantly raising the profile of Woodford Wells. Alongside this, our live-streaming provision has given members, families, and supporters the opportunity to watch First XI cricket, while also creating a valuable future commercial opportunity. If we continue to develop this well, it can become a major asset for sponsorship, promotion, and club income.

We have also secured new cornerstone sponsors and are currently in discussions with existing partners about renewed and enhanced agreements. This should deliver a meaningful increase in income for the cricket section.

The Auction of Promises dinner and fundraiser was a great success and raised a significant amount towards our much-needed new nets, £24k.

Once completed, the new facility will transform training provision and also create an important revenue stream through school hire, private use, and individual coaching.

We have also secured funding through the Chairty Aid Foundation, which began at the end of August. This is expected to generate up to £12,000 per season for the cricket section and will make a major contribution towards the new nets project and future sustainability.

Cricket Week generally went well, although we should ask ourselves whether we are truly maximising the opportunity. We will be looking to the committee for fresh ideas to make the week even stronger in future years. The match against the MCC was a success, and we will also consider hosting Essex senior and junior fixtures going forward, particularly following the ECB grant decisions relating to our new nets.

We must remain resilient and make the most of every financial opportunity available to us. As part of this, we will review ground rental and corporate day fees at the next Cricket Committee meeting ahead of the new season.

Thank yous
There are many people who deserve thanks for their hard work and commitment throughout the season.

Firstly, thank you to our tea ladies, and to Tor and Emily for their outstanding support across teas, safeguarding, the auction, promises, and the wider fundraising effort. Tor and Emily have both been a resilient, generous, and hugely valued source of help throughout the year.

Thank you to Chris and Emma Nucky for their fantastic work with the women's and girls' section, and to Chris for captaining the 4th XI.

Thank you to Rob Leiper for his support with the ground, scoring men's and women's matches, and Tuesday and Friday coaching. A deserved Chairman's award winner for 2026.

Thank you also to both the Browns for their help with fixtures, scoring, and Cricket Week; they are thoroughly deserving new Vice Presidents of the cricket section, which I feel was long over due.

Thank you to Chris Coulbeck for running the junior boys' section so effectively. His passion, commitment, and the results he has helped generate are a real credit to the club and to grassroots cricket.

Thank you to Andy Heyes for his excellent work attracting new sponsors and developing relationships with existing partners to strengthen our income.

Thank you to Webby for everything he has done this year—from the advertising wedges, to listening to my ideas and helping with all the practical jobs around the club. He is another thoroughly deserved new Vice President, recognised for his many years of playing commitment.

Thank you to our umpires, Wally and Fred. A special mention to Wally for his help sourcing contractors for the new nets and for all his work behind the scenes on that project. Lots of time has gone into that I know and it's been a huge help.

Thank you to Chris Joy for his enormous contribution around safeguarding, risk assessments, neighbour engagement, retrieving cricket balls, and the detailed work on the new nets project, including the certificate of lawfulness, planning, and tree conservation matters.

Thank you to the office team, the Friday barbecue team, and the general committee for their support with fundraising and the new nets project.

Finally, my biggest thank you goes to our captains: Gareth, Lou, Ash, Charlie, and Chris. Thank you for your hard work, commitment, and leadership throughout the season. I know many of you are stepping down, but the club is extremely proud and fortunate to have had you leading our teams.

Thank you all for playing, to everyone who has contributed to Woodford Wells Cricket Club in 2026.

Together, we have laid important foundations, and I am confident that the best is still ahead of us.

Padel (Section Chair – Jo Peddy)

I am delighted to be able to write the inaugural AGM note for Padel Tennis at the Woodford Wells Club.

It gives the club the chance to officially acknowledge the enormous amount of hard work undertaken by Cliff Woolnoth, Chris Joy, Roy France and Richard Harling to deliver Padel Tennis to The Wells. I would also like to thank the investors that trusted the Padel Project Committee to deliver the courts and to start the repayment of their investment.

