



MASTER PARK
MANAGEMENT COMMITTEE
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Registered Charity Number: 200846

Master Park – AGM – 17th July 2019
Chairman's Review
of 1st April 2018 – March 31st 2019

AGENDA

1. Introductions -
 - a. Pammy McNaughton – Chairman & Tennis Representative
 - b. Bob Pitt – vice chairman – trees & garbage
 - c. Tony Batchelor – park repairs & maintenance, trees & playground
 - d. Ian Beagley – Football representative
 - e. Amanda Starr – Treasurer
 - f. Robert Sayer – Legal advisor
 - g. Gilbert Kearns – Trustee
 - h. Ian Simm who is standing in for our secretary (with much thanks)
2. Apologies for absence: - Phil Trayner (cricket club), Clare Heaton, Pippa Bridges, John Nathan, Anne Rivers (parish councillor), Richard Adamson
3. Minutes from previous AGM - July 18th 2018 – may I have a proposer to agree last year's minutes (Peter Hanrott) and seconder (Rita Fitzgerald)
4. Matters Arising from the 2018 minutes –
 - a. matters arising will be addressed in the Chairman's Report
 - b. last year's minutes are available on the Master Park website
5. Reports from: -
 - a. **CHAIRMAN'S REPORT** –

All Change!

as you can see, there's been quite a change on this table of Trustees!
It's been a tumultuous year since last year's AGM with many resignations & new appointments but as it turns out, this has produced more harmony & progress than in the last few years.

I am proud to be the new chairman and very excited about the dedication of the current volunteer Trustees who bring their huge skill sets and passion for the benefit of Master Park and the local community.

It's still the case that many local residents do not realise that Master Park is a CHARITY and is NOT owned by the Council.

If anyone has ideas as to how we can change this perception please let us know later.

Things we have done

Last year's AGM was a very volatile affair. However, there were some good points raised on the night and these were: -

1. There should be more social media output to let the community know about what's happening on the Park ... **we have created a Facebook page as well as a new website which has an easier interaction for users as well as "click links" that take people straight to donation pages**
2. We were also told that Park Users didn't know what was going on in the Park –
 - a. **We have installed 4 large Noticeboards – at the Pavilion entrance, the War Memorial entrance, the Tennis entrance and the Children's Playground - and these advertise all the contact details, events, classes & donation links. We constantly update our website & Facebook page**
 - b. **You should have picked up Park information on your chairs**
3. It was also felt that there should be more women on the committee – **we now have 3 women on the committee**

Things still to do

Sustaining the Park

As always, we struggle to raise funds to keep the Park looking good – for example just the removal of waste is close to..... £15,000 per year!!

Our main revenue streams are from the sports clubs, events on the park, donors, Friends of the Park and the invaluable help from Tandridge District Council who cut our grass & the Oxted Parish Council's grant aid which helps with our maintenance costs.....but all of this is not enough to do everything that needs doing in the Park.

The events happening this year are: -

- Scout's Bike & Pram Sales
- Fun Fair
- Titsey Rotary Car Boot Fairs
- Oxted Rotary Pram Race
- Silent Cinema
- Beer Festival

Weekly Classes at the Park include –

- Pilates,
- Boogie Bounce,
- Yoga,
- Cardio Yoga,
- Paracise,
- Buggy Fit for mothers & babies,
- Boot Camps,
- Rugby Tots
- Hot Food Van on Friday nights

New Pavilion – as many of you know, the New Pavilion project has been a bone of contention in the past, but as of January this year, the new committee were all in agreement with the plans to build a facility that meets the demands of both the community & the sports clubs. The building will be multi-use and will have rooms for Meetings & Gatherings as well as classes such as Yoga, Pilates, Bridge etc ... whilst also meeting the high requirements now needed for the Football & Cricket Clubs.

These plans were submitted to the council in April (and can also be viewed on our website)

It's been down to the wire but I was contacted just over 3 hours ago and am pleased to announce that we have officially been granted full planning permission. The only tweak that remains is the licensing hours which will be passed to the Licensing Dept rather than being part of the planning approval.

We had held a Public Presentation week back in February and all comments were addressed and almost all were incorporated into the new design. These included extra toilets, screening on the balcony, more disabled facilities etc. The majority of the feedback we received from the public was overwhelmingly supportive.

The next stage however, is slightly more daunting ... this will be to vigorously fundraise. Our sub-committee is meeting on Monday to start planning our course of action and to work out costs.... but I think it is safe to say that we are probably looking at close to £2 million. Of course, we will be asking for experts in this field so if there is anyone here tonight that would like to give us advice, we would be more than grateful (or even if you had a friend that you think would be interested?)

