

Chairman's Report 2018

This report reviews our special goals for the past and coming years and also our safety and security performance.

Safety: After two accidents needing paramedics in 2014 and three in 2015, we had none in 2016 and, unfortunately, one last year. All of these accidents related to running and falling backwards. We need to remember that going backwards is dangerous and the best way to go backwards is to do it sideways. I'm asking Andy to ensure again that members are aware of this.

Of course, the main development we've made in relation to safety is the installation of the defibrillator in the clubhouse. These can make a big difference to survival rates in the event of a heart attack. Thank you, Jenni Gray, for running the familiarisation session and thanks to those who attended. There's a simple explanation of how the defibrillator works up on the notice board and in the defibrillator box itself.

Security: there have been further occasions when our security has lapsed and the clubhouse has been found unlocked. We continue to rely on everyone playing their part, especially in relation to ensuring all the doors (including the patio ones) are locked when you're the last to leave.

Thank you for paying attention to safety and security around the club.

Our Goals: at last year's AGM, we set out three main goals for 2017 and I want to report back on these:

1. Convert the club into a 'company limited by guarantee'. This would allow the club to enter into contracts in its own right, and, in the event of bankruptcy, limit members' potential liability to £1 each. You voted in principle for this conversion at the last AGM.

To progress this, we have taken four key steps:

Firstly, we have reached agreement with MVDC that they will switch our lease to the new company. This was not a simple matter as the current lease has restrictions on a company taking over and in fact would have required our Trustees to be guarantors for the new company - exactly the type of personal liability we're trying to avoid. However, all such terms will now be waived by the council in return for us providing them with a deposit of six months' rent (£1750). This gives them some rent security and, in the overall scheme of things, is an acceptable outcome for us. It will show up in next year's accounts.

Secondly, we developed and published to members the Articles of Association and Rules for the new company. Thanks to Paul Jackson for his help with this. Members raised no concerns about these and we will ask you to confirm approval of them shortly.

Thirdly, using the Articles, we set up a company limited by guarantee called 'Leatherhead Tennis Club Limited' (LTCL) with Diane, Paul, Judi and me as the directors.

Finally, we successfully applied to HMRC for the new company to keep our favourable tax status as a CASC (Community Amateur Sports Club).

We are now almost ready to transition and, subject to your approval in this meeting, we plan to convert to Leatherhead Tennis Club Limited on April 1 this year.

2. Progress our investigation into floodlighting.

We had already identified that we need to replace the current lights within the next 5-10 years. The main issue is therefore whether we can put lights on Courts 5&6 given that planning permission was refused ten years ago.

At last year's AGM, you gave us the go-ahead to approach the council and be able to offer operating any new floodlights on a more restricted basis than currently.

During 2017 we met with two floodlighting companies, our electrical contractors and, most importantly, had two meetings here with the senior planning officer and the conservation officer of the council.

It's now clear that there is minimal likelihood of us getting planning permission to put lights on both Courts 5&6. Subject to the design, our operating commitments and the views of our neighbours, a proposal to light Court 5 only has more chance of being approved although we still have to pass two tests – not only the normal planning test but also a conservation test as Cannon Court is a listed building.

Obviously one tennis court doesn't have the same advantages as two, e.g. we can't use it for club matches and fewer people can benefit. But it is an extra court, it would reduce sitting out on club nights, and would provide a different surface for play during the darker evenings. So, there are still worthwhile potential benefits.

However, adding floodlights to Court 5 is not straightforward. Even with only one court, we may still have insufficient power supply until we replace the existing floodlights with LEDs. Most importantly, it's less cost-effective putting lights on only one court. This is because you still need a new control / electrical system and you still to light the court from both sides. It would be more cost-effective to add

floodlights when we're replacing the lights on Courts 1-4 as we could then have an integrated control system, no power supply issues and a more cost-effective contract with one installer.

It's therefore pointing to doing this in six or seven years' time rather than now. But as that seems a long way off to gain the advantages, we've not yet reached a definite conclusion. We're seeking more information on what lighting only Court 5 might look like, what it would actually cost and on the practical issues e.g. the power supply and any impact on the clay carpet.

These then need to be considered in the light of our other facilities requirements over coming years. More on these shortly.

3. Address building and other maintenance issues. During 2017, in addition to our regular maintenance programme (weed kill, jet wash; hedges; sorting the clay) we have:

- replaced all the nets (thank you Richard Smowton),
- got rid of the old peeling drag-net holders (thank you Richard Harrington),
- had the slimy fence posts jet washed,
- hooked down the 1-4 fences (thank you for trying Peter Yates),
- replaced the electronic controller for the floodlights,
- had our five-yearly electrical inspection,
- replaced the cupboard doors in the hallway (thank you Darryl Rice),
- cleared up the triangle (thank you Peter) and reduced the hedge by the gate!

All this is good stuff but much of it is reactive - something gets bad and we fix it.

However, our court surfaces have now been in use for 7 years and that means that they are over half-way through their life-cycle. Our floodlights are 15 years old and the same applies to them. So, we need to start planning in earnest for what we are going to do about these.

And that's why we've developed our first 'Facilities Plan' that scopes out the next ten years. We'll also be setting up a Facilities Sub-Committee and I'm delighted to say that Nigel Catlow, who was a big part of our surface planning eight years ago, will join both this and the main committee. I'll be outlining the Facilities Plan shortly.

So, these are the actions we've taken to progress our goals in 2017.

Our **main aims for 2018** will be (1) to complete the incorporation (2) to decide what we do about floodlights and (3) to commence the facilities plan.

But one quite amazing thing happened last year that wasn't on our list. It came out of the blue and has been brilliant. And that of course is our refreshed bar!