Padel has been operating for the 10 months from 1st of December 2025. The section opened with 400 members and has gradually increased that number to 575 which has accommodated 98% of Wells Members that want to play Padel at The Wells. We hope the remaining members will be offered a membership in the not too distant future.

Over that 10 months the average occupancy has been 45% significantly ahead of the 25% that was pitched to our investors. The increased occupancy rate will enable the investors to receive their

capital and the return on investment ahead of schedule and therefore allow The Woodford Wells Club to own 100% of the income generated by Padel significantly earlier than expected.

The section held it's first AGM on the 12th October 2026 and a committee was duly elected, thank you to those that have volunteered on the section committee and those that attended the AGM.

We played our first competitive match away at Bishop Stortford too, which got the Wells team off to a winning start and 100% record for the season! The return match is being organised as I write this update.

I don't feel we could have expected a better start to playing Padel at The Wells and the central position the sports has taken not only physically, but literally at the centre of all the sports played at The Wells. It has been fantastic to see members from the different sections meeting on the padel courts and cementing the club's ethos of "friendship and loyalty". I trust the new members that have joined The Wells to play padel have found the club to be as welcoming and friendly as we know it is. The feedback I have received has supported this.

Thank you to our four coaches that have taken up the opportunity to coach padel at The Wells and are delivering a fun and inclusive programme for everyone.

The Padel Committee will continue to work with the club and all those involved with the running of the padel courts to deliver a section that has well maintained courts at a fair price and is reflective of The Wells.

Short Mat Bowls (Section Representative – Roberta Shaw)

Short Mat Bowls is held 3 times each week. Days and times are on the notice board. New members always welcome. Instruction given. Just come along and watch any time we are playing.

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

Revenue Account	Note	£	£	2025 £	£
Income					
Subscriptions & fees **:					
	Membership subscriptions	432,771		404,799	
	Tennis, squash court & visitors fees	48,584		37,319	
	Match fees	34,124	515,479	33,097	475,215
Net income from events, inc external tennis tournament			30,927		24,559
Net income from bar, note 1			43,845		47,256
Net income from reception sales			4,304		2,162
Net income from junior sport (coaching,multisports)			62,720		56,713
Hall lettings and daytime activities			40,267		47,591
Donations from members			15,947		9,150
Advertising & sponsorship			15,803		10,212
Sundry income			2,022		1,468
Total revenue income for the year			731,314		674,325
Expenditure					
Administration & reception salaries			181,926		176,489
Coaches			33,561		34,943
Grounds and playing area maintenance			104,144		108,221
Padel project development costs			-		14,117
Pitch hire			42,792		42,140
House maintenance & repairs			76,169		59,037
Rates, refuse collection & insurance			30,472		24,345
Utilities			53,849		52,689
Affiliation & competition fees			21,314		17,235
Playing equipment			22,664		19,061
Office expenses			28,133		19,085
Bank & credit card charges			13,009		12,069
Interest on members' and bank loans			6,857		9,242
Irrecoverable VAT			20,332		20,395
Sundry expenses			8,384		10,938
Total revenue expenditure for the year			643,605		620,007
Surplus of revenue for the year			87,709		54,318
Provision for Loan repayments due in the next 12 months			(50,947)		(52,480)
Surplus transferred to Members' Funds			36,762		1,838
Expenditure incurred on capital costs, net of £250k from providers of finance Note 2.			57,753		-

** 80% of Padel subscription and court fees is excluded from subscriptions and fees, as it is allocated to providers of finance. See note 3.

THE WOODFORD WELLS CLUB
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

Note

Accounting Policies

The Club meets its day to day expenditure from its subscription income, bar trading surplus, and various other regular sources of income. The day to day expenditure consists of its running costs and includes the maintenance of its sporting facilities and its premises.

In addition to routine maintenance the Club periodically undertakes major maintenance of its sporting facilities and premises, works to improve its existing facilities and construction of new facilities. To do this the Club raises funds or obtains loans, which have to be repaid over a period of time.

