

**ANNUAL GENERAL MEETING  
OF  
REDBOURN TENNIS CLUB  
LTA No. HER016**

**Held at via Zoom  
on Monday the 27<sup>th</sup> February 2023 at 7pm**

**Present:** Tim Moss  
Paul Jewell  
Liz Philpott  
and other 20 members

Hon. Chairmen  
Hon. Treasurer  
Hon. Secretary

**Apologies:** Peter Jewell, Clair Walker, Paul Benzie, Ruth Swinhoe, Bernie and Ken Hart

1. Tim Moss welcomed all those present to the Club's remote AGM.
2. Approval of the Minutes of the AGM as a correct record of the meeting held on the 22<sup>nd</sup> February 2022.  
Proposed by Maria Allen seconded by Lizzie Geeson accepted unanimously.
3. Ordinary Business
  - 3.1. Chairman's report: Tim Moss read out the Chairman's report of activities for the 2022 season: see attached
  - 3.2. Treasurer's report: Paul Jewell read the report of the audited Financial Statements of Redbourn Tennis Club for year to 31<sup>st</sup> December 2022: see attached.  
The report was proposed by Lizzie Geeson seconded by Maria Allen accepted unanimously.
  - 3.3. The Membership report was included with the Chairman's report, suffice to say that the Club has 258 members at 31<sup>st</sup> December 2022.
  - 3.4. The Coaching report was given by David Lawlor for Megan Godfrey-Evans: see attached.
  - 3.5. Team reports:
    - The report was included in the Chairman's report, see attached.
  - 3.6. Election of members to the Management Committee.
    - 2023 AGM Election of Required positions:-

3.6.1	Chair	Tim Moss
3.6.2	Honorary Secretary	Liz Philpott
3.6.3	Honorary Treasurer	Paul Jewell
    - All are happy to offer themselves for re-election to the committee for 2023 as required by the regulations. No other members of the club have put themselves forward for election to the committee. Proposed by Brian Gunson and seconded by Jo Benfield and accepted unanimously

Election of Management Committee Members proposed positions:

- |       |                                    |                     |
|-------|------------------------------------|---------------------|
| 3.6.4 | Membership                         | Lizzie Geeson       |
| 3.6.5 | Grounds Maintenance / Competitions | Peter Jewell        |
| 3.6.6 | Social/Clubhouse                   | Maria Allen         |
| 3.6.7 | IT                                 | Paul Benzie         |
| 3.6.8 | Head Coach                         | Megan Godfrey-Evans |
| 3.6.9 | Coaching                           | David Lawlor        |

- The above remaining committee members are also happy to offer themselves for re-election. Propose by Dot White seconded by Paul Owen and accepted unanimously

#### 4. Redbourn Tennis Club Motions

##### 4.1 Membership Fees for 2022/2023:

- Tim presented the fee structure for 2023.

<u>Membership</u>	<u>2022</u>	<u>2023</u>
Adult	£ 95	£105
Family	£220	£245
Junior	£ 40	£ 45
Mini	£ 30	£ 35
Social/Guardian	£ 15	£ 15
Under 30	£ 45	£ 50
University	£ 30	£ 35
Friend	£ 5	£ 5

The membership proposal was accepted unanimously. The rates will apply from the 1<sup>st</sup> January 2023.

#### 5. AOB

- Questions followed and there were a number of points raised by members including amongst others:-
  - Opportunity to make Redbourn a racket sport centre
  - Potential discussions on indoor tennis facilities with the Recreation centre for juniors
  - U3A marketing opportunity
  - Opportunity for younger members to assist with social media marketing strategy
  - 100 club monthly draw opportunity
  - Additional social event opportunities
  - Grant opportunities from the Parish Council and other sources including Luton Airport funding
  - Fundraising sub-committee opportunity
  - These points were discussed and will be further developed over coming months.

6. This concluded the AGM and Tim thanked everyone for attending and the members and the Committee for their time and support over the past twelve months. Brian thanked the Committee for their work for the Club and its members. The slides presented to the meeting will be circulated to members and Tim is happy to field any questions.

