

**THE
WOODFORD WELLS
CLUB**

**Annual Report
and
Accounts
To 31 March 2021**

**NOTICE IS HEREBY GIVEN THAT THE 157th ANNUAL GENERAL MEETING
OF THE WOODFORD WELLS CLUB WILL TAKE PLACE AT THE CLUB ON
WEDNESDAY 3rd NOVEMBER 2021 AT 8.00 PM**

AGENDA

1. To receive apologies for absence.
2. To approve the Minutes of the 156th Annual General Meeting. These Minutes are published with the Report and Accounts for the year to 31st March 2021.
3. To receive Accounts for the year to 31st March 2021.
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 2021.
5. To consider and approve proposed changes to the Club Subscriptions.
6. To elect Club Officers and Committee Members.
7. Any other business.

Victoria Scott

Hon Secretary

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 This list will be withdrawn before the date of the Meeting in accordance with the Club Rules.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 2021 will be available for download from the Woodford Wells Club web site from Monday 18th October or can be picked up from Club Reception from Friday 22nd October.

Chair Report

Club Overview

Another testing year for the club for all COVID had to throw at us. Once again the spirit of our Club members shone through with so many people helping and supporting the club to keep it running through extraordinary times. This year has seen the club go from strength to strength with our relationship with Avon House maturing into a true partnership. Our local relations with other schools has also gone from strength to strength with them using our facilities for their school sports offer. Against the odds our club membership has continued to grow along with the strengthening of key partnerships such as Porter Tennis and Camp Wild. Our immediate future has been secured through our loyal and supportive membership base including some very kind and generous donations from anonymous parties allowing us to upgrade some of our facilities.

Club Events

The return out of lockdown has seen the club able to resume what lies at the heart of it, with the resuming of an active social calendar and events schedule. Particularly notable was the recent Crostyx Centenary Ball which was attended by nearly 300 people and was a true club event which felt very special for all members from all sections. It was great to host a full cricket week schedule with the President Day celebrations being at the centre of it.

Woodford Wells Staff Members

Our thanks must go to all the team who work at the Wells who have again navigated a very challenging year and kept the club going even at the height of the pandemic. The team have ensured the carrying out of all the safety measures advised and have done their best to ensure our members feel as safe as possible when visiting the club. Dan has led the team admirably through difficult times and Lisa has ensured that the bar is back to its former glory.

Committee Members

We couldn't operate without the dedication and commitment of our committee members who give up their spare time to support the ongoing running of the club. My fellow committee members from each section will be providing their own update from their relevant areas however I would like to personally thank them all for the amount of time they give up to support the club. Special thanks to Luke O'Reilly for the last three years as cricket chair. He has done a great job in promoting the youth section and getting cricket into the local schools. Also thanks to Jean Allen for her representation of short mat bowls. A special mention to Cliff Woolnoth, Richard Harling and Tony Moore for all the extra things they do for the club. There is so much they do behind the scenes it is too much to list but please know that you are appreciated.

Of course we must not forget our outgoing President, Anne Miller, who has loyally served the club during the last three years. Not since war time has a serving Woodford Wells President had to face so many external challenges. Anne's "Message from the President" have kept us fully informed and connected whilst we were all locked down. A huge thank you to Anne for the past three years. The club is very lucky to have had you.

Club Members

We are lucky that so many of our Members contribute their time to supporting the club. Particular mention to Guy and Liam Dolden for their tireless work on the grounds. As previously mentioned there have been some extremely kind financial donations. Those who have done this know who they are and we are eternally grateful.

Sponsors

A big thank you to all of our sponsors whose generous donations help us immeasurably. A particular thank you to Kensons who have continuously provided upgrades to our club grounds such as the new patio area that we are all benefitting from.

Jo Peddy

October 2021

Finance

The surplus of revenue for the year, before loan provisions, was £122.6k compared to a deficit for the previous year of £24.6k. After providing £47.4k for loan repayments due in 2021/22 the Club's cumulative deficit to date has been reduced to £9.1k (last year £84.3k). In last year's Finance report, we referenced the club's financial situation halfway through this year and saw an example of every cloud having a silver lining. A combination of the support of our members paying their full annual subscription whilst club opening was restricted and new members in the tennis and General Activities areas saw an increase in subscriptions for the first half of 2020/21. At the same time the Furlough scheme was reducing staff costs and we benefitted from government / sports association grants and donations from members. We have seen a similar financial situation into the second half of 2020/21 driving an annual surplus of £122.6k.

Having a club with restricted activity, for a large part of the financial year will inevitably lead to major movements when comparing financial performance to last year. On the income side membership subscriptions increased by c £100k, reflecting both the benefits of increased tennis and General Activities membership and the start of a corporate membership subscription during the year. In fees we saw inevitable falls in squash court and match fees partially offset by a £10k increase in tennis court fees as members took advantage of a sport that could be played outside.

Without the support of our members paying full subscriptions in 2020/21 this report would be telling a very different story. Thank you to all our members who supported the Club through a very challenging year. In recognition of this support, and as a heartfelt thank you, the General Committee agreed to pay senior and intermediate members returning in 2021/22 a loyalty incentive onto their club cards. A provision of £41k has been made to fund incentive payments in 2021/22.

Other income from areas such as the bar, events, junior sport, lettings, and advertising / sponsorship saw a fall of c£110k in a year when Club activities were curtailed. This was offset by an increase in government and sport association grants (excluding the furlough scheme) of £45k. Overall expenditure fell by £162k with savings in coaches, ground maintenance, pitch hire, house maintenance and utilities reflecting lower activity at the club. Government furlough receipts

totalled £88k and are offset against office & reception (£35k), Grounds (£10k) and bar (£44k) in their respective income & expenditure lines.

