



THE HENRY WARREN CLUB
ANNUAL GENERAL MEETING 2020 (DELAYED DUE TO PANDEMIC)
Saturday 20th March 2021 at 11.00 am – 12.00 midday
(held as a video conference using Zoom due to current Coronavirus restrictions)

1. **Apologies for Absence**

Apologies received from **Carol Dolby-Brown and Trevor Brown**.

Before commencing the formal meeting, Tania asked attendees to reflect on two absent friends and neighbours, who were stalwart members of the Nyewood community. **Pete Albury** and **Daphne Gammon** - both have sadly passed away since the 2019 AGM. Pete and Daphne contributed greatly to Harting Parish, each having served on the Parish Council. They also actively served the community in Nyewood – supporting events and initiatives. Tania said they would be greatly missed and fondly remembered.

2. **Acceptance of Minutes of AGM held Saturday 8th June 2019**

The minutes of the 2019 Agenda were formally accepted. Proposed by **Sym Taylor** and seconded by **Penny Curran**.

3. **Treasurer's Report**

Helen New circulated a Statement of Accounts for the Henry Warren Village Club for the year ending 31 March 2020. Total income £30,900 (including donations and gift aid payments totalling £25,000). Total expenditure £30,297 (mainly incurred from planning fees, associated legal costs and consultancy fees).

Income raised through Events this year amounted to £4,721. Expenditure for Events amounted to £3,189 (including £2,189 paid to two other local charities from funds raised at The Magic of Christmas Concert December 2019). Profit from events was £1,532, plus £678 from the Nyewood Fete 2019. Helen explained that the Nyewood Fete profits are ring-fenced from the hall funds for future spending. £605 was carried forward for future use, after spending £1,045 for seating, planters etc in the year.

Ended the financial year with Cash funds which amounted to **£29,114**. Statement of Accounts and Events breakdown are published on the HWVH website.

Angela Smith has undertaken an independent examination of the charity's accounts for 2019/20.

The Accounts for 2019/2020 were approved. Proposed by **Simon Sheppard** and seconded by **Sarah Kuipers**.

4. **Report from Trustees (including re-building progress) – Chris Wright**

Chris thanked Tania for organising the meeting via Zoom, and said it was important to have the AGM (even if 10 months late) - since it should not be delayed for longer than a year to allow review of the annual Accounts. Since Nyewood was unable to

have social events, Chris said he could not give his normal vote of thanks to the Operating Committee. The only real activity the Trust has had is the new hall project.

Chris reported that that the **SDNP authority regarded the new hall as a very special project**, and important to develop a modern community facility for Nyewood in the South Downs National Park. **SDNP thought it worthwhile to: Develop on a green site and use planning permission for two new houses as a means of providing finance for new hall.** This meant that the planners reviewed all the aspects of the planning application in great detail. This is one of the first community projects which was officially landscape led, and to ensure all the proceeds from the sale of the old site be used for building on the new site (including any surplus for operating the new hall), we had to enter into a legal agreement with the SDNP called an S106. **This legal document totally commits all funds realised from the sale of the old site, net of expenses, to the new project.**

Chris listed **notable events for the record:**

- 21 May 2020 **signed the S106**
- 22 May 2020 **formal planning permission granted**
- As explained in the Trustee letter to Nyewood residents, the Planning Permission caused further problems by linking pre-conditions between the houses and the hall. This could have delayed one project or the other. **SDNP advised that we would need to apply for an amendment of the Planning Permission by means of an S73 agreement.**
- Summer 2020 – Trustees spent the summer months **preparing the S73 document** and meeting other conditions of the planning consent (24 conditions)
- October 2020 - **Submission of S73 and all other documentation** to meet SDNP planning conditions
- 4 February 2021 – **SDNP finally approved all aspects of the paperwork** to allow the building of the new hall to commence
- 8 March 2021 – **Completed the sale of the old site for housing** – sale generated **£473,700** after payment of legal and land agent costs – a very satisfactory outcome.
- While waiting to complete the sale, the Trustees instructed tender documents be prepared for construction of new hall/surrounding site. **A 40-page tender document was sent out to 7 building firms** this week, with a timeline of a month to produce costed proposals. The aim is to be in a position to select a builder by the end of April. Depending on negotiations required, building work will commence on site Summer 2021. The Trustees planning consultant estimates it should take 8 months to complete the project.

In closing, Chris said that the Trustees were satisfied to be able to report that they have not only sold the old site well, but are now in a position to select builders for the new hall having passed every imaginable test – from itemising tiles to trees.

Question

Sarah Kuipers asked in terms of funding (and acknowledging the great sum of money raised from sale of the old hall/unknown estimates) might there be a shortfall in available funds to complete the build?

Chris said that the most up to date cost estimate the Trustees have was from around the time that the original planning application was submitted (end 2019) – so not current. It was above £400,000 and if that cost estimate holds, the Trust would have the necessary funds. But since submission, we have had lockdowns and it is unclear what effect that has had on availability of materials/skilled labour. Chris did not make a forecast, because within one-month firm estimates would be put to the Trustees. Paul Martin has experience in fundraising if needed. There is also a support guarantee linked to the S106 that would provide back-up finance.

5. **Report from the Operating Committee (including events) – Tania Chaplin**

Tania said that the 2019/2020 year was not one we would forget as a community and that the Operating Committee report would focus largely on event activities which occurred in 2019, before the outbreak of COVID-19.

