



HADLEY WOOD ASSOCIATION

HADLEY WOOD ASSOCIATION ANNUAL GENERAL MEETING 2019 **Wednesday 14 November 2019** **HWA Centre, 1-7 Crescent East EN4 0EL**

This AGM was held as part of an “HWA AGM PLUS COMMUNITY” evening starting with a display of locality drone (by Hugh Small) and other photos by John Leatherdale, and continuing after the AGM with presentations on HWA Centre Upgrade (Dawn Wellings with initial plans prepared by Helen Speroni), Planning (David Harbott and David Sumners), Ward Boundary review (Cllr Alex Georgiou), HW School (Fran Worby, new headmistress), Tennis Club (Alison Moon, new Chair) and Security (Richard Walker for Neighbourhood Watch, Tony Nash for HW Security and MLB patrol now extended across all of Hadley Wood).

Other community groups were introduced including HWRUG (Francesca Caine and Rudi Koenig), Women’s Institute (Caroline Smith with Philippa Phelps and Katie Michael), HW Jewish Community (Rabbi Yoni Birnbaum with Michael Singer). St Paul’s Church had to send apologies (Rupert Mackay, Kirsty Birkett and John Hall).

In addition to Tennis, for our main Clubs (Users) the Bridge Club (Friday) was represented by Robin Nunn and reports received from PreSchool (Judy Quickenden) and Dance (Janice Salmon).

PRESENT/APOLOGIES

Trustees: Robert Wilson (Chairman), Liz Snape. (Apology: Rupert Mackay)

Committee: David Harbott (Treasurer, Planning), Katie Michael (Secretary), Dawn Wellings (Security, Membership, Vision 2020, Events), Helen Speroni (Centre Upgrade, Events), David Sumners (Centre Upgrade, Planning), plus Julie Nedza (Finance and Membership data manager. (Apology: Gillian Henley, Membership Secretary, Health & Safety, website).

Members: About 60 in total (including Trustees and Committee); plus community guests. (Apologies from many members with competing commitments.)

The Chairman opened the meeting with an introduction to the “AGM PLUS COMMUNITY” evening, with coordination of local groups being a primary Association objective, and with thanks to the Committee and others (particularly John Leatherdale for the projector) who had helped organise the event. The importance of email contacts (through sign in and membership forms) was emphasised as HWAMAIL is now our primary channel of communication - but we are missing full data for a third of our members. The new windows along the outside wall of the Hall were revealed as Phase 1 of our Centre Upgrade.

1. MINUTES OF LAST MEETING: draft available on website since shortly after 2018 AGM, were approved.

2. MATTERS ARISING: were largely covered in regular Hadley Wood News reports and later in this meeting. AGM 2018 presentations on Security and Planning had been followed through with major community meetings and actions during the year; Vision 2020 was a special item for this meeting as Centre Upgrade. Treetop and Rail User campaigns had continued as reported in HWN. The effort by Jamie Lesser to promote faster broadband by a community approach had not succeeded. This is still a problem as confirmed by a show of hands.

3. TREASURER'S REPORT: The draft accounts as approved by our Independent Examiner have been on our website; copies were available at the meeting. David Harbott noted highlights including an overall surplus (£5!) in line with budget and consolidating last year's stability. Revenue has held up despite loss of Football income, with some increase in membership income (now with about 500 members). Fireworks has again been a great success and likely to contribute £5,000 to HWA. Expenditure on repairs was substantial as we caught up with a backlog, but within budget. We had been able to fund capital expenditure (exceeding £10,000) on the new windows with patio doors, whilst still keeping cash reserves in excess of £60,000. David has been able to put forward another budget for 2019/20 at break even, but assuming an increase in revenue from new members. We are targeting 100 new members, but this is realistic given we have only 250 out of 1,000 households signed up.

David floated the possible need to recommend an increase in membership fee for 2020/21; the fee has not been raised for at least 15 years and, if doubled, would still be only £1 per week per person. For 2019/20, we shall seek to cover our requirements by increasing membership numbers but will review a fee increase during the year and present to the next AGM. Comments were invited to continue after the meeting closed.

4. CHAIRMAN'S REPORT: Our activities are reported regularly in the Hadley Wood News (also on website), although these are really the tip of an iceberg - we have a lot to manage during the year. This Report has its focus on how we run HWA, both to inform and to invite more participants - more directly addressed under Appointment of Officers.

The Committee has been expanded during the year; we have been very fortunate to add Dawn Wellings, Katie Michael, Helen Speroni and David Sumners. They have each contributed in multiple roles and generally in Committee discussion. Also Julie Nedza to our Membership SubCommittee, as well as accounting (Quickbooks) support for our Centre Manager. Julia Redburn is helping us with Events.