Capital spend costs of £33.8k were incurred in completing the office / reception project, including the entry system which proved invaluable as we sought to comply with Government requirements when opening up after lockdown. Capital spend over the past two years has largely been funded by the generosity of members committing to loans repayable over 5 years, on the 31st of March 2021, members loans totalled £147.2k. I would like to again thank those members who have lent the Club money, your contribution has enabled us to invest in our tennis playing surfaces and set up an office downstairs and instal access gates. We also secured an unsecured £50k bounce back loan from our bankers in November 2020, making a total borrowed of £199.5k

For illustrative purposes, the amount of loan capital to be repaid in the current year ending 31st March 2022, of £47.4k (2020: £ 45.1.k) has been charged to revenue to emphasise the surplus required to meet the Club's future commitments. We have also ring fenced a balance of £40k to a project sinking fund for future major capital projects.

Moving into 2021/2022 we are no longer enjoying the one-off benefits of the Furlough scheme and grants from local authorities and sporting associations. To ensure that we are in a position to fund our loan liabilities going forward, whilst also committing to complete key projects at the Club, it is essential that we strive to return to, or even exceed, all our income streams to pre Covid lockdown level and manage expenditure carefully.

I want to take this opportunity to thank our two Honorary Scrutineers, Trevor Woolmer and Ian Brassington for their guidance and advice in preparing the Annual accounts. I would like to thank Trevor also for his years as previous Treasurer and for providing me with an excellent starting point as I set out in my first year in the role. My thanks also to Tim Ducat for his input on VAT and claiming Gift Aid at the start of the year and to all the Club staff and Finance Committee members for their support in the finance area.

Following the AGM last year, a Finance and Projects Development committee was set up with one of its objectives being to plan and prioritise our capital spend in sporting areas whilst also ensuring that the Clubhouse was attracting sufficient investment. A report of Club projects follows, I would like to thank Cliff Woolnoth (who wrote the project report) and Richard Harling, for making significant progress in the Club's planning and prioritisation of capital projects

Project report

The club has a significant number of development projects on its capital programme but until recently there was no system in place to determine which should be taken forward and in which order. Earlier this year the General Committee approved a plan which adopted a structured approach to the programming and implementation of club improvements and essential maintenance over the medium term (5years).

There are some 40 projects on this plan, totalling £2.25m and these have been assessed taking into account a number of criteria so they can be prioritised as objectively as possible. The criteria include improvement to sporting facilities, benefits to members, savings, essential maintenance, health and safety and environmental benefits

The following projects from this plan have been commissioned/completed over the last 18 months: -

- Marquee, including external power supply, heating and lighting
- Patio furniture (awaiting delivery)
- New and extended patio paving
- Planters and plants on patio
- Planting to front entrance
- LED lighting to tennis courts
- Portable LED lights for tennis courts
- Upgraded squash courts
- Upgraded clubs' electrical system

(These do not include the resurfacing of tennis courts 8&9 or the new reception as these were outside of this process).

The value of these projects, which have brought about significant improvements to the club facilities, was £86k but the club received cash donations, and donations in kind for services provided but not charged for, totalling £61k from members and sponsors so the actual cost to the club was only £25k

The next priority projects on the programme are

- Tennis courts access control
- Double Glazing to main Hall
- New main boiler/Air conditioning heating bar/hall
- New roof over bar

The General Committee reviews priorities regularly and projects will be progressed as and when an allocation from funds is approved. Priorities may change, for example if a project becomes urgent, for example health & safety issues or repair needs arise, or if a project attracts financial support outside of funds generated by Club surpluses.

Tony Moore

October 2021

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. It is pleasing to see our level of membership continuing to grow across our range of sports.

Club membership by section

Senior Playing Member	255
Senior squash only	20
Intermediate playing member	38
General Activities	365
Coaches and others	16
Junior Members	568
Off Peak Playing Member	138
Cricket Only	16
Hockey Only	47
Table Tennis Only	46
Netball Only	2
Short Mat Bowls	18
Life	113
Student Playing Member	40
Total	1,682

We are sad to report the deaths of the following members:

Robert Bird December 2020

John Mills January 2021

Frank Pratt Spring 2021

Jill Leiper July 2021

Linda McGovern July 2021

Sports sections highlights

Table Tennis (Section Committee representative – Paul Pells)

This past year has been filled with many challenges for all sections particularly the indoor sports. Despite this Table Tennis has managed to survive very well and even thrive. Some seniors stayed away but the enthusiastic came at every opportunity. We had a couple of new

members join after the first lockdown and ran a successful Monday competition for several weeks.

With our main local playing league, the West Essex, losing two of the three big clubs, hopefully a temporary setback, the league is suspended with a review in January. On the positive side, the British League, a national competition, has restarted, and we have 2 teams entered. We are also entering 2 teams in the North Middlesex League which is farther to travel but we need our competition!

10 regular members haven't re-joined at this time, but we are expecting renewed interest when the league restarts. However, a group of the top players from another leading local club have joined us followed by a trickle of others. This has increased the senior section from 27 to 41 with many new faces. We are regularly busier now than we have been since I joined in 2002. We are grateful that the lighting has now been addressed but the transparent curtains let so much light through many are frustrated at not being able to see the ball from the facing end. We understand some new windows are being planned and maybe our need for visibility in the daytime can be addressed at the same time.

Junior Section

Thanks to the stronger relationship between the Club and the coaching program which used to be a completely external mission, now most of the junior table tennis players are Wells members. While the junior table tennis membership was non-existent in the past, now we have at least 40(!) junior members, attending 9(!) different sessions per week on almost always full capacity! The player path starts with the beginners through the intermediate classes to the junior 'master class'.

It's been 6 years since the junior coaching program started. Today we have teams who qualified to the most prestigious boys and girls junior British League, players who won medals at last year's National Championship and represent Wells with several teams at the National Cadet and Junior league.

