

NORK COMMUNITY ASSOCIATION

AGM 8pm on 4th APRIL 2023

2022 and 2023 up to the present has been at times, tiresome, frustrating & very time consuming. Sometimes it has been mentally rewarding, particularly when a problem comes to a satisfactory conclusion.

This was the case when a proposal was put to us for a telecommunications mast and ancillary equipment to be installed at the side of our building in May 2020, and then changed to the rear. We were only informed of this when a duplicate letter was sent to us from one of our surviving Trustees, a solicitor who no longer wished to be involved with the day-to-day business of the Association. This set off a chain of events which involved myself, the Council, various solicitors and land agents employed by Cornerstone, who were seeking to erect the equipment. After receiving objections from us, planning permission was denied, this went to appeal and finally to the National Planning Inspectorate in Bristol, I am pleased to report that after nearly 3 years of hassle and a pile of paperwork, I was informed only this month that the appeal to the Inspectorate was finally rejected.

During the above process it was discovered that the Association were obliged to have separate Trustees for the land and building, this also has taken some time to organise legally, but it should be finalised shortly with the assistance of Copley Clarke Solicitors in Banstead High Street.

Back in November one of our football changing rooms was severely damaged by fire, This was caused by Nork Park Rangers Football Club, who hire the changing rooms, leaving a lining machine on charge for weeks on end which subsequently overheated. This was only discovered when our cleaning ladies entered on a Sunday and discovered a smell resembling gas. One of our members 'Rob' came out and checked all areas and whilst we couldn't discover where the smell was coming from, he declared the building safe from gas fumes. Now four months after the incident, no progress has been made apart from the room being cleared of all damaged material. Yet another frustrating, time consuming matter.

This leads me on to more damage caused by incidents during 2022/23. First the front wall was knocked down by a lady leaving her handbrake off of the vehicle she had parked. The vehicle rolled into the wall stopping on top of the damaged brickwork. We had two witnesses to the incident and photographic evidence, but her constant denial of responsibility gave us more months of work finally ending with her insurance company paying for the damage. This incident however, involved more than 100 items of communication.

The next incident was a car driving into the porch of the Social Section (Nork Village Club). We were in the process of obtaining quotes for a new porch in

any case. The guilty party admitted responsibility and didn't cause us so much of a headache due to the cooperation of the driver's representative, but still involved more unwanted work. The outcome was the guilty party paid for the extra cost involved over and above our previous quote.

Other work that has been completed is:

- Refurbishment of the main domed roof.
- Refurbishment of the flat roof above the meeting room.
- A new waterproof transparent dome above the kitchen.
- A stud partition in the boiler room giving more storage space.
- New front door and changing rooms locks.
- A Radar lock on the disabled toilet.
- Other general day to day items like a broken toilet seat and sink.
- The boiler has been serviced and a new control panel fitted.
- All this with the problem of eradicating ants and mice inside and also moles on the front grassed area.
- The car park floodlights were replaced.
- Last but not least, the car park has been resurfaced which has been years in the planning but an improvement that is getting compliments from members and residents alike.

All of this costs money, but I'm pleased to report that we appear to be in a good financial position. This will be explained in more detail with the Treasurer's report.

Another time consuming, frustrating disagreement we are having, is with Chubb Fire & Security Ltd. We had an agreement with them in 2020 to supply 11 fire extinguishers, with 2 site visits per year to check the alarm system and to supply a fire safety certificate, which is a requirement in law. Chubb did not adhere to the contract, the services were not carried out and 11 extinguishers were not supplied. Subsequently after many phone calls and invoices arriving we cancelled the contract and engaged the services of another more local company. But still Chubb persisted in sending invoices, even though we were assured that a credit would be given. In November 2021 another letter arrived from their solicitor threatening legal action if the invoice wasn't paid, we sent another reply and all went quiet apart from more invoices periodically arriving, which were either put in the bin or sent back. Now on the 27th March another legal demand has arrived for the sum of £677.16, for the non existant services, £760.00 compensation and £46.79 interest. I have replied yet again by recorded delivery and explained the circumstances and told Chubbs Solicitor, that if we receive any more demands for money, then it will be us seeking compensation, for all the correspondence we have been obliged to send.

With the never ending culture of rules and regulations, we are obliged to adhere to the terms of our insurance company and adopt a Safeguarding Policy, most of which we already had in place, but have now studied, put on file and instructed other committee members to also take on board.

Our regular hires are going very well with an average of 22 activities taking place every week on the premises, with about 95 parties during the year, mainly on Saturday and Sunday afternoons. This equates to about 1,250 yearly events and with only 365 days in the year, 'that aint bad.'

We also had two film units using our car park on separate occasions, which, although it caused some disruption and was a headache to organise, produced good revenue for the Association and the Social Section alike.

We are very fortunate to have employed the services of Kelly and Lisa during the year to keep the building spick and span. It would be an insult to call them just our cleaners as they are more than that. They have made a very valuable contribution to what I see as part of a 'team' and are an asset to the Association.

This 'team' consists primarily of Simon our Treasurer, Kelly, Lisa, Chrissy our Minutes Secretary and myself. A massive thank you is given to those above and also a thank you to the other members of our Committee who have to put up with my phone calls, emails or texts.

Norman
Mr N Hodkinson
Trustee
Chairman
Acting Secretary
Bookings Secretary
House Committee

NORK COMMUNITY ASSOCIATION

Income & Expenditure Account for the twelve months to 31 December 2022

	2021 £	2022 £
INCOME		
Hire Income	50,150.85	87,129.29
Hire Refunds	4,160.81	10,762.00
Net Income from Hire	45,990.04	76,367.29
Members Subscription	0.00	0.00
Sports & Social Sections	845.00	5,440.00
Sundry Income	363.04	682.60
Interest Received	3.97	143.20
Grants for Covid measures	<u>10,096.00</u>	<u>0.00</u>
TOTAL INCOME	57,298.05	82,633.09
OPERATING EXPENSES		
Council Tax	365.57	363.52
Maintenance & Repairs	5,177.57	16,513.81
Cleaning & Wages	2,719.54	6,516.13
Utilities	1,799.03	2,763.90
Sundry Expenses	2,967.50	5,357.50
Refurbishment	8,975.00	0.00
Transfer to NPSC	10,096.00	58,000.00
Bank Charges	<u>5.50</u>	<u>77.68</u>
TOTAL OPERATING EXPENSES	32,105.71	89,592.54
NET INCOME OVER EXPENDITURE	25,192.34	(6,959.45)

BALANCE SHEET

Year ending 31 December 2022

	£		£
CAPITAL ACCOUNT	118,096.00	FIXED ASSETS	
Deduct loss for year	<u>6,959.00</u>	Building	35,400.00
	111,137.00		
		CURRENT ASSETS	
		Current A/C	14,750.00
		Deposit A/C	60,392.00
		Investment A/C	595.00
		Petty Cash	<u>0.00</u>
			111,137.00

9 The Spinney

Epsom

Surrey

30th July 2023

Nork Community Association – Accounts

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

31st December 2022. 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