The surplus that the Club achieves on its day to day activities is not sufficient to fund anything other than small amounts of capital expenditure, and therefore major expenditure is to be funded by specific fund raising activities. It is considered that preparing accounts in the format of a trading entity is not appropriate.

Future commitments and desired expenditure are therefore been shown separately from the day to day activities which highlights the need to raise substantial funds to meet known, or desired future expenditure.

Previous years donations from members have been completely reported as revenue. However, donations specifically made towards a major project, are reported in the capital statement as a reduction in capital spend.
The Club is trading as a company limited by guarantee, "The Woodford Wells Club Ltd" which has a 100% subsidiary " The Woodford Wells Trading Company Ltd" through which bar and other non sporting income is reported. This enables the Club to maintain it's CASC status in the light of HMRC rules regarding non-sporting items. Application to HMRC for approval of the revised company structure will be commenced using, if required, two separate Ltd company sets of accounts, following a deconsolidation of the current accounts presented for approval.

In 2025/2026 the Club built three Padel courts, funded partially by providers of finance with the balance funded by the Club Capital projects fund. Repayments to the providers of finance will be made from income streams arising from Padel subscriptions and court fees. As these repayments will not be funded from underlying other Club income, these accounts do not include the finance provided nor the expenditure funded.

Post the balance sheet date of 31st March 2026, Avon House school, a major source of revenue in recent years, ceased to trade. With a loss of revenue of this size the club will monitor and review it's cash flow and bank balances to ensure it can meet all it's commitments and liabilities. This activity includes a monthly review of projected cash flows and bank balances over a period of several years into the future.

							2025	
		£	**£**		**£**		**£**	
1	**Net income from bar**							
	Sales		317,223				312,939	
	Cost of sales		(154,254)				(151,042)	
	Gross Profit		162,969	51.37%			161,897	*51.73%*
	Staff costs	(105,887)			(104,618)			
	Other expenses	(13,237)	(119,124)		(10,023)		(114,641)	
	Net income		43,845				47,256	

2	**Capital expenditure financed from Capital Projects Fund**		
	Padel courts, gross spend	307,753	-
	Less; funded by providers of finance	(250,000)	
	From Capital Projects Fund	57,753	-

For reporting activities of the Woodford Wells Club the element of Padel spend funded by providers of finance is excluded, costs charged as capital expenditure are the element funded by underlying Club activity.

3 **Padel courts development, tennis court refurbishment and financing**

In order to finance the development of the Padel courts, and refurbishment of tennis courts, funding was sought from members as the club did not have the necessary finance from its own resources. The arrangement is that the providers of the finance will receive over a period of time, a return equal to 140% of their funding. This 140% return is funded from revenue that the club receives from Padel subscription fees and court fees, with 80% allocated to the providers of finance and 20% retained by the club. This arrangement continues until the providers of finance have received a return equal to 140% of their funding or the 31st March 2040, whichever comes first. The club has the option to repay more than the 80% of subscriptions / court fees value. The allocation of 2025/2026 Padel revenue is summarised below.

	Gross income	**To providers of finance**	**Club income share**
	£	**£**	**£**
Subscriptions	23,909	(19,127)	4,782
Court fees	28,443	(22,754)	5,689
Guest fees	6,547	(2,218)	4,329
Grading fees	3,093	-	3,093
Total	**61,992**	**(44,100)**	**17,892**

Note

The funding is unsecured and repayment is only to derived from the allocation of income as referred to above. The £350k total funding was split £250k Padel & £100k tennis. With further works the £250k was not sufficient to fund the entire cost of the Padel development and £57.8k of the cost has been funded from the club's own internal funding (see note 2).

The sum of £100k of the funding has been set aside to cover the cost of tennis court refurbishment and as this expenditure had not been incurred by 31st March 2026 these funds were still held in the club's bank accounts. As can be seen from note 5 this £100k has been set aside and not reported as part of the club's bank and cash balances.
As expenditure on Padel development of £250k has been funded from external resources, and not from the club's own internal resources, this £250k expenditure has been excluded from the accounts and similarly the funding is not recorded as a liability as it is funded by way of an allocation of future income.