Squash (Section Committee representative – Roy France)

2020-21 has been an incredibly tough year for all members, their families and The Woodford Wells Club. I'd like to take this opportunity to thank all members for their ongoing support and patience during a period of time when the ability to freely play Squash or Squash57 was in essence restricted to a total of just six weeks. The support shown to the section and the WWC was incredible.

Despite not quite finishing the Essex or Middlesex Leagues, all the Woodford Wells Teams performed admirably during 2020-21. The first team secured promotion to Middlesex Division 1 and one of our two teams in Essex Division 1 has secured promotion to the Essex Premier League. A newly formed Essex Division 2 team was a welcome addition to our existing team in Division 2. The total of five teams demonstrates the health of squash at The Wells. Many thanks to all the captains and players that represented Woodford Wells in their respective teams.

For the first time this year Woodford Wells Squash Club will have a team represented in the top division of the Essex and Middlesex Leagues. This year we're also delighted to have an Essex Ladies team representing Woodford Wells again.

We have not stood still during the last year and pre-Lockdown 1.0 undertook a strategic review of the section and what was required to keep the section moving forward. Primarily it was decided that an elite level of coaching was needed to provide a pathway for anyone wishing to start or progress at squash. We were delighted to welcome Racket Up Squash Academy to The Wells and continue to work closely with RUSA to promote squash at the Wells. RUSA has already hosted a successful Essex Squash Festival that saw players from all over Essex descend on the WWC over a weekend in July this year.

With the additions of Gareth Naidoo and Dave Webster to the coaching fraternity we have succeeded in attracting the two best coaches in the area. Gareth Naidoo is PSA World ranked and Dave Webster has been the driving force behind Connaught Club's junior programme for the previous 25 years. We feel very fortunate to welcome both Dave and Gareth to work with Kevin Pearce to expand and develop the squash programme at The Woodford Wells Club.

As we worked to promote Squash/Squash57 at the Wells, it was evident that for the first time in over 40 years the squash infrastructure needed refurbishing. With the support of the General Committee this was successfully completed in February 2021.

2021-2022 has started well with increased membership and increased court usage. The Wells also hosted the Essex Squash 57 Championships in July, which saw a Woodford Wells player win the three main titles, congratulations to Gareth Naidoo (Open), Zoe Fennell (Ladies Open) and Patrick Osborn (O50's). A special thanks to Patrick for organising a successful event that further enhances the growing reputation of Squash/Squash 57 at the Woodford Wells Club.

Croestyx hockey (Section Chair – Sarah Belsham)

Senior Teams

Last season was another strange one for Croestyx with the leagues starting almost as planned in September but then being cut short in November due to another lockdown. Most teams managed about 6 games, but this was clearly not enough for league positions to be decided and so all competitive hockey was deemed null and void for the 2020/21 season.

England Hockey have been planning a total restructure for some years and their plans will finally take effect for the 2021/22 season with the introduction of 8 new regional leagues. As a result, our men's 1st and 2nd teams will be playing in the newly formed Greater London league, while the rest of our men's teams plus all our ladies' teams will remain in the East League.

In the Greater London league our men's 1st XI will be playing in Division 1 and our men's 2nd XI will be playing in Division 3 South. In the East league our men's 3rd XI will be playing in Division 3 South East and our men's 4th XI will be playing in Division 7 South East. Our four ladies' teams will be playing in Divisions 1 South, 2 South East, 3 South East and 5 South East respectively. Aaron Phillips and Ella Day take on the roles of men's and ladies 1st team captains and we wish them and all the teams every success for the season ahead.

In addition to the new league structure, England Hockey has also launched a new Game Management System, a consolidated platform for all leagues across the country. As with all new systems there have been some teething problems, so I'd like to thank the committee, captains, and officials for patiently trying to navigate the new functionality and in particular our fixtures

secretary, Crissy Thorne, for persevering despite many challenges to arrange the fixtures for all 8 teams in an extremely short time frame!

Our senior club coaches Tim Watson, Andy Moncur and Rob Harrison have prepared the teams well over the summer and in the lead up to the start of the season and we look forward to integrating yet another wave of juniors into our senior teams this season.

Our club umpires continue to grow in numbers under the coordination of David Matson, our Umpire Liaison Officer, and at the end of last season we launched a new Umpire Development Programme to assist umpires in progressing through the system. The programme is led by Paul Bewers and Philip Everett with coaching support provided by Nick Gillet, Paul Murphy and Helen Taylor.

Juniors

It was a similar story for our juniors with very few matches and tournaments played last season, but we ran a record number of training sessions and set skills challenges for the younger players. The training has reaped benefits and despite the long lay-off from match play there have been plenty of skills and tricks on show since the start of this season.

Our junior coaching team under the guidance of Jo Everett have been back in action since the beginning of September and have already welcomed an impressive number of new juniors, including several from Avon House, as well as a new cohort of U6s.

For this season we will be entering junior teams for both boys and girls into U8, U10, U12, U14 and U16 age groups. Having lost players to other local clubs several seasons ago our junior numbers have steadily increased over the last few years and so we find ourselves back to full strength in our older age groups. As a result, we no longer need to combine forces with Waltham Forest to be able to compete in the U14 and U16 age groups which is a promising sign for the future.

Our junior teams will be managed this season by Jennifer Campbell, Tony Sanford, Andrew Delaney, Stephen Leel, John Tsang, Roisin Matthews, Helen & David Ducat, Claire Nwofor and Rachel Miller. A great group of parents who take care of all the match day organisation. Many other parents support the teams and provide transport to the matches for which we are very grateful.