The meeting closed at 20.18

### **Redbourn Tennis Club Annual Report for 2022 Chair Report (Tim Moss)**

Welcome to the Redbourn Tennis Club AGM and our review of the 2022 season.

2022 was an excellent season for the club with increased membership numbers, increased tennis play in social and team play, strong results for our teams and courts 1 & 2 being re-surfaced with the new very high quality Tiger Turf carpet. The Club continues to attract positive comments for its approachability with very friendly and supportive members who openly welcome new members regardless of their tennis experience. The Club has also made progress re-negotiating our lease with the Parish Council to give more tenure certainty given our planned capital expenditure. We have held a number of fun tournaments with social aspects which have been strongly supported by members and plan to do more in future.

## Membership

Starting with a review of membership, Club member numbers have continued to grow steadily. At the close of December 2022 the club had 258 members generating a revenue of £15,173, a healthy 16% higher than 2021 and 64% higher than 2019 the last full year pre-covid. The change to working patterns has been positive for local tennis clubs as the huge increase in "working from home" means that people have more time for local leisure activities at the beginning and end of the day. It is likely that these changes will persist long term and so we do not necessarily expect to lose members because of this, but growth in home working is likely to plateau. This means that we will need to work harder and harder to continue to grow our membership numbers. Interestingly over 70% of our members have only joined the club in the last 3 years and so we need to ensure that they are happy and that we continue to meet their needs. 51% of members are aged under 40 which is good but following our very successful initiative to gain 20 year old members we now have a shortage of 30 year old members who form just 6.6% of our membership. This is always a tough age group as many of this age have young kids and many commitments, but we need to find ways to make it more convenient for them to join and play.

Redbourn itself continues to be the most important hub of members, but we do now have 27.5% who live further afield including Flamstead, Kensworth, St Albans, Harpenden, Hemel Hempstead and Gaddesden Row. We can continue to grow in these areas as we now offer great quality facilities at solid value for money. Redbourn Recreation Centre is continuing its plans to expand the centre and these plans include 4 squash courts as well as Padel courts. We need to make this an opportunity for us to grow the village as a centre of excellence for racket sports rather than see these developments as a threat. We plan to talk about marketing membership opportunities with the centre to see how we can work together effectively. The Centre has no plans to develop tennis courts. Padel in particular is a fantastic game that many of our members would enjoy. We need to make this an add on opportunity to broaden our membership base and make these developments really exciting for the village.

The following factors will drive positive membership performance:-

Good quality courts

Accessible, friendly and welcoming membership

Easy access to social tennis

Easy access to similar standard players

Good value membership

Competitions and teams

Pleasant wider environment in which to play

Lights to broaden playing opportunities

Good clubhouse and toilet facilities

Bubble for indoor play

We are making progress on all areas except of course an indoor bubble. The Tiger Turf artificial grass carpet is a game changer for us. Members were marginally in favour in principle prior to the installation of the courts in October, but since then members have enjoyed the playing surface even more than anticipated, felt the benefit of a surface that is gentler on joints and also seen the huge increase in safe winter play opportunities as the courts are playable in almost all conditions except snow.

The scale and range of pre-arranged doubles mix ins are unique to the Club and we believe that these give us a real selling point for new members. Player numbers continue to grow with more than a 30% increase this winter over last. We expect that numbers in the summer are likely to grow still further. We need to carefully balance the number of mix ins and the availability of courts for our members for general play. Our members have shown themselves to be super welcoming and especially on Saturday mornings have helped new members who are new to the game to grow in confidence. Word of mouth continues to be important in growing membership alongside our new member referral discount.

We also need to continue to provide appropriate levels of tennis for the breadth of our membership. New players need steady players to help rallies to continue but our best players also need to have opportunities to be challenged against similar standard players and our squad nights continue to play an important role as do the opportunity to represent the club in teams.

