



# NEWSLETTER

Progress since the Plot Owners meeting of 17  
December 2023

Changes to Trustees, Early sight of 2023 unaudited  
accounts, News from The Residents Committee

At the Plot Owners meeting held at the Club on the 17<sup>th</sup> December last year, the Working Group tasked with looking at the future of the Club presented their findings. Those present voted in favour of taking two of the presented options forward for deeper analysis. These were a) to lease the Club to a third party and b) to look into the possibility of selling the Club.

After the meeting a second Working Group came forward to look in more detail at the options chosen for further evaluation. Jason Hill once again offered to chair the group. The other members of the group are Mark Leggett, Jan Adams-Smith, Brian Southern, Howard Jones, Kieran Watson, Tim Davis and John Coveney.

The Group have been actively pursuing the option to lease the club. As those of you who were present at the Plot Owners meeting will know we have an offer from a prospective tenant, Karen Foster. No other offers have been forthcoming so we have moved forwards to drafting a lease and an asset rental agreement with Karen. We have also been drafting an amended Club Constitution to be effective at the operational date of the new lease.

Another section of the Working Group have been looking at the option of selling the Club at some stage in the future. We can only go so far with this analysis before having to incur professional fees for valuation and possibly even outline planning submission purposes. We would need a mandate from Plot Owners to do this.

Throughout this period the Working Group have been working with and with the full support of the Trustees. **We are proposing to hold a combined Special General Meeting (SGM) and an Extraordinary General Meeting (EGM) at the Club on the 24<sup>th</sup> March at 10am at which we will be asking you to approve or reject the following motions:**

- 1) That we proceed with the leasing of the Club Premises to Karen Foster under the term of the leasing agreement and asset rental agreement.
- 2) That we accept the revised Constitution of the Club
- 3) That we authorise The Trustees to proceed to the next stage of evaluating the sale of the Club as a contingency planning exercise.

A full set of documents to include the Lease, Asset Rental Agreement , Constitution and an explanatory proposal document that sets out the future operation of the Club and the risks, conclusions and recommendations of the Working Group and Trustees will be available at the Club for your inspection from the 10<sup>th</sup> March. Electronic versions of the proposal document and revised Constitution can be requested from that date by e-mailing [admin@romanpark.co.uk](mailto:admin@romanpark.co.uk).

### **Other news from The Trustees**

We have to announce that we are losing two Trustees. Mark Leggett will be standing down as chairman at the end of February as the business demands upon his time are increasing. Brian Kite has had to stand down from his role as Secretary due to family commitments. We thank them both for doing a difficult job in the most challenging times for the Club. John Coveney has joined the Trustees as Secretary but that leaves one position vacant. If you are a plot owner and want to help us move the coming changes along then please get in contact with us via [admin@romanpark.co.uk](mailto:admin@romanpark.co.uk).

### **News from The Residents Committee**

We have been super busy beavering away organising new events at your club. Here are some dates to add to your diary.

#### **Sat 2nd March - Family Pool Tournament**

Dive into the thrill of competition like never before by signing up for our upcoming pool tournament. Whether you're a seasoned pool pro or a newcomer eager to test your abilities - let the games begin! Kids and Adults £1 each, a trophy for the winner and make friends for a lifetime. Sign up forms at the club.

#### **Rugby Six Nations 2024**

It's that time of year again with non-stop drama, passion and emotion of this historic tournament. You can grab a chilled beer and watch all the action live on our big screen.

**Sat 9th March** - 2:15 pm Italy v Scotland 4:45 pm England v Wales

**Sun 10th March** - 3:00 pm Wales v France

**Sun 16th March** - 2:15 pm Wales v Italy, 4:45 pm Ireland v Scotland, 8 pm - France v England.

#### **March 21st - Quiz Night with Dick Hooper - 7 pm**

Come down, test your general knowledge and win the top prize. If you don't have a team to bring, don't worry, we have plenty who would love to have you on theirs. £2 per player.

#### **March 28th - Bingo with Erica - 7 pm**

Get ready to shout "BINGO!" and feel the adrenaline rush through your veins! Bingo isn't just a game; it's an experience that brings people together. Join us for a game now.

## **Easter Weekend Bonanza!**

### **March 29th - Charlotte Rhodes - 7:30 pm**

Prepare to be swept away on a musical journey like no other! Get ready to immerse yourself in the soul-stirring melodies of Charlotte Rhodes, singing all your favourite tunes with her captivating voice.

We have very limited tables available for booking in the hall, as we need to reserve space for dancing! We also have bar tickets available.

### **Table Bookings £6 per person, Bar Tickets £3 per person - Book Now**

Please note this event is open to all so, invite your friends and get a babysitter, as this is an adults-only event.

### **31st March - Easter Egg Hunt Fun - Noon - 3 pm**

We have eggs hidden in every nook and cranny at the club, just waiting to be discovered by your eager young explorers. Grab the kids or grandkids and your biggest basket to join us for our annual egg hunt. Free for all members.

## **Future Communications**

We intend to keep you informed of developments post the meeting on 24<sup>th</sup> March. It is our intention to upload future newsletters to the Roman Park Club website ([www.romanparkclub.co.uk](http://www.romanparkclub.co.uk)) to minimise the printing and distribution overheads. The aim will be to issue an update on the last working day of each month.

Further details on the hybrid SGM/EGM on the 24<sup>th</sup> March including how to view documents at the Club and the mechanism on voting if you cannot be at the meeting will be posted in the news section of the website on or before the 10<sup>th</sup> March.

## **The unaudited accounts**

Finally we have attached a summary of last years unaudited account and the budget for the coming year on the next page . The budget does not reflect a tenant operating the Club. The projections for this will be included in both our proposal document and presentation at the EGM/SGM.

Financial Information For Roman Park Management

Unaudited/ Draft accounts for the year 2023

Budgets for the year to 31/12/2024

	2023		2024	
	£	£	£	£
Income				
Bar Sales	114,170		125,165	
LESS Cost of goods sold	56,937		62,237	
Prime Profit		57,233	62,928	50%
Equal Contributions		58,940	92,620	£140/plot
Rental Income		16,926	16,926	£220/ plot
Total Income less direct costs		133,099	172,474	
Less Wages/Salaries/ on costs		84,047	93,585	
Contribution to overheads		49,052	78,889	
Overheads				
Repairs/ mtce/ security	18,124		20,650	
Entertainment/ sky/ BT	15,115		3,250	
Light/heat/power	13,021		23,500	
Professional fees/legal/Accts	15,434		16,205	
Rates/water	4,769		5,000	
Bank/interest	2,767		2,800	
Depreciation	5,496		5,496	
I.T/stationery/printing	2,821		3,240	
Telephone/Internet	3,693		3,800	
Total Overheads		81,240	83,941	
Draft Loss for 2023/2024		-32,188	-5,052	
Cash profit/( loss) less Depreciation.		-26,692	444	