

ADDENDUM TO MINUTES OF 26th MARCH 2019

Since writing the previous report and forwarding it to the Charities Commission, which is a legal requirement for the Association, I feel it is necessary to update members on further developments.

Cornerstone Telecommunications have lodged an appeal against the Council's refusal to allow the erection of a mast and ancillary boxes in the garden of the Nork Community Association. We were informed of this by Mr Gulati, who is a Solicitor and Trustee of the Association's land, with Bob Prince our previous Chairman, now deceased, and Peter Naylor, Vicar 7 times removed in Warren Road. I have been on the NCA management committee for more than 40 years and Chairman for 32 years and it has never been mentioned that we have separate Trustees for the land and the Association. I can't find anything in the piles of paperwork amassed over the years to verify this. Enclosed with that letter was a 30 page document from Osborne Clarke LLP, acting on behalf of Cornerstone Telecommunications, informing us that if we don't agree to a borehole survey, then they will attempt to gain permission from the Land Tribunal to gain entry for their survey without our permission. I was also contacted by Esther Valencia of Gillan Consulting and Peter Maynard of Waldon Telecom to put further pressure on us to allow the borehole. I informed them that even the borehole survey would cause disruption to our hires. We would have to close for the day as our rear fire escape route would be inaccessible and, it is well documented that at a very shallow depth, it is solid chalk. Just a look at the building plans will show them that there are no services. I informed them all, and also the Reigate and Banstead planning department, that we will vigorously oppose the erection of a mast on the land that is currently used by Nork Park Rangers to store equipment as there is no other space on our land to move it to. This could be the demise of the football club, as all other areas are used as recreational space for young and old who use the Community Association for their activities and private parties. We can't be put in a position to explain to potential hires that while they are in our outside area, workers in hi vis jackets may suddenly appear to carry out maintenance. I have also had concerns raised by worried parents who would be hesitant in allowing their young children to frequent a property with a telephone mast as they are concerned (rightly or wrongly) about reports of radiation being emitted from the equipment. Our concern is that with the loss of the football club's donation and the loss of revenue from private hires, it could be the demise of a valuable asset to the community that has stood on the land in question for over 60 years.

Norman Hodkinson
Chairman

From: nikcva@hotmail.co.uk,
To: birchdecorators@aol.com,
Subject: PROOF READ AND AMENDED
Date: Wed, Oct 27, 2021 5:59 pm

NORK COMMUNITY ASSOCIATION ANNUAL REPORT 2020/21

The period 2020/21 was an unusual time for all of us and set up challenges that we didn't envisage in regard to the Covid 19 pandemic.

However, I believe that the extra time we had on our hands, during the enforced lockdown, gave us time to reflect and improve the facilities for our members and the community as a whole.

Our pop-up coffee van relieved people's boredom and gave them a focus, to get out, have a walk in the fresh air and talk to others (at a safe distance, of course).

We used the time productively to improve the building, by stripping off the old woodchip wallpaper and dated wood cladding, replastering and repainting of the interior.

The floors were sanded, repaired and repolished and new lines applied for the badminton court.

New LED lights were fitted and repairs were carried out to the spot lamps, glitter ball and 13amp sockets.

New radiators were fitted as well as servicing of the boiler & ancillary equipment.

We are very proud of the wall wrap we had installed, on the wall of the meeting room, which depicts Nork House, taken from an original 1890's black-and-white photograph. In all, to have this full wall covering installed took dozens of phone calls, texts, meetings and at least 150 emails. But as was reported earlier, we had no time to get bored during lockdown.

Also in the meeting room, new lights were fitted above the bar, and a new retiled floor in front of it. Blinds were put up to replace the old, tired red velvet curtains and pelmets.

The halls and kitchen had a deep clean, along with tiling and deep cleaning of the toilets.

The stage curtains and drapes were cleaned.

New doors and frames have been fitted to the changing rooms and rear entrance to the boiler room.

The boiler room has had a new stud partition, door and frame fitted, to facilitate a new venture we have on a Saturday, for baking cookies.

The store room in the lobby was also cleared and cleaned, to give us storage for cooling equipment, to be used for the catering 'pop up.'

