

WBCA LTD CHAIRMAN'S STATEMENT – AGM 2019\2020

As always it is good to see those who have taken time out to attend the AGM, the trustees and I would like to thank you for being present this evening.

Last year the statement referred to a "running trail" project which was being driven by the Striders section but at that time was awaiting funding from third parties.

A number of meetings regarding this continued to be held during the first half of 2019 and funding was eventually secured by the Striders. Unfortunately a new contractor was introduced at a late stage and the timescales imposed by this and the late securing of funds resulted in the project not going ahead.

The other expensive upgrade mentioned in the last statement for action in 2019 was the complete refurbishment of the small hall floor, this was completed as planned.

This upgrade was complimented by the installation of new efficient LED lighting, new window blinds and general redecoration.

Extensive repairs to the small hall ceiling were also carried out prior to redecoration.

Trustees are very pleased with the result and, like the previous refurbishment of the large hall floor, should mean a significantly extended life for this resource.

Currently there are 2 large projects being considered by the trustees with regards to outside facilities. These are, firstly, the complete refurbishment of the second redundant tennis court area into a new 5-A-Side court. This project will include new fencing as well as new additional floodlighting to the refurbished area.

Trustees are seeking third party funding to assist with the cost of this new facility.

Secondly the complete replacement of the fencing around the Astro pitch to secure and protect this most valuable asset.

The Astro pitch itself has continued to be very popular and revenues have remained at a high level. Trustees continue to invest heavily in the maintenance of this facility with in-place maintenance contracts to help prolong the life of this major resource.

However a lot of effort is still having to be made, including the extensive use of signage, to try and ensure that the correct footwear is used and that the facility, as a whole, is used responsibly. Adherence to the rules of use applies to both players and spectators to ensure the maximum period of usability is achieved from this facility.

Following the issue of site security in 2018, with the illegal trespass onto the centre's grounds by travellers, a substantial height restriction barrier complete with metal gate was installed at the entrance to the main carpark.

In addition to this a secondary barrier was also installed on the boundary of the centre's land with Linda Gardens.

To compliment these new entrance security measures amendments to the CCTV system have also been undertaken involving the repositioning and upgrade of some cameras.

There have been some issues with car parking areas during 2019.

A repair was completed to the parking area outside of the main entrance.

Repairs are in place to fix issues with the parking area up by Linda Gardens which are being jointly funded by both the centre and the junior football section.

Since the installation of the main barrier, parking on the bridge has become an issue causing restricted access to the centre.

It is planned to install a line of black and yellow striped bollards to prevent this.

The Plant Room has again proved problematical at times with the second of the 2 main boilers requiring a complete rebuild. Various essential fittings such as header pumps and small fittings such as valves have also needed to be replaced or refurbished.

To help with the stability and smooth running of this area a 3 year maintenance contract has been agreed with ABEC the installers and service contractor. Heatech, our heating equipment contractor, will also continue to be engaged on this aspect of the plant room.

Together the two contractors have also completed the connectivity between the control systems and the heating equipment.

As normal each year the trustees look to upgrade the fabric of the building and 2019 was no different. In addition to the complete refurbishment of the small hall the following upgrades were also completed during 2019 :-

- Replacement of the rear fire doors entry to the changing rooms and installation of new shutter.
- Replacement of the 2nd set of main front entrance doors.
- Refurbishment of main gents toilets
- Refurbishment of disabled toilets
- Complete refurbishment\re-decoration of front office including new flooring, furniture. lighting and ceiling.
- Redecoration of Committee room and fitting of new window blinds.
- Replacement of the main Hannakins Farm sign

Ancillary items completed during the year included :-

- The completion of the replacement IT equipment and transfer of systems and data.
- To compliment the upgrades to the halls a set of new replacement tables and chairs was purchased for use in both halls.
- Deep clean of bar carpet.
- Carrying out of the statutory 5 year electrical test and any required remedial work including new lighting in the kitchen.

Although all projects are subject to funds being available, the following are a selection of the smaller projects hoped to be executed during 2020.

Current projects given approval by trustees are :-

- Refurbishment of small hall toilets (both sets)
- New ventilation system for shower areas.

Other projects to be considered for 2020 include :-

- Upgrading the remaining manual shutters to electric operation.
- Upgrading the kitchen floor.
- Upgrading the lighting in the changing rooms – This follows the 5 year electrical test.

2019 saw a curtailment of normal bar opening hours to just Friday, Saturday and Sunday.

This measure was taken based on the financials over a period of time and following thorough reviews and discussions by trustees.

Following this change the bar is now on an even keel and a positive financial outcome is predicted.

In terms of general cost management the Centre's BT phone system has been upgraded to a modern BT iCloud system and the gas account has been moved to the Crown Commercial Service which gives access to more competitive pricing.

Both moves are expected to result in significant savings.

The centre is continuing to see good levels of use with high numbers of users passing through the centre each week.

New partners from 2018 still providing activities, services and clubs to users of the centre include :-

- 2019 Billericay Beer Festival – This again went well and is already booked for late June 2020
- Spanish Classes – These occur on a number of days providing regular hire revenue.
- One Fit Mama – Fitness class for mothers while children safely play nearby

To add to these a number of new partners have been welcomed to the centre providing further services, clubs and activities available to users with new bookings which include :-

- Billericay Model Railway group – Moved to the centre in 2019 and already booked in for 2020
- Alzheimer's Society – These have returned
- Singing for the Brain – These have been introduced by the Alzheimer's Society
- FitClub
- Boxercise class – This is held outside on the MUGA (Multi Use Games Area-1st tennis court)
- Gidea Park Rangers FC – Hannakins is now the home ground for 2 of their teams

The centre has also been approached by Basildon Council as a venue to host its "Together for Safer Communities" meetings.

It was also confirmed during 2019 that the centre would remain as a designated "Rest Centre" in the case of a disaster or other emergency requiring use of the space and facilities within the centre.

In conclusion the future of the centre continues to look very positive with a healthy financial position, allied to the good levels of attendance and use of the facilities, ongoing improvements and management strategies.