

The Group is made up of the following volunteers: Mark Leggett (Trustee), Brian Southern, Howard Jones, Jan Adams-Smith (Residents Committee), Jason Hill

Our Remit is based on a Motion passed at an OGM held on 10th September 2023 and can be best summarised as; "To maintain the community facility at the lowest financial obligation to the residents". The Group have met regularly, held discussions with potential interested parties and prepared preliminary budgets (overleaf) for the following options;

- 1) Let the majority of the Club to a Licensee and transfer liability of most operating costs. In order to make this viable for a licensee the Club would need to be open to the general public but would result in a significant reduction of Equal Contributions. Plot Holders may benefit from a discount on food and drink.
- 2) Increase the membership through a paid Associate Membership program. Opening the Club to a wider catchment but perhaps hard to find potential members for this and not much impact on short-term financial situation.
- 3) Close the Club. This would still result in a need for Equal Contributions to insure, secure and maintain the building and grounds, it is also possible that this option may have a negative impact on property valuations across both estates. The community also loses this facility and there may be issues with the 2 existing tenants contracts.
- 4) Sell the building and Land. The Trustees have consulted a conveyancing solicitor who confirms the charge on the property expired 10 years ago. A commercial conveyancing solicitor would need to remove the charge from the deeds allowing RPML to sell the property and distribute proceeds to plot holders. There is no estimate on valuation, for the purposes of budgeting we have suggested £600,000 based on it being sold as it is. One possibility would be to sell it to the Parks Trust who want to build a visitors centre and cafe in Bancroft Park. Another solution might be to sell it to a cooperative of residents for them to run it as a bar & restaurant under similar concepts as option 1). Alternatively it could be sold to a speculative developer. A sale could result in a cash distribution to all Plot Holders that are current with payments but any final amount may vary significantly and each plot would need to have their deeds changed.
- 5) Change use to a Community Centre without license. This suggestion was raised at the meeting on 13th November. We have assumed this would be more of a cafe/meeting place without a licensed bar and Sky Sports etc.
- 6) Continue as before. The Trustees are continuing to look at various ways to ensure the future viability of the Club and it is not within the remit of the Working Group to explore how this would be best achieved, however our budget work suggests that there would be a need for an increase in Equal Contributions for 2024 if little changes. We believe this would be around £260 but the final amount is for the Trustees to ascertain.

We have prepared a presentation explaining these options and plan to present these findings to all Residents on the **17th December, 11:00am at the Club**. It is intended to call an indicative vote to establish future direction. Implementation of that may require modification of the Constitution and additional volunteers to deliver it. The Working Group will disband at the end of this meeting having completed it's remit.

We are aware of concerned residents worried about the future of the Club and potential increases in Equal Contributions. We hope the community can cooperate to find the best way forward for the majority of residents.

	2023 Estimate	2024 Estimate Option 6	Option 1 Rent out	Option 2 Add Members	Option 3 Close	Option 4 Sell	Option 5 Community Centre
RPML Annual Cost	£207,000	£225,000	£50,000	£225,000	£54,000	£120,000	£80,000
RPML Income	£123,000	£131,000	£30,000	£136,000	£0	£600,000	£20,000
Balance	-£84,000	-£94,000	-£20,000	-£89,000	-£54,000	£480,000	-£60,000
Equal contributions	£197	£220	£47	£208	£126	£624	£141
Plus VAT	£236	£264	£56	£250	£152	NA	£169
Time to implement	NA	NA	6-12 mths	6-12 mths	6-12 mths	9-18mths	6-12 mths
Notes	A	B	C	D	E	F	G

Preliminary Budgets for the sake of simple comparison.

These are not the official costs for 2023 and 2024 just our own estimates based on data provided to us by the Trustees.

Notes

A - is extrapolated from Jan-October 2023 . Actual fees paid were £168 incl Vat. Increase due to inflation and 25% drop in sales and increase in Admin salaries.

B - If no change to current level of sales and no savings on costs. Increases for Inflation at 5% and utility costs up by 90% for 9 months.

C - Shows the results for RPML if a new Company comes in to run the whole of the bar, reception, kitchen and meeting room areas

D - Same as B but with new outside membership, say 50 members at £100 or 100 at £50.

E - Shows the first years costs if club is shut. Costs include security to make building and land safe from outsiders, any possible redundancy costs, rates and possible legal costs and penalties to end the leases with the two companies who rent space now.

F - Shows an example of how distribution from a sale might look, here Equal Contributions is income not expense. We do not have actual valuations, this is just a wild guess. There will be costs to change every plot title deed to remove the charge held by RPML - potentially £350-500 per plot and possible penalties for termination of tenants contracts. This example after costs shows each plot might expect £643 net.

G - Shows a very rough estimate of costs if the club was used as a Community Centre.

There could also be combinations of these options to bring the best and most beneficial ideas forward.

To contact the Working Group please email rpwc2023@gmail.com