During the various lockdowns last year, we supported 7 of our juniors in completing their Level 1 umpiring course and they will now be mentored under our new Umpire Development Programme. Another 6 juniors and 2 parents completed the Introduction to Hockey Coaching Course with England Hockey, and they are now being mentored by our experienced Sessional Coaches. In addition, Emma Thorne has embarked on her Sessional Coaching qualification with a view to increasing our pool of senior club coaches.

In recognition of her services over many years to Crostyx juniors, Carla Preston was the inaugural winner of a new “Services to Crostyx Juniors Cup”, presented by our junior coordinator Jo Everett and yet to be officially named!

Jo will continue as our junior coordinator this season, supported by Donna Blockley and an incredible group of parents and volunteers who regularly help with coaching, umpiring and team management.

Playing Venues & Training

We continue to train and play home matches at our primary pitch Ashton Playing Fields in Woodford Bridge, as well as making use of the excellent facilities at Lee Valley Hockey Centre on the Olympic Park.

Ladies and men's 1st and 2nd teams train on Tuesday evenings at Lee Valley and ladies and men's 3rd and 4th teams train on Wednesday evenings at Ashton. Ashton is also used for our junior training sessions which are held on Saturday mornings, as well as Wednesday and Thursday evenings.

Events & Sponsors

A year later than planned we finally celebrated our centenary anniversary. A much-awaited event enjoyed by members past and present, and a double celebration as friends got together in person for the first time in many months.

The evening was a resounding success. The sun shone, the club, grounds and marquee sparkled, and 300 people arrived in all their finery to enjoy a four-course dinner followed by dancing and a chance to catch up with friends old and new. Thanks to the organising committee, WWC team, and the many people involved for making it a night to remember. Look out for the Gill Woods special montage!

I'm excited to announce that A-Team Group has agreed to sponsor the hockey section this season with a specific focus on our junior development programme. Thanks to them as well as the generous benefactors who donate much appreciated funds to support our coaching and development initiatives.

As chairman of Crostyx, I'm supported by an incredible group of committee members under the coordination and watchful eye of our long-standing secretary Lisa Dixon. The committee is in turn supported by many club members who get involved in everything from running teams on a Saturday, coaching, umpiring, ensuring the safety and well-being of our juniors, coordinating club kit, organising social events, to supporting the club financially. Thanks to all our members who give up their time on a voluntary basis to ensure the success and smooth running of our hockey section.

Tennis (Section Chair – Alex Wright)

As with the previous year, the time that has elapsed since the last AGM included several months of enforced closure of the Club; let us hope, for the last time. At least tennis could resume in full once the Club reopened in spring, and once again it has been encouraging to see the gusto with which members have taken up their racquets again. Coaching activity picked up significantly over the summer, with the launch of the full Porter Tennis programme. Competitive team tennis resumed, although some leagues have been slightly disjointed, with more limited fixture schedules than usual, and in some cases, no promotion or relegation for this season.

Nonetheless, the fixtures calendar has been full this season. The National Premier League was carried over from the winter and took place during the early weeks after reopening. This was the second season in which the men's team has participated in this strong league, recording a first

match win, against Chandos, and memorable hard fought matches in a losing cause against the likes of Billericay and Sutton. These efforts were rewarded with a place in the playoffs at Loughborough University for a place in the national finals. Moving to the summer National League, the club again entered three men's teams, and two ladies' teams. The ladies first team attained third place in the National Open league (South East region), with memorable wins over strong opposition including Roehampton, Cambridge, Sutton and Letchworth. The reward was a playoff away at Lady Bay in Nottinghamshire, where the team missed out on qualification for the national finals by the narrowest of margins, going 3-3 in rubbers before losing a shootout. The men's first team went unbeaten in Division 1 of the Essex National League, leading to a playoff for promotion to the Regional division, which the Wells lost to a strong team from Felixstowe. Hopefully next year this team can go one better, as we have the strength and depth of players to compete in the Regional division. Likewise the ladies second team, which came second in Division 1 of the Essex National League, losing only to a strong WimX side. The newly re-formed ladies Essex League team has gone on to win their division this year, while all three of the men's teams are at or close to the top of their respective divisions in the Essex League.

It has been pleasing to see more competitive playing opportunities for our ladies and girls at the Wells once again. Our ladies' team were victorious in the Essex Summer Junior Cup, beating Great Baddow in the final. The men's 1st team reached the quarter final of the Senior Cup and the 3rd team the semi-final of the Intermediate Cup. The South West Essex League consisted of friendly matches this season due to Covid restrictions. This winter, the Wells has entered two men's teams to play in the Essex Winter League, a number of teams in the Essex Winter Cup and Senior Cup, and a mixed team in the Don Barton Cup. There will also be a team in the South West Essex winter event.

There were also a number of junior teams active in the National League, at the 18U, 12U, 11U and 10U levels. Our 10U and 11U teams both won the top division of the Essex National League, while the 12U and 18U boys teams both competed in the Premier Tier, the 12U team in the Midlands division and the 18U team in the South East division. The 18U team, which two years ago achieved runner up position in the 14U national finals, again excelled, going unbeaten in the league and winning a close playoff against local rivals Redbridge to reach the national finals, played on the pristine grass courts of the All England Club's facility in Raynes Park, during an extremely hot weekend. The team enjoyed a comprehensive win against Carisbrooke in the semi-final, before being beaten in the final by Ilkley. The participation and successes of these teams bodes well for the future.

In between the various league matches outlined above, there was again a good entry to the Club Summer Tournament. Huge thanks are due to the organising committee of Lynn Attwell, Amit Arora and Patrick Osborn for organising all aspects of the tournament and of Finals Day. Many other members contributed their time to make a success of Finals Day, which is much appreciated. Congratulations to all finalists on some excellent play throughout the day.