The Committee meets monthly, with separate Trustee meetings (with the Secretary, plus Treasurer as required) also monthly to pick up formal decisions. Katie adds a sharp eye on our legal obligations.

Finance is primarily covered by our Treasurer, with daily management by our Centre Manager supported by Julie Nedza as we switched to use QuickBooks. Our Independent Examiner has commended the quality of our financial records and had found no issues to

bring to the attention of Trustees. This is a very important and solid achievement this year.

Centre & Grounds make constant demands for attention. Rupert takes the primary role as Trustee with our Centre Manager (a part time weekday role) in the front line with users, suppliers and workmen including our contract ground maintenance (ASM). Gill has provided steady attention to Health & Safety, working through items identified in a professional survey early in the year. Dawn has taken a grip on bar management, now in good cooperation with the tennis club.

Looking to the future, we are trying to move beyond minimal repairs to patch up our ageing building. Through Vision 2020 (led by Dawn Wellings), we are moving into a substantial Centre Upgrade project identified by Helen Speroni (a local architect), based on discussions with users and a careful eye on available funds. David Sumners has joined the project group. Dawn will be giving a presentation shortly.

Our membership organisation has been transformed in the last year. Our Membership SubCommittee has pursued three elements, all helping each other (1) Back Office: Julie Nedza set up the database linked with our subscription input, (2) Middle Office: Gill ensured GDPR compliance and managed our new membership packs and enquiries, (3) Front Office: Dawn has led the introduction of our Member Benefit card scheme and a general drive to provide value to members.

Dawn also leads our coordinating role on Security through the HWA Security Committee, which I also join to give our Association's full support. The rest of the Committee are from the other participants: Neighbourhood Watch (Simone Strauss, Richard Walker, John Hall), HW Security (Simon Lester and Stuart Singer) and MLB (Tony Nash and Ahmet Izzet) plus PC Carl Bliss.

David Harbott runs the HW Neighbourhood Plan with a Committee and with our full support, and we hosted the successful community meeting. Planning issues present current threats, and David has helped extend our role to wider Local Affairs issues; David Sumners is now taking an active role. They are giving a presentation shortly.

Events organisation has been a weakness in recent years, with the glorious exception of Fireworks - another successful event this year, run with our support by a separate group led by Maria Evans and Guy Cecil. We have made a breakthrough here with Dawn, Helen and Julia joining with Tennis to plan new events. The Acoustic Growlers evening was the first new joint event. Dawn will say more in the Centre Upgrade presentation.

Users continue to play an essential part. We have greatly improved our relationship with Tennis and new Chair Alison will be giving a short update. Dance and PreSchool have sent apologies, but we have written reports (attached). Bridge continues to thrive with a full Hall on both Tuesday and Friday; Robin Nunn is present to encourage new members.

Hadley Wood News under the editorship of the admirable Rod Armstrong continues to provide its excellent coverage of local affairs. Rod expressed his thanks to all contributors and advertisers including Nick Staton (present at the meeting). We took the opportunity as a meeting to express our thanks to Nick for his tremendous support of the community

through sponsorships, advertising and otherwise.

5. APPOINTMENT OF OFFICERS: Robert explained that all three current Trustees are willing to continue and there had been no other nominations. Accordingly, the “retiring in rotation” Trustee, Rupert, was deemed to be re-appointed. The meeting (on a show of hands nem con) approved the three current Trustees continuing for 2019/20.

The Trustees are keen to see people come forward to be Trustees in the next years. There are advantages in continuity, but we need new people to come through. The appointment of Trustees is the key way in which members control their Association.

Our Committee (currently six plus Trustees) is not elected by members but appointed by Trustees. In practice most of our decisions are being taken by the Committee supported by the Trustees, and with Sub Committees for Membership, Vision 2020 and Security.

We need to replace Katie as Secretary (a flexible role) and add a new member to be Membership Secretary (replacing Gill in that role; Gill remains on the Committee for Health & Safety and other matters). We look for volunteers but could pay (as part time role) if appropriate. Applications welcome.

6. DATE OF NEXT AGM: Wednesday 11 November 2020. Time: 7.30pm (a clear preference on a show of hands over 8pm).

7. ANY OTHER BUSINESS: none raised.

CLOSE OF AGM, followed by:

HWA Presentations:

CENTRE UPGRADE: Dawn Wellings reported on progress with the Vision 2020 project introduced at the AGM last year. Her full presentation is attached.

Our aim to build a bigger, multi-purpose, easily accessible and flexible space remains but our immediate focus is now on a practical Centre Upgrade. This follows discussions with users and within the subcommittee. Helen Speroni, local architect, has led our developing ideas and produced indicative plans - see the boards displayed at this meeting.

Phase 1 has been implemented: new hall windows with double doors to our back garden. By Easter, as Phase 2 we will have modernised half the toilets and rearranged the entrance to allow access at all times to HWA/tennis members whilst maintaining safeguarding security for PreSchool and Dance.