Conceived by Rebecca Ussher and her buddies, propelled along by innovative ideas, the bar is now open two or three times a week and is a great success. Thank you Rebecca, and thank you for agreeing to chair our bar sub-committee. They (Rebecca, Judi and Mike) are coming up with even more ideas! And Rebecca has also agreed to stand for the main Club Committee. We're delighted!

I'd like to conclude this section with some other thank yous. Firstly, to all my fellow committee members for the considerable time they volunteer to run the club. And, of course, to our excellent coaches, Andy, Simon and Jamie.

I'd like to thank Peter Yates who is standing down after his two years on the Committee and most especially I'd like to thank Richard Snowton who is standing down after over ten years both on the Committee and as our policies / risk / building maintenance expert and one of our child protection officers. We know he'll still be around but, as a club, we owe Richard a lot for what we have now – especially this clubhouse - and he knows more than anyone how things work around here and can be fixed! So please buy him the occasional drink to keep him sweet!

Assuming that you approve the club's incorporation, we must also thank Bernard Burbidge and Tony Collett for having been our Trustees for so many years! They will both step down once we become Leatherhead Tennis Club Ltd.

And finally, thanks to everybody who helps out or simply participates during the year, whether by playing in a team, joining social events and tournaments, or, just as importantly, regularly attending club play sessions. Thank you for supporting the club.

Nigel Turner

Facilities Plan: presentation to the AGM

As part of our increased focus on maintenance, we've had discussions with our current contractor, other local contractors and with the LTA to identify what we need to do and spend over the coming ten years to ensure we keep good facilities.

The big things like replacing the court surfaces and the floodlights will probably need to be done in successive years. Doing them in the right order, maximising our existing investments and minimising disruption, re-work and cost is pretty important!

What becomes apparent is that we have two phases – short-term and long-term.

- The short-term (the next four years) is mainly about ensuring that our surfaces and lights can last their full expected life *plus* improving access to the courts and some aspects of the clubhouse. These may cost up to £50,000 depending on what we decide to do.

- The long-term (years five to ten) is mainly about how and when we make the big replacements: the clay carpet, the hard surfaces and the floodlights. Together these may cost around £175,000.

So, we will probably need to spend around £225,000 over the next ten years. If we get the plan right and, if our facilities can last the full stretch, then we should be able to fund this ourselves from our current reserves and our future income.

If we want to add new facilities, e.g. put floodlights on Court 5, or perhaps change our playing surfaces, e.g. more clay less tarmac, we probably need to supplement our internal funds with loans as we did eight years ago.

One thing I need to stress is that the plan is not set in stone. We'll need to monitor our surfaces and see how long they can last. We'll therefore review the plan at intervals.

Let me show you it. To save time I'm going to focus on the short-term items and not go through it line-by-line - but you then have the opportunity to see the whole picture.

See charts below.

Ok, so that's what it currently looks like – any questions?

As mentioned, we'll be setting up a Facilities Sub-Committee to help with this comprising Nigel, Pam, Paul and me.

In addition, I'd like to set up a group of volunteers who can help us do practical stuff around the place, e.g. adding and sieving clay, 'deep dragging' the courts, replacing lightbulbs, clearing leaves off the courts, etc. I've had some volunteers e.g. Richard Lamb, Nigel Catlow, Derek Wardle, Phil Maule and Trevor Cook. Any others who are available on weekdays for occasional help will be much appreciated! Thank you.

LEATHERHEAD TENNIS CLUB: FACILITIES PLAN			
Item	General	Short-term: next 4 years <i>How to ensure their full working life</i>	Long-term: next 5-10 years <i>How / when to replace</i>
Clay courts	* 7 years use * Life: 12 years * Fading lines on carpet * 'New' product	* Improve fading lines * Annual 'deep clean' * Improve dragging / 'heavy brushing' * Probable 'rejuvenation'	* Replace the carpet after 12 years use around 2022
Hard courts	* 7 years use * Life: 10-15 years * Looking good	* Fill small holes this year * Repaint and rebind next year	* Resurface ideally after 15 years around 2025
Floodlights 1-4	* 15 years use * 20-25 years life * Hard to maintain * Bulb supply	* Re-lamp sooner rather than later	* Replace with LED lights around 2025
Floodlights Court 5	* Cost / economics * Design * Electrics	* Decide whether to progress now or later * Decide how to fund	
Access and fencing	* Access restricted * Re-painting * 1-4 fence buckling	* Restructure access and fencing * Repaint fencing around clubhouse * Repin fencing by the hedge on 1-4	* Replace court 1-4 fencing when resurface
Clubhouse	* 7 years use * Life: >50 years	* Minor electrical works / lighting * Improve storage space (shed) * Redecorate	-
Type of surfaces	* Keep or change?	* Decide what's best, affordable and practical	* Adjust plan as needed

Jan-18

LTC Facilities Plan: Timeline

Item	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	1	2	3	4	5	6	7	8	9	10
Court surfaces										
Repaint / rebind Courts 1-4		x								
Resurface hard courts								x		
Deep clean courts 4&5	x	x	x	>>>						
Rejuvenate Courts 5-6 ??			x							
Replace carpet 5&6					x					
Floodlighting										
Re-lamp Courts 1-4		x								
Replace floodlights 1-4										
Planning permission		Court 5?					x			
Add floodlights Court 5				?			x			
Fencing / Access										
Reconfigure access	x									
Repaint the clubhouse fence		x								
Replace/repaint 1-4 fencing									x	
Clubhouse										
Improve clubhouse lighting	x									
Free up internal space / shed		x								
Repaint the clubhouse				x						
APPROX COSTS	£40,000 - £50,000				£175,000					
					£20,000 - £40,000					
Additional maintenance, improvements and replacements										
New facilities, e.g. floodlights on Court 5										

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