

WBCA LTD CHAIRMAN'S STATEMENT – AGM FOR 2025

Following low investment over the last couple of years due to high inflation and continued high and unpredictable utility costs 2025 saw a return to the implementation of some high investment projects.

The largest of these was the replacement of the two hot water boilers in the plant room at a cost of nearly £30,000. The installation of which was completed in March. This required a further expenditure of £7,000, in April, to connect these to the existing control system in the plant room.

In addition to these project investments, a further £1,000 was required in the plant room to replace a faulty circuit board on one of the central heating boilers.

During the 2024 5 year electrical test, it was noted that a number of the electrical circuit boards around the centre needed upgrading.

They weren't urgent at the time and a project to replace the boards started in 2025 as cash flow improved. The final cost of replacing these is expected to be around £7,000.

Also on the electrical side, the fans in the small hall were replaced and some upgrades to emergency lighting around the centre carried out.

In the main hall, a number of new decorative acoustic panels have been installed on the walls at a cost of £12,500.

In the office, the updating of the IT equipment has continued with a replacement printer and a new, upgraded, central file storage unit.

Externally to the main building, the gates around the bin shed were replaced as a security measure.

The general upkeep of the centre has continued with maintenance contracts and repairs carried out, where necessary.

This includes £2,000 spent on cleaning and relaying the 'crumb' for the astro in July.

Also in July, £1,400 was spent on remedial works to improve the goalmouth on pitch 2.

The tractor is now coming up for its annual service at a cost of around £1,000.

The tractor and its attachments have continued to be used throughout the year to help maintain the football pitches, such as 'spiking' and to augment 3rd party maintenance of the astro surface.

During 2025, all appropriate statutory inspections were carried out, and any resulting comments taken into account.

All required insurance policies were continued.

Going forward the Trustees continue to review various aspects of the centre and where further investment should be targeted. These include :-

- The possible replacement of the two central heating boilers in the plant room, at a projected cost of around £70,000.
- Since the remedial work to the goalmouth on pitch 2 did not obtain the desired results, review what can be done, cost effectively, to remedy the issue?
- Continue to review how the space of the final old tennis court area can be best utilised.

Following a recruitment drive late in 2024 and at the beginning of 2025 for new trustees, the board was expanded, by the welcome addition of two new trustees, Mark Smith and Paul Young, in February. They both have prior business experience and Paul has taken over the role of 'Admin' for the Website.

In general, use of the centre has continued to be high with some 2000 visitors each week making use of the facilities and activities on offer. This has been the case for both indoor and outdoor areas. In some areas, to the extent that, this has required the continuation of waiting lists for some peak periods.

Outdoors, the 5-A-Side astro cage has continued to be popular, proving it to have been a worthwhile investment. However, the main astro area has continued to be the biggest single source of revenue.

Hannakins Farm senior and youth football clubs continue to be based at the centre, with both making use of the grass and astro pitches. A number of other groups also use the astro including Hutton Ladies football team who play their home games on it. Striders running club also continue to be based at the centre.

During the summer, three local cricket teams used the cricket square for their home games.

Indoors, the list of hirers providing classes, such as dance, martial arts, and other activities, and services, such as dog grooming, has remained steady throughout 2025.

The Community Lounge continued to have good use, with First Aid and other training courses taking place and from Tuesday to Thursday hired by bridge clubs.

The halls have also continued to be highly used with NHS blood donation using the centre a number of times during 2025 and various other hirers for their activities and classes. Table tennis, badminton, and short mat bowls are a few of the sports played in the halls, which provide significant indoor hire revenue.

The centre's web site has recently undergone a major redesign and refresh and is well worth a look.

A full list of activities and facilities on offer at the centre, as well as other information is available there.

With the continued development of staff, as well as Health and Safety, in mind, staff (current at the time) completed an Emergency at Work, Level 3 First Aid course in April.

All the above shows the centre to have a positive future from a bookings and use perspective. Especially if this is further helped with continued lower and more predictable utility costs.

Finally, Trustees are able to make the investments highlighted in this statement due to the continued excellent running of the centre by the manager and her staff. Trustees would like to convey their thanks to all staff for their good work during 2025.