The next stage is more ambitious, including changes to the internal layout between the offices and cloakrooms, completing toilet modernisation, improving the small hall to allow better use as a separate function room close to the bar area. We anticipate total cost, including Phases 1 and 2, in the region of £100-150,000.

To achieve these plans we need help: volunteers (including builders' recommendations)

and money (in particular events: ideas and organisers welcome). New regular events include self defence sessions (see leaflets, website). A summer event (to match Fireworks) is being planned jointly with tennis: live music "Hadley Woodstock". Check our website, Facebook page and Hadley Wood News. And of course we need as many residents as possible to join as members!

PLANNING: David Harbott reported on progress with our draft Neighbourhood Plan. The community meeting provided useful input, the Council had made detailed comments, and we now had a revised draft from our consultants (Troy). The timetable was falling back but we should have our referendum to approve the Plan within 2020.

David reported on developments with the London and Enfield Plans. He attended forum meetings and Hadley Wood views were noticed. He had joined those arguing against the presumption of development for Small Sites, which could devastate Hadley Wood (which only has development scope by small sites), and this had now been withdrawn. Other threats remain.

Green Belt remained at risk in the present stages of the planning process, and "previously developed land" (eg Crews Hill) in some places might be acceptable. Around Hadley Wood, it would be highly objectionable. It should be no surprise that green belt landowners in the area had all responded to the "call for sites" (including Duchy of Lancaster for the fields by Bartrams Lane), but we have clear statements from Council officers that no consideration is being given to any green belt development near us. We shall shout very loudly and start a major campaign if we ever hear differently.

David Sumners introduced our process to review current planning applications through a panel, each covering a number of streets. Those involved and actions will be on the website in due course.

WARD BOUNDARY REVIEW: Councillor Alex Georgiou reported a great success: the Local Government Boundary Commission has responded to its consultation with new recommendations - the Hadley Wood links with Cockfosters have been accepted and now the new Ward recommendation keeps us together. The new Cockfosters Ward is reduced to two Councillors, still losing Oakwood. We would prefer to keep the three Councillor Ward, but this is now more or less impossible to achieve; PC Carl Bliss thought that the new Ward was likely to allow the current police team to continue.

This exceptional change in recommendation was forced by the tremendous strength and volume of our responses: 160 individuals (of which 120 from Hadley Wood) and 14 organisations including HWA.

The deadline for final responses is 6 January. To avoid a risk that we lose this change, everyone is encouraged to write in to the Commission supporting the new proposal, maybe with a comment that it would be better to keep Oakwood as well.

SECURITY: Richard Walker recited the role of Neighbourhood Watch, now covering 32 out of 37 roads in Hadley Wood and spreading in Cockfosters.

Tony Nash of MLB gave a presentation (on our website) on the role and quality of the new

patrol commissioned by HWSecurity. This year saw the tremendous result for our general safety that enough new subscribers have enrolled to extend the patrol now to all of Hadley Wood, but a substantial increase in subscribers is still needed to push on and have the full 24/7 cover everywhere. Nick Staton said there was some confusion: if NHW is effective, why does a resident need MLB? Tony confirmed that NHW provides the eyes, but HWS/MLB is needed to provide an active response. MLB only responds to calls from subscribers. PC Carl Bliss, praised for his own extraordinary commitment, confirmed how well MLB and NHW were working together with the police; we could not rely on police response teams based the other side of the Borough with other priorities.

Tony told the meeting that MLB are involved in security in many locations. In his experience, Hadley Wood is unique in the level and impact of its community efforts including Dawn leading the HWA Security Committee, Simon Lester who set up and still runs HWSecurity (with Stuart Singer) and Simone Strauss who set up NHW here and expanded it (with Richard Walker).

The "AGM PLUS" EVENING continued with informal discussions and the bar open.

Reports and presentations on following pages.



Hadley Wood Association AGM – November 2019

Vision 2020

Good evening. Those of you here last year (or those who have checked our website) will remember our discussion on our vision for the future of the HWA Centre. Our vision to create a bigger, multi-purpose, easily accessible and flexible space remains a bold and ambitious plan and one which will benefit all of us and our community, as well as our existing users.

Since our last AGM, members of our wonderful group of volunteers have held informal discussions with our current users (preschool, tennis, ballet & bridge) and together this subcommittee has discussed their feedback, along with observations from a resident's point of view.

As a result of these meetings, Phase 1 of this vision - the Centre Upgrade - has already begun. Earlier this year we replaced the windows in this hall and added double doors, giving direct access to the green space behind me – a benefit to all hall hire users. We have also carried out a full building survey and look forward to receiving the CAD plans shortly and will be carrying out electrical, security and drain surveys this side of Christmas.

