**AGM. Wednesday 29th November. 8.00pm**

**At the Hadley Wood Association Hall**

**Crescent East (at the end of the tennis courts)**

1. **Apologies:**

Louise Houston (Estate Manager)

1. **Attendance:**

Rupert Mackay (Chairman)

Bernadette Conroy (Trustee)

Liz Snape (Trustee)

Jaye Gohil-Fisher (Manger)

37 Members of the Hadley Wood Association.

1. **Chairman’s report.**

Thank you very much for taking time out for this HWA AGM.

I would like to share with you my long term vision/dream which is threefold.

1. Recognise we live a wonderful area of north London with green spaces, fields, woods, sports grounds, playground and centre.
2. Renew the lease with Enfield council which will expire in 14 years for which we have to demonstrate a wide membership within the community.
3. Rebuild/renovate the HWA centre which is now old.

**Recognise** - We do need to recognise that we live in a wonderful area of HW with green open space, green fields, woods, place to walk, walk the dogs, enjoy the recreation grounds, playground etc. We should remember that this land was given for the public good of the people who live in this area - long may we remember and recognise that by supporting the HWA and encourage others to join.

**Renew** - The lease of the HWA was signed back 24 September 1992 with it running from 25 December 1990 for 40 years, so the lease will run out in 2030, we have another 14 years. Councillor Anne-Marie has run the lease by the legal department of the council with the report coming back that it is highly likely that we would be able to renew. Plans now need to be put into effect within the next couple of years for a new lease, perhaps for a longer term.

**Rebuild/renovate** - Our buildings, this centre was opened in 1964 - they are 52 years old and they are looking tired. They are in need of constant repairs, renovation and perhaps a rebuild. This may well not happen under my leadership, but I think it would be a great aspiration for the HWA and I can see that this is already on the Forum’s paper to be presented later so I will add no further discussion, except to say this threefold aim should be behind all the plans of the HWA for the long term.

I would like to now turn my attention to my appreciation to my fellow trustees. Bernadette Conroy is very wise, friendly and astute and we should be very grateful for the professional skill she brings to the team. Bernadette is offering her resignation and re-election as trustee which is required under the articles of association. I am proposing her re-election and hope you will add your support. Also, many thanks to Liz Snape for her cheerful willing spirit along with care for the this local community. Thank you for all that you do.

Staffing

Jaye Gohil-Fisher is the overall manager of the HWA. She has been negotiating user group contracts, she manages the subscriptions from members, has upgraded and integrated our database and most importantly put our finances into a computerised system. So this coming year we have in place now an internal budget and regular account reporting on a quarterly basis in order to control our finances. We are extremely grateful for her tireless work and professionalism.

Louise Houston is now the Estates manager who manages our hall bookings, cleaning contracts, buildings and grounds maintenance contracts. She is the friendly face of the centre who sorts out problems and comes up with helpful solutions. We are extremely thankful to Jaye and Louise for all their hard work, dedication and commitment to their work in the day to day management of the HWA. We said our friendly goodbye to Kamil as grounds man as we have now contracted out our grounds work to ASM on a more economical basis. We are very grateful to our friendly hard working staff team.

Main users

At our last AGM we made it our aim to implement contracts with the main users of at the association. This has been a hard process, but I am pleased to report that we are half way through and I am hopeful the remaining users will agree to the final details once they are settled. A new additional user is the Saturday Theatre School which we are pleased to welcome. These contracts should give long term security for the users, clear lines of responsibility and accountability. It will also help us to budget for the future. You can read about the main users activities from their handouts.

Over the year we struggled with heating and cleaning. As a result of the hard and willing spirit of Louise we have I hope settled the heating problem. We have also taken on a new cleaning company which is more expensive, but we have found the complaints are down as a result - so everyone is happy. Louise sought competitive quotes before signing up to the new cleaning company.

Hire of Centre

Louise has taken on this responsibility from Niki. She has introduced an electronic method of booking the centre for parties and other social events, along with photo’s of the centre to encourage the marketing. There is a clear paper trail with terms and conditions. There is still a personal touch with a follow up telephone call and detailed instructions as to the conditions of use of the facilities. It is reported that Hall bookings have gone well this year.

Car Park

This year we were beneficiaries of local government funding from the resident priority fund of about £4,500 which enabled Paul Harris the electrician to put in cabling, electrical boards and CCTV cables so that we have a fuller picture of what is going on within the car park. A second hand light pole has now been put in place, but we had to pay for this ourselves along with the upgrade of the CCTV equipment. We also put in the wooden posts down the driveway to protect our land from cars parking done the road.

You will also notice the new public footpath has been put in by Enfield council. They also left large concrete stones to protect the land from travellers who might like to become more permanent residents.