A timed light and fan were installed in the disabled toilet, with a motion sensor,

(no pun intended) as these were constantly left switched on.

Everything went mad in March when the lockdown was eased and people were desperate to resume their activities and get back to some kind of normality. We reopened with mask wearing, QR codes, hand sanitiser and risk assessments and the inevitable hesitancy of mingling again.

Our car park was utilised twice for Covid testing as well as a base for a film company who were filming locally.

Our website was revamped and with the help of the Social Section the Wi-Fi was improved. Thankyou Paul.

A new gardener was employed, which has saved us over £800.00 a year and we have called in favours for maintenance items as well as employing a maintenance man, when needed. The cleaner is doing a very good job in having to coordinate with all of the unusual hours we now have, in respect of the weekly activities and weekend parties. Our electrician has always been on hand when needed as well as the plumbers and heating engineers. Thanks to Steph, Alan, Glen, Mat, Eddy, John.

Our committee has dwindled over the last year, through various reasons, as well as Covid and a mighty thanks is owed to Simon our Treasurer, who along with me, has helped me to keep 'the ship afloat' to coin a phrase and the 'wolf from the door.'

We also had many meetings with a company called InPost who wanted to install a parcel collection point in the car park and many meetings and negotiations with a telecommunications company who wanted to install a mast and ancillary cabinets. Both were refused permission by me, the latter also being refused planning permission.

I finish on a sad note in having to report the passing of Tony Cable and John Cox, who have both, in their own way, been invaluable servants and a font of knowledge, to the Nork Community Association.

I am confident that all of the improvements mentioned above will take us from strength to strength and although the bank balance appears healthy, we could have some heavy expenditure in the future, repairing our car park and maintenance to the roof. Also, the spotlights in the car park need fixing and modernising and the front wall needs repairing. This along with the utility bills increasing as well as insurance, we must not sit on our laurels, but be ever vigilant.

Norman

Μρ Ν. Ηοδκινσον Χηαιριμαν Νορκ Χομμουνιτησ Ασσοχιατιον

9 The Spinney

Epsom

Surrey

31/05/22

Nork Community Association – Accounts

I have examined the accounts of the Association for the year ending

31st December 2021. In making this review I have

1. Compared the accounts with the book keeping records held by the Treasurer.
2. Checked that the bank statements agree with these records
3. Examined a sample of invoices for expenditure items

Nothing has come to my attention that would give me cause to doubt the veracity of the accounts or to question the way in which the books have been kept.

Gary Mann

Management Consultant

NORK COMMUNITY ASSOCIATION

Income & Expenditure Account for the twelve months to 31 December 2021

	2020 £	2021 £
INCOME		
Hire Income	22,096.07	50,150.85
Hire Refunds	8,169.88	4,160.81
Net Income from Hire	13,926.19	45,990.04
Members Subscription	0.00	0.00
Sports & Social Sections	1,300.00	845.00
Sundry Income	200.00	363.04
Interest Received	60.79	3.97
Grants	<u>10,000.00</u>	<u>10,096.00</u>
TOTAL INCOME	25,486.19	57,298.05
OPERATING EXPENSES		
Rent/Rates	534.04	365.57
Maintenance & Repairs	4,966.94	5,177.57
Cleaning & Wages	3,094.25	2,719.54
Utilities	1,500.70	1,799.03
Sundry Expenses	3,815.08	2,967.50
Refurbishment	20,072.34	8,975.00
Transfer Grant to NPSC	0.00	10,096.00
Bank Charges	<u>0.00</u>	<u>5.50</u>
TOTAL OPERATING EXPENSES	33,992.35	32,105.71
NET INCOME OVER EXPENDITURE	(8,506.16)	25,192.34

BALANCE SHEET

Year ending 31 December 2021

	£		£
CAPITAL ACCOUNT	92,904.00	FIXED ASSETS	
Add profit for year	<u>25,192.00</u>	Building	35,400.00
	118,096.00		
		CURRENT ASSETS	
		Current A/C	6,854.00
		Deposit A/C	75,247.00
		Investment A/C	595.00
		Petty Cash	<u>0.00</u>
			118,096.00