At the time of writing, preparations are underway for the 40th Open Tennis Tournament. The 2020 edition of this event was able to go ahead in between lockdowns, and despite inclement weather, was awarded an accolade by the LTA for the quality of the event. Many members helped to make the tournament a success through promotion of the event, fundraising, production of the programme, court supervision and assistance with catering. Our thanks also go to the sponsors and advertisers, many of whom have become regular supporters of the tournament, and through that the Club as a whole.

Regarding playing facilities, two major investments have been made recently. The most significant of these was the upgrade of all the floodlights to LED. Those who have played under the new lights will have noticed a very significant improvement to the quality and coverage of the lighting. The upgrade will also result in cost savings related to the energy usage of the lights. This project was made possible by the generosity of a member of the tennis section, for which the Tennis Committee would like to express great thanks on behalf of the section as a whole. The Club also made a further investment into a number of portable floodlights, which can be used on any of the courts in various configurations. The main purpose of these lights is to support an enlarged coaching programme during the autumn and winter months, thereby increasing the utilisation of the courts during this period, increasing the availability of coaching throughout these months, without encroaching on the existing floodlit courts that are regularly used by members.

My thanks go to the whole Tennis Committee for their support, work and time this year. A lot of work is carried on behind the scenes and much of it is unsung, therefore thanks go out on behalf of the whole section to David, Jessica, Lynn, Russell, John, Amit, Marc and Jen. There have been many other valuable contributions to the section by other volunteers over the course of the last year, and we are grateful for all of these. Our thanks also go out to Dan Arnot and all of the Club staff for their initiatives, hard work and support in what has been another very busy year for the section.

Cricket (Section Chair – Luke O'Reilly)

Following last season's changes as a result of Covid, this season saw us return to formats, leagues and opposition that we are far more familiar with.

On the field, we once again have mixed success with the 1st eleven struggling for form with the bat at the start of the season resulting in the loss of a few games we would normally have expected to win. Form picked up later in the season with wins against the eventual champions Hutton and our local rivals Buckhurst Hill, but these highlights were all too rare and we finished disappointingly in the bottom half of the division. Our second eleven fared better with a comfortable mid-table finish which is a testament to how the team performed. The 2s are in the premier division and come up against some very good teams.

The third eleven also plays in the Premier Division and narrowly missed out on the title with the race going down until the last game of the season/. I know they were disappointed not to win the league having led for much of the season however they performed incredibly well and blooded several younger players. Our 4s had a very difficult season with games cancelled for weather and Covid and the young team were on the wrong end of some heavy defeats. Availability at the lower end of the club is always very challenging and we need to find a core group of players who can support the younger talented players we have coming through.

Our Colts section played over 60 games these games and whilst we did not have any silverware to show for the effort several players have been involved in the County age group setups which is a testament to with work Guy Peddy and his team do for the club voluntarily. We are unfortunate to be sandwiched between two very strong junior clubs in Wanstead and South Loughton and would we have been anywhere else in Essex we would be celebrating success at Junior level nearly every season.

This year for the first time we ran two ECB coaching initiatives called Allstars and Dynamos. Allstars is for boys and girls between the ages of 5 and 8 and we have 42 children attend our Monday night sessions. This initiative should provide the club with its next batch of under 9 players for the next few years. The Dynamos program was for girls only and we had 22 girls on a Tuesday evening. Girl's cricket is hugely popular right now and we have already committed to running under 11 and 13 girls cricket next season.

This season we launched a school's partnership that saw our overseas player Reeve Cyster deliver coaching in local schools. In total, we delivered sessions to over 1000 children and we are very grateful to Chance to Shine and Essex County Cricket Club for supporting us with funding for these programmes. Reeve was also on hand to deliver our cricket camps during the school holidays. The camps were well attended, and we even ran our first ever girls-only week courtesy of further funding from Essex County Cricket Club.

Because of the success of our camps and the external funding we received, we also managed to carry out much-needed improvement works on the grounds. This year saw us carry out the first aeration and fertiliser programme which had an instant impact with improvements in both the performance and appearance of the grounds. Additional works will once again be carried out at the end of the season to ensure our facilities match our premium subscriptions. Even after investing back into our facilities with tight cost control, the cricket section has delivered a surplus on its budget this year of approx. £9k. Which is approx. £5k more than planned.

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2021

Revenue Account	Note	£	£	<u>2020</u>	£
Income					
Subscriptions & fees:					
	Membership subscriptions	289,732		187,610	
	Member loyalty incentive	(41,000)		-	
	Tennis court fees	23,678		13,289	
	Squash court fees	1,232		10,793	
	Match fees	10,317		17,810	
	Visitors fees	16	283,974	457	229,959
		<u>16</u>		<u>457</u>	
Net income from events:			2,011		26,615
Net income from bar	1		2,665		30,086
Net income from reception sales			(2,854)		1,999
Net income from open tennis tournament			5,403		4,171
Net income from junior sport (coaching, multisports)			3,320		29,589
Hall lettings and daytime activities			3,194		19,902
Donations from members			14,708		14,318
Advertising & sponsorship			5,253		14,930
Playing area hire			563		7,267
Grants			2,250		2,805
Sundry income			1,518		887
Total revenue income for the year			<u>322,004</u>		<u>382,528</u>
Expenditure					
Administration & reception salaries (net of JRS, see note 13))			80,415		113,259
Coaches			6,485		23,322
Grounds and playing area maintenance (inc. groundsman salaries, see note 13)			34,772		50,794
Pitch hire			14,241		38,768
House maintenance & repairs			22,316		57,408
Rates, refuse collection & insurance			13,976		12,434
Utilities			22,510		30,287
Affiliation & competition fees			7,451		12,235
Playing equipment			3,304		11,330
Office expenses			10,619		16,476
Bank & credit card charges			10,885		11,297
Interest on members' loans			4,753		2,600
Sundry expenses, inc. irrecoverable VAT			13,330		26,880
Total revenue expenditure for the year			<u>245,058</u>		<u>407,090</u>
Surplus/ (Deficit) of revenue for the year, before exceptional items			76,946		(24,562)
Exceptional item income, support grants including lottery & local government			45,669		-
Surplus/ (Deficit) of revenue for the year, after exceptional items			<u>122,615</u>		<u>(24,562)</u>
Provision for Loan repayments due in the next 12 months			(47,393)		(45,100)
Surplus / (Deficiency) transferred to Members' Funds			<u>75,222</u>		<u>(69,662)</u>

Income from donations and events designated to fund capital and exceptional expenditure is reported in the Capital Statement and in Note 2.