Greyhound Meadow is a great place to play tennis and we are lucky to enjoy such a quiet unoverlooked and sunny location. We are close to completing a new lease with the Parish Council and we are also meeting with allotment holders to try and ensure that we are able to prevent any disagreements especially with allotment holders over juniors accessing their land in particular.

We will continue to pursue planning consent for lights over time using the latest LED low impact technology and also plan to continue to nurse the clubhouse along with sensible and proportionate maintenance support.

## **IT**

From an IT perspective ClubSpark continues to develop and improve its offer and access to the system has really helped us to deliver a comprehensive booking system as well as to introduce rolling memberships and access to the LTA Wimbledon draw for those that want it. In the accounts you will see that the amount we pay for the membership system via online payment and cards is increasing, but this needs to offset against the growth in membership numbers that convenient enrolment facilitates and the previous costs of a bespoke website. In the longer term we need to consider whether or not to offer monthly payments as an option with a minimum annual membership commitment. Our membership promotion will again focus on social media targeting our local communities.

Our thanks go to Lizzie Geeson for managing the membership process on our behalf.

## **Safeguarding**

We have completed a full review of RTC's compliance with LTA safeguarding standards. We take this issue seriously especially as we run sessions with juniors. Our coaches are DBS checked and understand the LTA rules on inappropriate contact with participants. Risks are mitigated because we don't offer changing facilities and as a Club we only offer group coaching, but it is important not to be complacent and to have the appropriate policies in place and understood. We would like to thank Onika Fox for acting as our Safeguarding Officer and her details are displayed in the clubhouse. In terms of general safety we expect the move to Tiger Turf to reduce both the number and severity of slips trips and falls especially in icy or wet conditions.

## **How are we doing?**

At last year's meeting we set out our strengths and weaknesses and our medium term objectives. As a team we feel we have made good, steady progress on our strengths with even better friendliness, accessibility, support for less confident players, sociability, ease of meeting new people and playing and value for money for the membership. We have improved our diversity slightly, but we feel that there is more that we can do in order to more precisely reflect the make up of our catchment area.

On our weaknesses, we have of course made fantastic progress on improving our court surfaces and we have invested in planning information for a lighting application. We have made some progress with retention of older juniors but again believe we can do more and we have also made progress with increasing our base of stronger young female players to act as role models for further growth in this area.

Our longer term goals have seen more than we expected with continued growth in membership numbers, a new longer lease ready for signature, the new court surfaces and plans for more investment. Our clubhouse has seen brand new Honours boards with equal quality space for our juniors as well as space for our new Improver and Seeded Doubles competitions.

## **Thanks to**

RTC is very lucky to have such a supportive membership to help with the running of the club and its activities and I would like to highlight some of these for special thanks. In particular I would once again like to thank my "steady" players who have supported our Saturday improver/beginner sessions. So special

thanks to Berni, Dot, Julia, Michelle, David, Euan, James and Ken who have all given lots of time this year encouraging new players to the club. The Saturday morning session remains a crucial marketing tool for the club in gaining new members.

The club remains a true team effort. We have members who support the club teams' administration, in particular, Jenny, Julia, Paul J, Philippa and Lizzie. We have over 30 members on the brushing rota helping to maintain the new courts to a great standard. We have many members who help baking, cooking, serving and cleaning at our events and more still who help organise competitions and tournaments. Then there are the unseen jobs with the accounts carefully completed by Treasurer Paul Jewell, our maintenance and grounds organised by Peter Jewell. Our membership system managed by Lizzie Geeson, our IT, branding and honours boards overseen by Paul Benzie. Event catering and Friday mix ins run by Maria with help from Margaret, our meeting minutes and lease negotiations managed by Liz Philpott, our coaching delivered and organised by Megan, her Team and David and junior events supported by Clair as well as Onika supporting our safeguarding strategy. Lots of people assume that because emails come from the Chair, it is the Chair who does everything, but rest assured we have a great team who collectively make everything tick.