As at 31st March 2026, a sum of £44.1k (9%) has been set aside as a return to providers of finance (see above & note 5 below), leaving a further sum of £445.9k to be returned to providers of finance from an allocation of future revenue, as and when it arises.

			2025
4	**Debtors & prepayments**	£	£
	Prepayments	9,212	9,423
	Accrued income	4,276	2,334
	Accounts receivable	23,711	18,991
		37,199	30,748
5	**Bank balances**		
	Barclays current accounts	66,655	46,923
	Barclays deposit accounts:	164,312	
		230,966	46,923
	Less, payments owing to providers of finance	(44,100)	-
	Less, balance of £250k provided funds to be spent	(12,096)	-
	Less, finance provided for tennis court refurbishment	(100,000)	-
		74,770	46,923
6	**Creditors & accruals**		
	Trade creditors	33,766	33,504
	Accruals	106,892	56,157
	Members' swipe card balances	29,031	30,562
	H.M.R.& C.	10,372	15,633
	Income received in advance	51,298	36,479
		231,358	172,335
7	**Loans - fixed annual rate & term**		
	Barclays Bank bounce bank loan	6,667	16,667
	Hills Prospect Loan	22,494	32,496
	Members	97,740	129,920
		126,901	179,083
	Repayable : within 12 months	50,947	52,480
	over 12 months	75,954	126,603

An unsecured Barclays loan was received on 10th November 2020, with repayments deferred for a year. In 2023/24 £133,500 of loans were obtained from members to fund the Hall development and ground equipment repayable over 5 years, subject to interest at 5% pa. Members holding £28,600 of unsecured 2019/20 loans chose to defer their balance at 31st March 2023 loans to commence repayment in the year 2024/25, over a 5 year period at 5%. A further unsecured loan of £50,000 was secured from our drinks supplier Hills Prospect in 2023/24 repayable over 5 years, at 5%

Members provided finance of £350k to fund the new Padel courts and refurbish tennis courts, funds received in May 2025. Return of funds to providers of finance is from the new income streams for Padel subscriptions and Padel court fees. 80% of the new annual income is returned to providers of finance within 6 weeks of each year end. The timing, and value, of the return of funds (in total 140% of initial funding provided) is dependent on the level of Padel subscriptions and court fees collected, with a maximum term of 15 years. For the reporting purposes the provision of this finance, and related capital expenditure, has been excluded.

THE WOODFORD WELLS CLUB

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

Note			2025
		£	£
8	**Committed expenditure within next twelve months:**		
	Loan repayments	50,947	52,480
	Tennis courts refurbishment, and Padel courts	100,000	370,000
	Total committed expenditure in next twelve months	150,947	422,480
	Finance provided, secured for Padel & tennis	(100,000)	(350,000)
	Committed expenditure net of post year end loans	50,947	72,480
9	**Planned expenditure over next five years, excluding committed expenditure in note 7**		
	Tennis courts resurfacing & access control	50,000	64,000
	New clubhouse boiler	70,000	60,000
	Cricket nets	65,000	-
	Roof (Bar/hall/squash) repairs / renewals	220,000	210,000
		405,000	334,000
	Loan repayments due over more than 1 year	75,954	126,603
		480,954	460,603

Some items on the original priority list / and in the accounts reported in previous years are now being incorporated into the Club Master plan, instead of them being dealt with in a piecemeal manner. £110k of bar roof work includes improvements to bar balcony terraces which will form part of future master plan proposals.
Essential maintenance / major upgrade of sporting facilities outside of the main plan will progress as necessary. Costs are estimated, works will be subject to competitive quotations and progress will be subject to funds being available.