A number of people have mentioned a concern that the car park is used by non-member of the HWA and I think we will try to address this issue on a friendly and low cost basis this year. An electric barrier or a commercial photographic system may be too costly to put in place, but this is still under investigation. So perhaps we will resort to some friendly signs, flyers to encourage people to become members of the Association. Further investigation by Jaye and Louise will be undertaken in consultation with our main users.

Hadley Wood Forum

I am delighted the HW Forum is firmly underway even gaining funds for local projects. I am not going to say much in this area as we have a separate section for this but I am extremely grateful to Esther Kurland and all those who help in this important area. If you want to be part of the community then please support the Forum as much as you can.

Planning is always a difficult issue within our community and as trustees we think the best way forward for planning issues is for them to be set out by the Forum. Not withstanding this the trustees would still take an interest in planning especially when the immediate land of the Association would be effected. This year I would like to thank the tennis club for having held a public meeting about the proposal of a temporary dome on the two central courts. In the end the tennis club have withdrawn the idea, but I really appreciate the tennis clubs concern for the local people when they consider their plans and we will always encourage such a dialogue.

Fireworks

We are again extremely grateful to Maria Evans in all her enthusiasm for running a truly fun filled community event. I would also particularly like to thank Nicky Greaves and Guy Cecil who are also on the planning committee who supported and encouraged another wonderful fireworks night, with music, fun fair, and gourmet street food. Again we would not be able to hold such events without the support of Statons who are our main sponsors; along with stewards, bar and other volunteers who help in so many ways. Long may it continue and much appreciation to all those involved.

Hadley Wood News

We are extremely grateful to Rod Armstrong for the regular news and information from the HW News. Two new advertisers have been found and from next year it will be managed in house with Rod retaining the position of Editor and Chief - we are extremely grateful for his many patient hours running the HW News.

New initiatives

This Autumn a two part history series of talks at St Paul’s church was initiated by two members of the association on the History of the Battle of Barnet and the local history of Hadley Wood and a small financial surplus was made which was shared with as a gift to the HWA. May I take this opportunity to thank John Hall, John Leatherdale and the family of the late John Northam who provided much of the historical input. (JN was a past trustee of the HWA and his signature is on the lease document that we are looking to renew.)

The tennis club also took on the initiative of re-developing the bar area installing a small kitchenette, renewing some of the furniture and giving it a paint job. Many thanks and I hope this area proves to be a more sociable.

The trustees would welcome any initiative and suggestions that would enhance the HWA and its members. We can not undertake everything we don’t have the time, but we do not want to stand in the way of progress, yet at the same time we want to protect the interests of all our members. Our membership stands at 334 and for 2017 we will be taking on a new membership initiative. Also the subscription rate for membership stands at £50 and I would like to suggest it be increased perhaps to £60. I would value your comments on this one.

Let’s keep to the dream/vision

1. Recognise we live a wonderful area of HW.
2. Renew the lease with Enfiled council.
3. Rebuild/renovate the HWA centre.

Let us work our way through the accounts and take any questions.

1. **Income is down** - reason for this subscriptions were lower perhaps as we offered a discount for those who signed up for direct debit of 5. School membership probably needs chasing every New Year as people leave the school and new parents arrive.
2. **Expenditure is up**. Repairs and maintenance was the issue. New posts and new light pole, Staff have done an excellent work of addressing this issue by going out to tender for the grounds work which we now have in place with ASM. We no longer need the expensive cost of repairs, maintenance and insurance of the tractors etc but we will keep them just in case and to see how we get on with the contract renewal in year.

**Balance sheet**

1. Debtors and Creditors in a better position so that we know where we stand.
2. Cash is spread between Scottish Widows and Nat West business reserve
3. Total funds reduced to 117,224 a 22,900 reduction.

**Notes of Activities**

1. No 2. HWN is an important part of HWA with communication to the local people. We have kept colour and the number of pages which is why there is a loss, but we will be addressing this as production comes in house this year.
2. Staff cost have been static and in fact we will be addressing this issue as Jaye is will to cut her hours by 50% while Louise will increase by 1 hour, so we are looking for a saving here.

**Going forward**

1. Setting internal budget which will show a break even perhaps even a surplus of 6k.

* Increase membership - new brochure
* Introduce parking system or signs encouraging membership.
* Continue to negotiate contracts.

This report and the accounts can be seen on the HWA web site

1. **Election of Officers**

Under Article 29 of the Company’s articles, one third of the Directors must apply for re-election each year by rotation. Bernadette Conroy stepped down, Rupert Mackay proposed Bernadette Conroy, 5 opposed but the majority elected Bernadette Conroy as a Trustee.

The meeting was formally closed by the Chairman and handed over to the Councilors of Enfield Borough.