### **Future Growth & Infrastructure Priorities**

If we are to continue with our ambitious development plans for the club we do need to see our membership numbers continue to grow. Carefully timed social media posts and member referral have been more effective than traditional open days and we plan to focus even more on this in 2023. Please remember that happy members who tell other people are the best marketing tool that we have and we will give you a £25 credit towards your next year's full membership for each new membership package that you recommend! Our coaching team along with Clair have made great steps in retaining older junior players within the Redbourn fold in 2022 and we want to continue this process with more competitive play for our older juniors encouraging them to join adult social sessions as soon as they are confident and steady enough to play. Our objective is to get to the point where we have a waiting list to join! Our membership rates will need to rise as investments are made.

We cannot invest in the club until we are confident that we will have a longer tenure and the parish council have assured us that this is the case and we now have a new peppercorn 25 year lease ready to sign. We are setting up a cost share mechanism for the car park and will also make arrangements for a limited pre-booked window of non-member pay and play each week. This is important to the Parish Council and we see this as a potential route for new members.

### **Finance & Development Plans**

Once the lease is signed, we can turn to considering future development at the club. We are pleased with the growth in the cash for reinvestment that we are generating each year, but again we need to do more if we are to deliver our ambitious redevelopment plans. As well as growth in membership numbers and rates, we need our costs to be carefully controlled, events to be profitable, lower costs where feasible and successful social events that help to raise funds. We had planned to prioritise an application for lights, but the feedback on the new courts has been so positive alongside a reluctance to play on the old courts that we decided to survey members as to their priorities. We need to account for 6 main areas for our investment over a 20 year investment period. These are Court surfaces, court posts and nets, Court fencing, the Clubhouse, Garden Furniture and Lights.

Turning first to the surface whilst we have a sinking fund in place it envisaged replacement of tarmac like for like and Tiger Turf is more expensive. The new courts cost £56k although we know that courts 3&4 will be much cheaper because they do not need levelling and we don't need to place a lighting conduit between the two courts. We expect Tiger Turf, properly maintained to last for 20 years at 3 hours play per day. We will need to maintain and replace, nets, fencing and posts, we will need to replace a significant amount of the wood facing of the clubhouse and we would like to install LED lights to courts 1 & 2 when money and planning permit. We plan to revert to using the existing plastic outside furniture as it is cheaper to maintain and can be put inside when not in use.

## **Member Feedback**

Over 40 members responded to the consultation which is a pretty good sample size. Of those 74% prioritised the re-surfacing of courts 3 & 4 to Tiger Turf over pursuing lights courts 1 & 2. There was strong support for lights from our coaching team and from some working members who would like to extend the evening play opportunity in spring and autumn. These views were heavily outnumbered by those who felt having four high quality surfaces which played consistently and safely and gave more grip in wet and icy conditions was more urgent a priority.

Your committee shares a strong preference for resurfacing before lights with the exception of the coaching team who have a strong preference for lights to support the Friday junior coaching through the year. The Committee are not enthusiastic about searching for loan finance options whether through external sources or through the members. Loans have to be paid back and we want to be sure that the club can sustainably afford to install maintain and replace such surfaces from cashflow over a long period of time. We are of course delighted to accept any gifts and donations anyone would like to make along with sponsorship or court naming rights!

## **20 Year Cashflow Forecast**

As a result your committee have reviewed the finances completing a 20 year cash flow forecast in order to scope not just immediate priorities but the ability of the club to replace the proposed surfaces at their expected end of life. We have also included in the forecasts expected expenditure on nets and posts, perimeter fencing and the clubhouse over this period as well as allowing for inflation in our expected costs. We have forecast the new courts will last 16 years rather than the forecast 20 years and we have inflated membership rates by more than inflation in the years that we materially improve the facilities. We have assumed that member numbers remain flat on 2022. As a result, we are planning the following works:-