10	**Members' funds**		
	(Deficit) balance brought forward	(15,239)	(17,077)
	Surplus of revenue in the year	87,709	54,318
		72,470	37,241
	Transfer to capital projects (appeal) funds	(50,947)	(52,480)
	Surplus / (deficit) balance carried forward	21,523	(15,239)

11 The Club is registered with H.M.Revenue & Customs as a Community Amateur Sports Club.

12 **Tenure**

The land used by the Club in Monkhams Lane is held by trustees under a deed dated 5th August 1924.
No monies shall be borrowed upon the security of the grounds of the Club, except with authority of a resolution of the Club in General Meeting passed by a majority of not less than two-thirds of those present and voting at the meeting.

Should the Club vacate this land it passes to the residuary beneficiary charity named in the trust deed.

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026
CAPITAL STATEMENT FOR YEAR ENDED 31st MARCH 2026

	Note	Capital Projects Fund £	Loans £	Total £	*2025* *Capital Projects Fund* £	*Loans* £	*Total* £
Fund at the beginning of the year		(302,014)	52,480	(249,534)	(378,814)	76,800	(302,014)
Transfers to fund from: Club's normal activities	10	-	50,947	50,947	-	52,480	52,480
Spend not funded by providers of finance		(57,753)	-	(57,753)	-	-	-
Loan repayments	7	52,480	(52,480)	-	76,800	(76,800)	-
Balance of fund at end of year		**(307,287)**	**50,947**	**(256,340)**	**(302,014)**	**52,480**	**(249,534)**
Committed expenditure and loan repayments payable within next twelve months	7	-	(50,947)	(50,947)	-	(52,480)	(52,480)
Anticipated, cumulative Surplus/(Shortfall) in funds after the next twelve months		(307,287)	-	(307,287)	(302,014)	-	(302,014)
Padel & tennis courts spend in excess of finance provided.	8	-	-	-	(20,000)	-	(20,000)
Planned expenditure over next five years	9	(405,000)	(75,954)	(480,954)	(334,000)	(126,603)	(460,603)
Shortfall to be met from future fundraising activities or from surplus on Club's normal activities		(712,287)	(75,954)	(788,241)	(656,014)	(126,603)	(782,617)

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

BALANCE SHEET	Note	Revenue £	Capital £	Total £	2025 *Revenue* £	*Capital* £	*Total* £
Current assets:							
Bar stock		7,463	-	7,463	5,563	-	5,563
Reception/kit stock		2,711	-	2,711	2,411	-	2,411
Debtors & prepayments	4	37,199	-	37,199	30,748	-	30,748
Cash in hand		1,300	-	1,300	1,000	-	1,000
Bank balances	5	74,770	-	74,770	46,923	-	46,923
		123,443	-	123,443	86,645	-	86,645
Current liabilities:							
Creditors & accruals	6	(173,605)	(57,753)	(231,358)	(172,335)	-	(172,335)
Loans	7	-	(50,947)	(50,947)	-	(52,480)	(52,480)
		(173,605)	(108,700)	(282,305)	(172,335)	(52,480)	(224,815)
Net current assets/ (liabilities)		(50,162)	(108,700)	(158,862)	(85,690)	(52,480)	(138,170)
Amounts due over 1 year							
Loans	7	-	(75,954)	(75,954)	-	(126,603)	(126,603)
		(50,162)	(184,654)	(234,816)	(85,690)	(179,083)	(264,773)
Representing:							
Capital projects fund			(256,340)	(256,340)	-	(249,534)	(249,534)
Members' funds surplus / (deficiency)	10	(50,162)	71,686	21,523	(85,690)	70,451	(15,239)
		(50,162)	(184,654)	(234,816)	(85,690)	(179,083)	(264,773)

A. J. Moore
Hon. Treasurer
G . Dolden
Chair
October 2026

Proposed subscriptions for the year commencing 1st April 2027

Subscription levels have been set historically at an AGM in the Autumn before the start of a new year from the 1st April. For General Committee to discuss and approve new subscription levels at an Autumn AGM, decisions on new subscription levels are being made 6 months before a new year starts.