Expenditure incurred on capital costs (inclusive of unrecoverable input VAT) is reported in the Capital Statement in Note 3.

THE WOODFORD WELLS CLUB
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2021

Note

Accounting Policy

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 has periodically undertaken major maintenance of its sporting facilities and premises, works to improve its existing facilities and construction of new facilities.

To do this the Club has had to raise funds or obtain loans, which have to be repaid over a period of time.

In recent, previous, years the surplus that the Club has achieved on its day to day activities has not been at a sufficient level to fund anything other than small amounts of capital expenditure, and therefore major expenditure has to be funded by specific fund raising activities. It was considered that preparing accounts in the format of a trading entity is not appropriate.

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

Donations from members and bank interest have been reported as revenue this year, in previous years these sources of income had been reported directly into the capital statement.

As the membership does not have an interest in the Club's equity, assets acquired by the club are not capitalised in the balance sheet and are expended in full in the year of purchase.

Covid -19 and Post Balance Sheet events

In view of the coronavirus pandemic, the Club closed on 19th March 2020 just prior to the announcement of Government directions.

Re-opening commenced on 13th May, 2020, initially with the tennis courts being made available to members and subsequently all playing sections were able to restart activities. A further autumn lockdown closed the Club until close to the end of this financial year, 31st March 2021.

During these periods of closure the Club had severely reduced income from the bar and social events. This reduction was offset by the receipt of grants, member donations and an influx of new members following re-opening of the tennis courts.

In addition subscriptions were at a level seen during fully open years with reduced operating costs including the benefit of government support.

The Club was able to secure a £50,000 bounce back loan from it's bankers and the General Committee is confident that the Club can continue to meet its financial obligations for the foreseeable future.

Salary costs have been stated net of Job Retention Scheme (JRS) support, furlough payments, in income & expenditure.

Gross costs of salary and JRS support are disclosed in note 13.

	£	£		£	<u>2020</u> £
1 Net income from bar					
Sales		69,770			261,016
Cost of sales		<u>(33,537)</u>			<u>(129,186)</u>
Gross Profit		36,232	51.93%		131,830
Staff costs (net of JRS, see note 13)	(29,695)			(87,640)	50.51%
Other expenses	<u>(3,872)</u>	<u>(33,567)</u>		<u>(14,104)</u>	<u>(101,744)</u>
Net income		<u>2,665</u>			<u>30,086</u>
2 Additions to Capital Projects (Appeal) Fund					
Donations & gift aid		-			13,925
Bank interest received		<u>-</u>			<u>5</u>
		<u>-</u>			<u>13,930</u>
3 Capital expenditure financed from Capital Projects Fund					
Office/Reception development		33,754			92,126
Tennis Courts resurfacing		<u>-</u>			<u>103,959</u>
		<u>33,754</u>			<u>196,085</u>
4 Debtors & prepayments					
Prepayments		10,405			7,406
Other debtors		<u>-</u>			<u>-</u>
		<u>10,405</u>			<u>7,406</u>
5 Bank balances					
Barclays current accounts		16,818			10,188
Barclays deposit accounts:					
Revenue funds		83,009			11,020
Allocated to future projects		<u>40,000</u>			<u>-</u>
		<u>139,827</u>			<u>21,208</u>
6 Creditors & accruals					
Trade creditors		13,130			6,700
Accruals		7,921			15,486
Members' swipe card/mycourt balances		27,723			24,641
Incentive payment provision		41,000			-
H.M.R. & C.		6,726			964
Income received in advance		<u>8,141</u>			<u>28,412</u>
		<u>104,641</u>			<u>76,203</u>

THE WOODFORD WELLS CLUB
NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2021

Note	£	<u>2020</u> £
7 Loans		
Barclays Bank bounce bank loan	50,000	-
Essex County LTA	2,260	2,260
Members	<u>147,200</u>	<u>192,900</u>
	<u>199,460</u>	<u>195,160</u>
Repayable : within 12 months	<u>47,393</u>	<u>45,100</u>
over 12 months	<u>152,067</u>	<u>150,060</u>

An unsecured Barclays loan was received on 10th November 2020, with repayments and interest deferred for a year. The Essex County LTA loan, for refurbishment of courts 1-4 in 2015, was repaid on 11th June 2021. 2019 & 2020 members loans are repayable in five equal annual instalments and are unsecured. They are subject to interest at 3% p.a.

8 Committed expenditure within next twelve months:		
Loan repayments	(47,393)	(45,100)
Reception/Office development	-	(30,515)
	<u>(47,393)</u>	<u>(75,615)</u>

9 Planned expenditure over next five years:		
Tennis courts resurfacing & access control	(136,000)	(136,000)
New clubhouse boiler	(50,000)	-
Development of terrace & balcony	(40,000)	-
Roof renewal	(20,000)	(25,000)
Hall windows and doors replacement	<u>(30,000)</u>	<u>(40,000)</u>
	(276,000)	(201,000)
Loan repayments	<u>(152,067)</u>	<u>(150,060)</u>
	<u>(428,067)</u>	<u>(351,060)</u>

10 Life membership fund	<u>-</u>	<u>203</u>
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Life membership subscriptions received after 1984 are credited to reserves and amortised over a period of 10 years, £203 being credited to subscriptions for the year.