Please don't be shy in pitching ideas to us.

Time Frame – this will depend on the success of raising the money but we would like to aim to start building within the next 2-2 ½ years.

Other Park Issues

Trees – we have nothing to report this year re tree planting - the 15 Lime Trees (with TPO's) are due to be maintained and we are just waiting for TDC approval before works can commence.

Playground - A recent survey of the play equipment by specialist contractors Safeplay, suggested maintenance works to the tune of £5,500. The Trustees have met with the MD of the company and identified essential works of around £1800 and these will be carried out at the earliest opportunity.

Garbage – the litter situation got particularly bad during the summer months last year. Altho' this is not within that time frame we have solved the problem for this year with the introduction of TDC contractors, so together with Master Park's existing contractor this has resulted in a significant improvement to the cleanliness of the park and we have had many comments as to how lovely it is looking. The funding for the extra council work has been found by reducing our BIFFA bins from 3 to 2

Gates - new entrance gates have been fitted to both car parks – these were subsidised by the generous donations from Titsey Rotary and are particularly important to stop unwanted people setting up camps or homes on the Park ...as did happen to Godstone Green last year, happened to The Grasshopper this year and today I drove past loads of caravans camped up next to the Haycutter So, it's important that we have a secure Park. Luckily, we have a squad of resident volunteers who lock the gates every night and to whom we are very grateful.

Security – unfortunately we had a spate of break-ins last year (as did quite a few organisations in Oxted) and this has resulted in the additional expense of installing an alarm system & CCTV in the Pavilion.

b. TREASURER'S REPORT –

The accounts have been produced but because of the transition between our long serving treasurer (Keith Willis) resigning and Amanda agreeing to take on the role these have not yet been examined by Roger Thomas.

These should be completed within the next 2 -3 weeks and we don't anticipate any significant changes to the numbers.

We have produced a summary which you hopefully have.

For example, the main income was from events on the Park and classes in the Pavilion approx. £20,000 – the largest figure coming from the beer festival of £10,000

The main expenditures are the usual culprits of

- Litter – both daily removal of litter and weekly emptying of Biffa bins

- Pavilion –installing an alarm & cctv system (although this was split 3 ways with the Park and the football & cricket clubs)
- New barriers for both car parks – the wooden ones were falling apart and as mentioned earlier, the cost of these was helped by being given generous donations from Titsey Rotary Car Boot Fairs to the tune of £2,200.

The audited accounts will be completed in the next couple of weeks and will be posted on the website for anyone to view

6. Approval of the accounts – we would ask that the floor gives permission for these to be agreed once Roger Thomas has audited them. Please may I have a proposer (Peter Giles) & seconder (Matthew Hayes) for approval of accounts ... vote from the floor in favour (unanimous)
7. Appointment of Independent Examiner .. Will Roger agree to do this next year for us? Proposer (Ian Beagley) seconded (Peter Hanrott) – vote from the floor carried (unanimous)
8. Election of Trustees –
 - a. we had 1 nomination for the vacant Trustee position and this was from Alex Campbell. Alex is an Oxted resident and is a neighbour to Master Park with his family. He is a very active member of the community and is closely involved with the Barn Theatre and Ridge Radio in Caterham.
He would like to help with the on-going evolution of the park for the community.
Proposer for Alex (Lesley Mitchell) seconder (Matt Sapsford) vote from the floor agreed (Unanimous)
 - b. The current elected trustees have been duly nominated: - Tony Batchelor, Bob Pitt, Gilbert Kearns. If there is no objection to these being re-appointed please may I have a proposer (Jackie Wren) and seconder (Val Adamson) ... vote carried from the floor (unanimous)

9. Any Other Business

- a. Vote of thanks from Pippa for the new committee and the good work they have done since forming**
- b.**

Lastly, I would like to give a special mention to all those that help make this Park special

- To all the Trustees who volunteer their valuable time & skills**
- To Tandridge Council for the grass cutting**
- To Oxted Parish Council for their annual grant**
- To the Titsey & Oxted Rotary Clubs for their continued support & generosity each year**
- To the residents who lock the Park gates each night**
- And lastly to the General Public for picking litter and keeping us on our toes!**

We assume you all enjoy Master Park and feel as strongly as we do that this gem of a green space, in the centre of Oxted, is something worth working hard for!