Tania thanked the Operating Committee members who gave up their valuable time free of charge to organise events, with a desire to make a positive contribution to the Nyewood community. Tania thanked three Committee members, all of whom stepped down at the AGM:

Paul Martin served as a valued Committee member and Vice Chairman of the Operating Committee since moving to Nyewood some 6 years ago, as well as producing incredible graphic designs for events, including Nyewood's pheasant logo. Paul only resigned from the Committee since he joined the board of Trustees of the Henry Warren Hall Charity. Paul has kindly offered to continue producing designs as we move operations and events to the new hall.

Bridgit Main served as a valued Committee member, and has played music at Nyewood events over recent years, including Nyewood's Fetes. Her contribution will be much missed.

Sue Wright, served 18+ years on the Club's Operating Committee and only resigned as she and Chris have recently moved house to East Meon. Tania thanked Sue for her tireless work for Nyewood, including the application plans for the new hall, most notably landscape planning and design. Tania asked everyone present to join her in saying a huge thank you to Sue, and promised the gift of a Hydrangea 'Fireworks' plant to be delivered to her to express the Committee's sincere gratitude.

Events – 2019/2020

Tania said the pandemic and resulting government restrictions severely limited community events during 2020, and impacted generating incremental income for the Club. Tania stressed that the Operating Committee could be proud of its contribution generated in the second half of 2019.

The 2nd **Nyewood Summer Fete** was held on 23 June 2019 on the green at Furze Meadow, superbly organised by Pam Cooper and a team of volunteers from across Nyewood, raising further funds ringfenced for future spending.

The **Family Ramble** in October had to be postponed due to bad weather.

The 6th '**Magic of Christmas' Concert** in December 2019 at Bedales School, Steep, raised **£3,300** (highest achieved from the annual event) for three local beneficiaries: The Rosemary Foundation, Homestart Butser, and the fund for the rebuilding of Nyewood's Village Hall. Tania said that the total funds raised from this concert exceeds **£13,000** and that the 2020 concert planned to take place at the Festival Hall Petersfield was unable to go ahead due to the pandemic.

All events ceased in the early part of 2020 to comply with Government guidelines, but Nyewood enjoyed a socially distanced celebration of 75th Anniversary of VE Day and Picnic on the Porch in May 2020 - a Harting Parish event. Events moved online to Zoom in Winter 2020 with a number of virtual quizzes.

Looking to 2021, Tania said the Committee is hopeful of organising a new calendar of events once able to do so safely and in accordance with Government guidelines.

Operational issues

Tania reported that the **existing HWVH website will disappear in May**, following BT's decision to withdraw its free web services. It presents an opportunity to build a new website to support the new village hall. Tania said that the Operating Committee had **secured £1,000 grant funding** from Harting PC to build and host the new site. Work has already commenced with a small team: Mike Bracey (technology expertise), Paul Martin (design), Sue Sheppard (website building) and Tania. Aim is to launch the new site in 2021.

6. **Election of officers to the Operating Committee**

Paul Martin, Bridgit Main and Sue Wright stepped down from serving as Committee members. The four remaining Committee members expressed their wish to be re-elected: **Simon Sheppard, Pam Cooper, Helen New** as the Hon. Treasurer and **Tania Chaplin** as Chair of the Operating Committee.

Simon and Pam were proposed by **Sym Taylor** and seconded by **Pauline Matthews**. **Tania Chaplin** was re-elected as Chairman. This was proposed by **Penny Curran** and seconded by **Chris Wright**. Penny also thanked Tania and **Julie Albury** for representing Nyewood on the Harting PC Emergency Committee.

Two new nominations were received from Nyewood residents to join the Operating Committee: **Carol Dolby-Brown and Bob Green**

Bob Green and his wife, Arelly arrived in Nyewood in 1985 and built their current house, Twynham, in 1994. They have three children who largely grew up in Nyewood but have now moved away. They still regard Nyewood as the family home though. Bob started out life as a teacher but moved into educational publishing 42 years ago. He has spent a lot of time living and working overseas, apart from some years in Madrid. Bob and Arelly's kids used to have their birthday parties in the old village hall! Now that Bob is semi-retired with more time and fewer commitments he is happy to get more involved with the village hall.

Bob was proposed by **Tania Chaplin** and seconded by **Simon Sheppard**.

Carol Dolby-Brown is married to Trevor Brown and has lived in Nyewood for 37 years. They have two children who both live nearby. Carol has spent all her working life as a secretary. Initially working for various companies and then offering a freelance secretarial service for 20+ years. Five years ago, Carol had a stroke a life changing experience - at this time she was working for a local company and managed to go back to work. Carol chose to finish work 2 years ago. Prior to the stroke they had two horses and competed quite successfully at TREC. Carol continues her rehabilitation by riding a tandem with Trevor, which they thoroughly enjoy.

Carol was proposed by **Penny Curran** and seconded by **Pam Cooper**.

7. **Appointment of Treasurer and Honorary Auditor**

Helen New was re-elected as the Hon. Treasurer proposed by **Chris Wright** and seconded by **Linda Payne**.

Angela Smith was re-elected Honorary Auditor - proposed by **Sarah Kuipers** and seconded by **Mike Bracey**.

The SDNP have put control mechanisms in place to ensure adherence to S106 obligations – including asking for a report every 8 weeks, which Angela will prepare and send direct to the SDNP.

8. **Any Other Business**

Geoff Payne proposed an enormous thank you to Sue and Chris for their unstinting efforts to help secure the planning permission and sale of the old site – a task ongoing over several years.

Pam Cooper said that the benches purchased from Fete profits have been well received, and great to see the daffodils out again. Pam asked that we post an advert on the website to help generate fresh ideas from residents for future spending. **Tania** to action.

9. **Date of 2021 AGM**

The next AGM will take place on **Saturday 31st July 2021. Venue to be confirmed.**

There being no further business the meeting ended at 11.50 am.