It is proposed that Subscription levels could be presented to members at a separate Club General meeting in late February / early March 2027 for the year commencing 1st April 2027.

Benefits of a later review of subscription renewals include the following;

1. Avon House income was lost just recently. A later review would give us a better idea how we are trading post the loss of that Avon House income.
1. A later review would give a better idea of prices of supply, pitch hire, utilities, minimum wage etc at a time closer to the start of the next year.
2. Subscription levels could form part of the budget process, January to February 2027, using more up to date costings and pricing of supply than those available in the previous September.
3. Provides the opportunity for us to plan our response for any developments / one- offs that may have taken place from October 2026 to February 2027.
4. The Club's overall financial position as at the end of February 2027 will be more accurate than trying to roll forward estimates from September 2026. A later review of our bank & cash balance, key expenditure required etc provides a clearer view of the income the club requires, including subscription income, to fund expenditure in the following year.

THE WOODFORD WELLS CLUB

161st Annual General Meeting Minutes

6th November 2025 at 8pm

Meeting opened at 20:10

John Caplan opened the meeting with a moment's reflection for members that have passed since the last AGM.

John mentioned the improved WiFi now in the Club and thanked Graham Bristow for his hard work getting this done.

Apologies: Linden, Pratt, Olga Pearson and Nigel Bloggs.

In attendance: Guy Dolden, John Caplan, Tony Moore, Chris Joy and Lyn Dolden. Other attendees on signed sheet.

Approval of minutes from last year's AGM: Proposed: Jessica Betts. Seconded: Phil Murphy.

Approval of accounts to 31st March 2025: Proposed: Andrew Pearson. Seconded: Bill Miller.

TM commented that the Club was in a good position and was happy where we were. GD mentioned that the section budgets were working well and that the Club was in a strong position.

Approval of changes to Club Subs:

Proposed by: Bill Miller. Seconded by: Geraldine Caplan.

Vice Presidents:

All existing Vice Presidents were elected on mass.

Proposed: Guy Dolden. Seconded: Jessica Betts.

Club Officers and Committee Members Vote:

Election of Offices:

Elected Members:

Cliff Woolnoth	Proposed Guy Dolden	Seconded Lyn Dolden
Richard Harling	Proposed Neville Evans	Seconded Guy Dolden
Guy Dolden	Proposed Sheree Campbell	Seconded Tony Moore

Honorary Club Secretary:

Lyn Dolden	Proposed Guy Dolden	Seconded Mel Harling

Honorary Club Treasurer

Tony Moore	Proposed Bill Miller	Seconded Maxine Webb

Honorary Scrutineers of Club Accounts:

Ian Brassington	Proposed Bill Miller	Seconded Paul Munson
Trevor Woolmer	Proposed Tony Moore	Seconded Mark Webb

All were elected on mass. Proposed by: Ted Noble. Seconded by: Geraldine Caplan

Any other business:

- Averil Murphy congratulated John on the new Presidents Bar sign and honours board. Asked if pictures were going to be reinstated. GC will discuss this further to see if there is an option to do this.
- Brenda Thomas wanted to document the excellent Management Team and Bar staff that the club has who are doing a fantastic job.
- Anne Miller raised the issue with lack of young members attending the AGM and how to get them on board. It was felt that attendance to the AGM was more for raising issues and that the absence of members showed that they were happy with the way the Club was functioning.
- Paul Bewers wanted to raise that Junior members now made up a third of the membership and that this was the future of the Club.
- Sheree Campbell wanted to acknowledge the table tennis section as they are excelling in many competitions.
- Wendy Macleod raised the issue re parking. The GC and Club are aware that this is an issue and are looking at ways to improve this.
- Thanks were also extended to Cliff, Richard and Roy for their hard work in getting Padel to the Club.

JC thanked the General Committee members and Section members for their continued hard work and time given to the Club voluntarily.

Meeting closed 20:44