11 Members' funds: deficiency/(surplus)		
Deficit balance brought forward	84,328	14,666
(Surplus) / deficit of revenue in the year	<u>(122,615)</u>	<u>24,562</u>
	(38,288)	39,228
Transfer to capital projects (appeal) funds	<u>47,393</u>	<u>45,100</u>
Deficit balance carried forward	<u>9,105</u>	<u>84,328</u>

12 Tennis courts surface sinking fund
 In October 2019 the £13,144 sinking fund for tennis courts surfaces was entirely used to fund courts 8 & 9 resurfacing. Whilst the Club still shows a cumulative, deficit balance carried forward, see note 11 above, a transfer to a sinking fund is not possible. However, £40k of our bank balances has been separately disclosed for future project expenditure, see note 5.

Balance brought forward, tennis court surface	-	13,144
Transfer to capital projects funds	-	<u>(13,144)</u>
	<u>-</u>	<u>-</u>

13 Job retention scheme (JRS) support
 During the year the Club received JRS, furlough scheme support and salaries have been stated net of this support in the Revenue Accounts. Gross salary costs and support are disclosed below.

	Gross salary £	JRS support £	Net salary disclosed £
Administration and reception	115,415	(35,000)	80,415
Bar	73,199	(43,504)	29,695
Ground	<u>17,747</u>	<u>(9,632)</u>	8,115
Total	<u>206,361</u>	<u>(88,136)</u>	<u>118,225</u>

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

15 Tenure
 The land used by the Club in Monkshams 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 beneficiaries named in the trust deed.

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2021
CAPITAL STATEMENT FOR YEAR ENDED 31 MARCH 2021

2020

	Note	Capital Projects Fund £	Loans £	Total £	Capital Projects Fund £	Loans £	Total £
Fund at the beginning of the year		(198,224)	45,100	(153,124)	(46,255)	17,042	(29,213)
Additions to fund	2				13,930	-	13,930
Transfers to fund from: Club's normal activities	11	-	47,393	47,393	-	45,100	45,100
Tennis courts surface sinking fund	12	-	-		13,144	-	13,144
Expenditure incurred in year	3	(33,754)		(33,754)	(196,085)	-	(196,085)
Loan repayments	7	45,100	(45,100)	-	17,042	(17,042)	-
Balance of fund at end of year		(186,878)	47,393	(139,485)	(198,224)	45,100	(153,124)
Committed expenditure and loan repayments payable within next twelve months	8	-	(47,393)	(47,393)	(30,515)	(45,100)	(75,615)
Anticipated, cumulative Surplus/(Shortfall) in funds after the next twelve months		(186,878)	-	(186,878)	(228,739)	-	(228,739)
Planned expenditure over next five years	9	(276,000)	-	(276,000)	(201,000)	-	(201,000)
Shortfall to be met from future fundraising activities or from surplus on Club's normal activities		(462,878)	-	(462,878)	(429,739)	-	(429,739)

THE WOODFORD WELLS CLUB
ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2021

BALANCE SHEET	Note				<u>2020</u>		
		Revenue	Capital	Total	Revenue	Capital	Total
		£	£	£	£	£	£
Current assets:							
Bar stock		2,180	-	2,180	3,000	-	3,000
Reception/kit stock		2,500	-	2,500	2,500	-	2,500
Debtors & prepayments	4	10,405	-	10,405	7,406	-	7,406
Cash in hand		600	-	600	-	-	-
Bank balances	5	139,827	-	139,827	21,208	-	21,208
		<u>155,512</u>	<u>-</u>	<u>155,512</u>	<u>34,114</u>	<u>-</u>	<u>34,114</u>
Current liabilities:							
Creditors & accruals	6	(104,641)	-	(104,641)	(76,203)	-	(76,203)
Loans	7	-	(47,393)	(47,393)	-	(45,100)	(45,100)
		<u>(104,641)</u>	<u>(47,393)</u>	<u>(152,034)</u>	<u>(76,203)</u>	<u>(45,100)</u>	<u>(121,303)</u>
Net current assets/ (liabilities)		50,871	(47,393)	3,478	(42,089)	(45,100)	(87,189)
Amounts due over 1 year							
Loans	7	-	(152,067)	(152,067)	-	(150,060)	(150,060)
		<u>50,871</u>	<u>(199,460)</u>	<u>(148,589)</u>	<u>(42,089)</u>	<u>(195,160)</u>	<u>(237,249)</u>
Representing:							
Life membership fund	10	-	-	-	203	-	203
Capital projects fund		-	(139,485)	(139,485)	-	(153,124)	(153,124)
Members' funds surplus / (deficiency)	11	50,871	(59,975)	(9,105)	(42,292)	(42,036)	(84,328)
		<u>50,871</u>	<u>(199,460)</u>	<u>(148,589)</u>	<u>(42,089)</u>	<u>(195,160)</u>	<u>(237,249)</u>

A. J. Moore
Hon. Treasurer
J. Peddy
Chair
October 2021

Proposed subscriptions for the year commencing 1st April 2022

Having not increased underlying subscriptions for inflation in the previous year the General Committee is proposing the following subscription increases. Subscription increases which are not adjustments for underlying inflation are as follows.

- An increase of £25 in off-peak playing membership has been proposed. This higher increase recognises the level of court access off-peak members enjoy at a subscription rate lower than that of senior playing members.
- For squash only members, it is proposed that the current subscription is reduced from £380 to £355. The current rate is at a premium compared to similar local clubs whilst, conversely, our court fees are lower. Squash only members total c 20 and it is proposed that court fees will be increased from £4 to £5 (peak) and £2 to £3 (off-peak) to fund the reduced subscription level.
- For areas where there is no inflationary increase for the year commencing 1st April 2022, below, it is probable that an inflationary increase will be applied in the following year.