Resurface Courts 3 & 4 to Tiger Turf in 2024 - c £40k

Install lights to courts 1 & 2 in 2027 subject to planning - c £31k

Replace nets and posts in 2030 - c£5k

Refurbish perimeter fencing in 2030 - £15k

Major work to maintain clubhouse in 2034 – c £15k

Replace carpet to courts 1 & 2 in 2038 – c £51k

Replace carpet to courts 3 & 4 in 2040 – c £54k

The critical variable for us remains membership numbers and if the club were to have one poor year losing net numbers it would put a major dent in our plans. The membership number increase from 2019 to 2022 has nearly doubled our annual free cash flow and of course the reverse can also happen. The cash position in 2025 is very tight and we will need to review carefully whether or not we are confident enough to carry out the works in 2024 and to review the timing of that work. The committee is proposing to operate the club very prudently over the next four years ensuring that we more than cover the costs of events and carefully manage our costs to maximise our cash position. We will also investigate additional social events that could help to increase funds. Comments were received from members on the call and it was agreed to proceed in line with the proposed plan.

## **Tennis Plans**

We plan to continue the mix of activities that have proved popular with members generating new memberships and additional play. The current expanded mix in timetable will continue and given the continued positive feedback we will continue to operate through WhatsApp Group sign up and the player ranking list will remain top secret! We will run fun tournaments on the available bank holiday Mondays as usual and one of these will be a Team Day following the very successful format operated in 2022. All adult members can sign up to play in these tournaments on a first come first served basis. We will try and run BBQ's or similar on these days subject to the weather.

The club championships will run again this year offering the following competitions

Open Singles and Women's singles

Mixed Doubles

Ladies Doubles  
Open Doubles  
Seeded Entry  
Improved Doubles

Dates for these are posted on the website and on this slide and we propose a £2 charge to cover balls and prizes per competition.

### Team reports

Our **Mens A** Team play in the Watford and District League under captain Paul Jewell. Here is his report:-  
It was a welcome return to competitive tennis in 2022 after a hiatus of 2 years due to COVID. It was again a promotion winning season where the team won 10 matches and lost only 2. There were 16 different players used with 7 players having not played a competitive match for Redbourn before. Due to the amount of players available the club has applied for a B team to enter the 2023 season. Highlights include the new younger players now involved, match wins due to close tiebreaks, and a 9-0 away win against perennial rivals Cassiobury C.

We played for the first time in the **Datchworth Autumn League** – Mixed under organiser Julia Hanson who reports:-

For the first time Redbourn bravely entered another mixed competitive league in Autumn via the Datchworth League. This league includes clubs across Hertfordshire. Co Captains, Julia and Paul J, worked hard to set up the Redbourn team and understand the league rules, unfortunately resulting in some players not being able to play as first planned. Once our team was up and running, it turned out to be a successful season with Redbourn topping Division 9 and winning most of our 8 matches with a dominant scoreline. This win guarantees promotion to Division 8 in 2023. We used 8 women and 7 men in the squad and we would like to widen this pool of players in our 2023 autumn campaign. Highlights included fielding a few team members who played in their first ever competitive match and also visiting some lovely new clubs and enjoying a social end of match chat and refreshments.

There were 7 teams in Division 6.

Jenny Turkentine reports that Our **Ladies' A** teams WON 6 and LOST 6 matches gaining 12 points and 3rd place in Division 6. As usual our matches were very enjoyable and keenly contested. We had some fabulous weather in the evenings and it was great to be able to socialise again after the matches. We had some younger, very good players in our teams during the season and it was a joy playing with them. If there are others out there please make yourselves known to me!

A big thank you from me to all the ladies that took part in the matches this season. Also to Lizzie Geeson and Julia Hanson who help me to administrate the whole thing.

Philippa Webb reported on the **Autumn Orchard League** team saying "We had 5 matches last year. We won 1 and lost 4 but they were mainly very close matches. Two matches were 4-4 in sets so went to games won. And 2 matches were lost by only 3 games, so huge thanks to everyone who played. We are signed up for this year and will be in touch once we have some dates finalised

Finally we have our **Mid-Herts Mixed League** 2022 also by captain Julia Hanson who was delighted that we had another excellent win for Redbourn in the Mid-Herts Mixed League 2022.