By Easter of next year, we will have altered the entrance into the HWA Centre, finally allowing HWA members access to unisex toilets via an external keypad – a facility both our members and tennis club members have been requesting for a long time. The current, external doors will remain and new, secure, double doors will be placed between the door to the current ladies' toilets and the doors to the small hall, maintaining security for pre-school, ballet and bridge. During pre-school and ballet hours the children will have sole and secure access to the current men's toilets, which are on this side of the new security doors, which will become unisex toilets once the new doors are in place. Please do take a look at the plans on the wall in the small hall for a visual of how this will look.

The second stage of the Centre upgrade is more ambitious and again, draft drawings are outside for you to have a look. We would like to improve the current layout of the HWA Centre by moving our office (which is tucked away at the back) to the front of the building; we would like to improve the soundproofing and dividing doors so that both the small hall and the large hall can be used at the same time by different users; we would like to have access to the bar from the small hall - giving more flexibility to the different spaces; and add an additional room at the front of the building which members and residents can use for meetings or get together. We also have a very large garage behind this building, on a concrete base, which can easily be converted into a new, functional space.

We are very driven to make this happen and have the HWA Centre work better for all of us and our users now, to meet our current needs, as opposed to those of 50 years ago. But, of course, all of this will cost money. We anticipate the total cost of the Centre Upgrade to be in the region of £100,000-£150,000.

So – how do we raise this money? Well, we need your help!

Are you able to support us by joining our Vision group and volunteering a little of your time to have a direct influence on the Centre Upgrade?

We are aware that there are various grants available to Resident's Associations who are a Registered Charity like the HWA – does anyone here have any experience of applying for grants and if so, can you help us?

Are you a builder who can help us with your time and expertise? Or does anyone here have any contacts with building suppliers who might be able to donate items on our "shopping list"?

On the subject of builders, as a registered charity we will approach three building companies for quotes to carry out the Centre Upgrade. If you know of a builder you are happy to recommend to us, or if you are a builder interested in our project, please can you pass us contact details at the end of the meeting.

We also plan to hold more regular events for HWA members and residents, as well as specific fundraising events.

A new, regular event begins in January with the self-defence sessions run by John Harding. You should have been passed information on this, including John's very impressive CV, when you entered – if not, please come and ask us for it at the end.

As David Harbott has already discussed, currently our largest fundraiser is the HWA fireworks night, which is a wonderful evening thanks to the amazing team behind the planning of the event and it is extremely well supported, for which we thank you. We hope to organise a second family event in the summer, June, in partnership with the tennis club with live music ...a Hadley Woodstock.....and it would be wonderful if you could continue with your support by attending and inviting friends and family. If you would like to get involved in organising these events, if you have more ideas, or if you have experience with fundraising, please do come and speak with us.

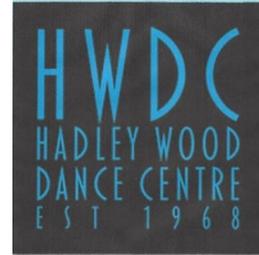
Do keep an eye out for further information on the HWA Centre Upgrade and fundraising/member events by checking our website, our Facebook page or Hadley Wood News – our magazine for all residents – which can be picked up for free from Londis if it doesn't make it to your doorstep.

And last but not least, we urge all residents to become HWA members. It only costs £50 per year for a family, local businesses support our members by offering discounts on sight of your membership card and please remember that without your membership or support, we would not be here.

Thank you.

Dawn Wellings

Hadley Wood Dance Centre Ltd.



The Hadley Wood Dance Centre, based in The Association Centre, has been in existence since 1968. Janice Salmon has been the Principal for the last 36 years. Classes are held here from Mondays to Thursdays for children from the age of 3 years.

Examinations conducted by The Royal Academy of Dance took place in July this year, all candidates gaining Merit and Distinction marks. Younger pupils also performed very well in their Grade Awards and Assessments, receiving good results and reports from the Examiners. Over the years, a number of pupils have continued their dance training by studying for Degrees in Dance and have made their careers in performing, choreography and teaching, as well as other dance-related theatre work.

The Adult Ballet class at the Centre on Monday evenings continues to be popular. The lessons are designed for people with little or no ballet experience, but are also enjoyed by ladies who have had some previous dance training.

Last year HWDC was 50 years old and so to mark the occasion, we presented two 'Golden Celebration' performances at The Wyllotts Theatre on 2nd December. These were in the form of a Showcase, involving all pupils from the very youngest to those in the Ex-Student and Adult classes. The audiences included many former pupils who came along to support us, which was a real delight. Afternoon tea was served between the two performances and it was indeed a very special and enjoyable occasion for both past and present pupils and their families.

We hope for continuing success in 2020.

Janice L. Salmon Principal