	2021/22 SUBSCRIPTION From 1st April 2021 (27 and over) £	Adjustment From 1st April 2022 (27 and over) £	PROPOSED SUBSCRIPTION From 1st April 2022 (27 and over) £
PLAYING MEMBERSHIP			
Senior playing membership (Exc squash only)	420	10	430
Senior playing membership (squash only)	380	(25)	355
GENERAL ACTIVITIES			
Senior playing membership	90	0	90
RESTRICTED CATEGORIES			
Off-peak playing membership	220	25	245
Cricket Only	250	5	255
Hockey Only	250	5	255
Table Tennis Only	110	5	115
Short Mat Bowls	130	5	135
Netball	110	0	110
JUNIOR			
Individual - Single Sport	75	0	75
Individual - All Sports	105	0	105
Son / Daughter of Member	75	0	75
INTERMEDIATE			
Intermediate playing membership, 19 to 26 inclusive from 1st April 2022, £210.			

For any members who leave the Club and are seeking to re-join the General Committee reserves the right to charge a re-joining fee if the member seeks to re-join within 2 years of leaving. Leaving the Club includes a member not paying a subscription over a period of time then seeking to re-join by paying a subscription for only part of a year. The re-joining fee will be set at £50, or the amount of the subscription not paid in the intervening period, whichever is the smaller.

THE WOODFORD WELLS CLUB

156th Annual General Meeting

29th October 2020

Present: Anne Miller, Anthony Moore, Trevor Woolmer, Janine Best and members on Zoom.

Chair: Anne Miller

Anne Miller, the Club President welcomed everyone to the 156th Annual General Meeting, noting it was a first in the Club's history, as it was being conducted on Zoom.

Anne requested a minute's silence in memory of those members who had passed away during the year – Alan Sims, Maggie Blockley, Rob Rose and Alan Brooker.

Apologies: Kit Blockley, Mel Harling, Frank and Linden Pratt, Jean Allen, Keith and Pat Wire, Ella Dougherty, Guy Peddy, John Caplan, Ted and Barbara Noble, Olga Pearson, Kath Woolmer

Approval of Minutes: The Minutes of the 155th Annual General Meeting were published in the report and proposed by Bill Miller and seconded by Andrew Pearson and passed unopposed.

Approval of Accounts: The accounts for the year ended 31 March 2020 which have been published in the report were proposed by Bill Miller, seconded by Anthony Moore, and passed unopposed.

Chairman's Report: The Chairman's report was published with the accounts and proposed by Richard Harling and seconded by Tony Scholer and passed unopposed.

Changes to the Club Rules: Proposed rule changes were published in the report on pages 15 and 16 and were proposed by Bill Miller and seconded by Jo Peddy and were passed unopposed.

Club Subscriptions: The proposed changes to the Club Subscriptions were published in the report on pages 23 and 24 and were proposed by Bill Miller and seconded by Anthony Moore and were passed unopposed.

Club Officers and Committee Members

Before moving onto the election of Club Officers, Anne thanked Trevor Woolmer for his many years of service as Honorary Club Treasurer.

The following positions were proposed and seconded: -

Elected members:

Cliff Woolnoth proposed by Tony Moore seconded by Natasha Argent

Richard Harling proposed by Tony Moore seconded by Natasha Argent

Sarah Gillet proposed by Sarah Belsham seconded by Bill Miller

Anne thanked Janine Best who was stepping down as Honorary Club Secretary after two years' service.

Honorary Club Secretary:

Victoria Scott proposed by Bill Miller seconded by Paul Munson

Anne thanked Tony Moore for his input over the last two years as Club Chairman and said how his presence on the committee was of great value.

Honorary Club Treasurer:

Anthony Moore proposed by Cliff Woolnoth seconded by Richard Harling

Independent Scrutineers:

Ian Brassington proposed by Tim Ducat seconded by Carl George

Trevor Woolmer proposed by Tim Ducat seconded by Carl George

Vice Presidents: Tom Dawlings, Tim Ducat, Vic Irvine, Lindsey Kennedy, Jill Leiper, Olga Pearson, Janna Pratt, Andrew Pearson, Dilip Jajodia, Tony Moore, Kit Blockley and Cliff Woolnoth

The Vice Presidents were proposed by Trevor Woolmer and seconded by Richard Harling and were carried unanimously.

Any Other Business

Before turning to Any Other Business, Anne said she was delighted to announce that The Woodford Wells Club had entered into a formal agreement with Avon House School whereby all 240 schoolchildren have become members of The Wells. The School has been given the use of courts 5, 6 and 7 for a couple of hours during the school day, and an entry gate was being installed at the back of courts 5, 6 and 7 whereby the children can safely enter The Wells. In the summer the School will have use of the second cricket pitch for supervised sports and games.

This agreement marks the beginning of a new stage in the Club's development, and we hope we will forge strong relations with the School, the children and their parents. Anne thanked Richard Harling, Jo Peddy, Paul Bewers and Dan Arnot who steered the Club through the negotiations with the School.

In conclusion Anne Miller thanked the members of the Club who have, and continue to support the Club. She stated the Club is its members, and during Covid it had been inspiring to see how the members had helped by making donations and paying their subs promptly, volunteering decorating and ground keeping and gardening skills, administering rules and lockdown legislation, and generally being mindful and supportive of each other as we all do our best to negotiate our way through these difficult times.

Anne requested the members on Zoom , raise their cup of tea, glass of wine or beer, to themselves and the members of The Woodford Wells Club. Long may we continue.

The Zoom meeting concluded at 8.30 p.m.