This is a friendly summer league coordinated by RTC with 6 participating clubs from Redbourn, Harpenden, St Albans and Potters Bar.

Each match involves three mixed pairs from each club playing 12 games against each opposition pair - 36 games in total.

Thank you to the 18 players who made up the Redbourn squad across five close matches. We were also delighted to include two mother and son pairs in one of our fixtures!

The league will run again in 2023 (May to September) and we look forward to welcoming some new players to the existing squad.

Overall our teams are going from strength to strength and in 2023 we plan to run two men's teams given

the demand and the promotion of the men's first team to Division 5 which will be a more challenging standard. The Redbourn 2 team in particular will look to give lots of players the opportunity to sample match play. Our Ladies team will also look to bring in more players into the squad to grow the pool of players playing competitive matches. The mixed team is in a friendly league and we will try and broadly match the opposition to give a well balanced match.

In the autumn we will enter at least one team into the mixed "Datchworth" league format

### **Treasurer's Report (Paul Jewell)**

I have great pleasure in presenting the Treasurer's report for the year 2022.

The Club has had another very successful year financially, with the club making its largest ever financial investment with the installation of Tiger Turf on courts 1 & 2 and also growing subscription levels so similar investments can hopefully be made in the years to come.

Overall subscriptions in 2022 came in at £15,173.75 which was an increase of 16% over the 2021 figure of £12,675. This is really positive growth and we are expecting similar results in 2023 driven by increases in fees and increased membership.

Total income in 2022 stands at £17,096.98 which is a decrease from the 2021 figure of £32,589.40 but this included £18,240.93 of grants which we didn't receive in 2022.

Expenses in 2022 (without the resurfacing costs) were £14,097.81 which was an 11% increase from 2021 at £12,749.32. Large expenses in 2022 included £1,200 on tree surgery, £2,017.20 on the new honours board and £500 on bench repairs.

The club has made a small profit on social events in 2022, a small loss on the purchase and charging of balls/ match fees but this is largely due to having a stock at the end of the year.

There have been £100 of £25 refunds given for club referrals given for new members. In line with general cost inflationary pressures, the Club is seeing an increase in utilities and rates where in 2022 £749.96 was spent versus £563.55 in 2021. Also insurance continues to increase where the club in 2019 spent £774.96 and in 2022 it was £1,590.14.

Overall in 2022 the club made saw a loss of £53,581.77 due to the resurfacing.

Obviously the largest expense in 2022 was the resurfacing of courts 1 & 2 coming in at £56,580.94, I have had to recalculate the sinking fund following this expense, this currently sits at £23,796.80 which should increase in the next couple of years in order for courts 3 & 4 to be resurfaced. When all 4 courts are Tiger Turf the annual contribution to the sinking fund should be £6,635.

I would like to thank the committee in the way they have continued to support me in 2022 and look forward to continuing in 2023. I would also like to thank Angela Barker our Chartered Accountant, for her assistance in reviewing and agreeing our accounts.

This completes my treasurer's report for 2022.

### **Coaching (David Lawlor on behalf of Megan Godfrey-Evans)**

Coaching will continue as in 2022 with Tuesday Intermediate coaching with Jess, Wednesday improver/beginner coaching and Cardio with Jessie and then with Megan once she is back from her enforced Long Covid absence. Here is Megan's report.

In 2022, our Junior Programme grew to over 70 players joining us on Friday evenings. We are especially pleased to see that this increase is spread across all age groups including our teenagers which is where we



have often seen a drop off in the past.

After Last year's success moving into the scout hut we decided to move to the Village Hall to give us more space and open it up to our older children and teenagers too! I'm pleased to say this was a great hit and we have continued in the Village Hall until the Easter Holidays. The players have loved being able to continue with their tennis despite the darker evenings and we can't wait to have everyone back at the club with hopefully the sunshine too!

Our adult coaching programme consist of 4 different sessions and numbers have remained consistent in most of those. Growing numbers in the adult programme is something we continue to work on. The coaching team has lot of enthusiastic regulars attending the coaching sessions.

As coaches, we encourage our player's to be both attending coaching sessions as well as going off to practice what they are working on in the fantastic mix in's that this great club has on offer or in their own time. This is where we see the biggest improvement. If you're attending a mix in but aren't currently at our friendly group sessions we would love to see you there and take your tennis to the next level!

It was lovely to see our juniors and parents enjoying fun competition on finals day this year, the club was busy with all 4 courts in use. We are aiming to see the numbers of entries grow again this year and get more of our junior's names up on the boards! During the coaching sessions, we continue to teach match play and encourage our players to get out and play the game.

Our next step is to introduce more inclusive tennis into the club. At the end of 2022 we were successful in receiving a grant to help set up disability tennis, we would love to engage more people to play tennis and make it accessible for all. Part of the grant was to train myself to teach disability tennis and I look forward to updating members with how we have progressed with this in the future.

As a coaching team, we are very fortunate to have a strong committee supporting our programmes and working with us to offer what you as the membership are looking for. A big thank you to our committee for all their efforts this year, the club is in a great place thanks to your hard work behind the scenes.

I would also like to thank our coaches working on the team to encourage as many players as we can into the game we all love. Thanks David and Jess, your efforts are much appreciated. Big thanks also go to Jessie, Jack and Gary for stepping in while I'm recovering.

Final thanks go to all the members, thank you for committing to your tennis and developing your skills. We love seeing so many people playing tennis.

### **Maintenance (Peter Jewell)**

In 2022 we organised visits of specialists to prune and remove the inevitable tree and bush growth encroachments to the top and lower end boundaries of the tennis grounds, and on to the east side of the courts themselves. It appears that much less work needs to be done this year as a result, although it's still early days.

The recent external painting and renewal of the windows of the clubhouse continues to serve us well, with fewer internal issues to deal with in 2022. The interior of the clubhouse seems to be water ingress free at last after several years of seepage through the old wooden window frames. A lockbox has been installed at the entrance which has proved very popular.

The new courts do require more maintenance than the tarmac and the rota for raking the surface has been established with very strong support, for which we would like to express thanks on behalf of the club to all concerned. We have also scheduled in two planned visits to the new courts for mechanical brushing and weed/moss killing. These visits are relatively costly but will help to ensure that we achieve 20 years of life from the carpets. Peter Jewell would also especially like to express thanks to all the committee members for their teamwork and looks forward to a successful season of tennis in 2023.

## **Membership Rates for 2022 Season (Tim Moss)**

We have reviewed the club's membership, income, expenditure as well as the requirements of our twenty year forecast and our significant investment plans. We are also experiencing the same upward pressure on costs as are being seen elsewhere in the economy on utilities and maintenance and as outlined in the meeting we expect building industry inflation to be put further pressure on cost. We have recently reviewed our against other local clubs and we continue to offer excellent value for money for our memberships. The rate increases proposed this year are as we explained last year higher than in previous years because of the investments that we have made and that we are planning, but they have worked out to be broadly in line with December CPI of 10.5%. We have also implemented the proposed increase from the start of the calendar year because of the new rolling membership options and propose to implement rate changes annually from January 1<sup>st</sup> in future although we will retrospectively amend any rates that are subsequently changed at the AGM.

Having assessed these factors your committee believe that the increases shown on the slide are appropriate for our new financial and membership year. The committee asked for members approval to implement these increases for any new members and renewing members with immediate effect and the proposal was unanimously endorsed by the members on the call.

Tim Moss  
Chair RTC

Those in attendance:

Tim Moss  
Liz Philpott  
Lizzie Geeson  
Maria Allen  
David Lawlor  
Paul Jewell  
Megan Godfrey-Evans  
David Howell  
Onika Fox  
Philippa Webb  
Jo Benfield  
Lucinda and Chris Carey  
Brian Gunson  
Paul Owen  
Neil Leverton  
Elaine Soanes  
Dot White  
Jessie Hoskings