

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales · Charity number 1038479

Details

Other names WVCA

Status Registered

Legal form Other

Registered 1994-06-10

Register [View on the Charity Commission register](#)

Contact

Address 1-2 East Hill House
Military Road
Fareham
PO16 8TH

Phone 01329231356

Email secretary@wvca.co.uk

Website www.wvca.co.uk

Activities

Objects: 1) TO PROMOTE, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE, OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, THE ADVANCEMENT OF EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE RESIDENTS OF WALLINGTON (2) TO MAINTAIN AND MANAGE THE VILLAGE HALL (HEREINAFTER CALLED "THE HALL") (WHETHER ALONE OR IN COOPERATION WITH ANY LOCAL AUTHORITY OR OTHER PERSON OR BODY) IN FURTHERANCE OF THESE OBJECTS (3) TO IMPROVE AND MAINTAIN THE NATURAL AND BUILT ENVIRONMENT

Activities: The object of the charity are to: promote the advancement of education and to provide facilities in the interest of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life of residents of Wallington. Manage the village hall, and improve and maintain the natural and built environment.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage, Recreation
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** IN PRACTICE WALLINGTON
- Hampshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£67,503	£85,704	-	-
2024-03-31	£63,880	£58,113	-	-
2023-03-31	£59,635	£48,809	-	-
2022-03-31	£47,027	£39,849	-	-
2021-03-31	£39,637	£44,306	-	-

Trustees

Name	Role	Appointed
Russell Kew	Chair	2019-06-11
Clare Weeks		2024-06-04
DAVID KETT		2012-08-12
Danny Glavin		2025-06-03
Fraser Cavanagh		2025-06-03
Graham Boulding		2019-06-11
Mirna Scrivens		2024-06-04
Ron Hooper		2019-06-11
Sally Dixon		2017-06-06
Sarah Hatten		2019-06-11

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1038479

Accounts



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

31st ANNUAL GENERAL MEETING

4 June, 2024

AGENDA

Tuesday 4 June at 7.30 p.m.

1. Apologies
2. Adoption of minutes of the 30th AGM – 21 June 2023
3. Summary Reports
 - Chairman's
 - Treasurer's
 - Hall
 - Communications
 - Planning Issues
 - Social and Entertainment
4. Formal adoption of reports
5. Election of Officers and Executive Committee members (2024-25)
6. Date of next year's AGM – Tuesday 3 June 2025
7. Short talk on the local ecology – Cmdr Tony Norris

Break for refreshments

8. Flood resilience – Katie Gill and Coastal Partnership
9. Neighbourhood police officer – PC Peter Hunns



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

MINUTES OF 30th ANNUAL GENERAL MEETING

20 JUNE 2023

Present: R. Kew (Chair); P. Trott (Treasurer); D. Kett (Secretary); C. Morgan (Hall), G Boulding (Hall and Walkround); Sally Dixon (Hall and Planning); R. Hooper (Planning); S. Hatten (Membership and Street Reps); Cllr K. Trott, Cllr D. Hamilton and 23 members.

Apologies: K. Howell (Communications)

The Chairman **opened the meeting at 7.35pm.**

1. Minutes of 2022 AGM:

Proposed by Cherry Harnett and seconded by Graham Boulding that the minutes were an accurate record of the meeting and should be adopted as such. Carried unanimously.

There were no matters arising from those minutes.

2. Tribute to Sue Morse

The Chairman began by paying tribute to Sue Morse and offering condolences to her family. Sue had died in April and had been a very active member of the WVCA for over 10 years. Initially, she had joined the Fete Committee but then become active in all areas of the WVCA's work – organising numerous events, both social and environmental. She had led the annual walkround with members and officers from FBC, Hampshire Highways and the Environment Agency. She also played an active role on the hall Subcommittee. Sue was a great organiser and had great charm. She will be greatly missed by her friends and the WVCA.

3. Summary of Reports:

Written reports from the Chairman, the Treasurer, Hall Sub-committee, Communications (Facebook and Mailchimp) (Once in a While and Website), Planning Matters, and Social and Entertainment were submitted to the meeting.

The Chairman then summarised the reports for the benefit of the meeting:

3.1 Chairman's Report

- **Thanks**

The Chairman began by thanking the members of the Executive; the *Once in a While* team and the members of the committees and the street reps.

- **Planning Matters**

A number of major applications had been made for land in the village. The WVCA planning group had submitted comments on all of them and FBC planning committee had rejected all applications relating to housing.

Welborne Development had finally been given the go ahead and groundwork for the early phases had begun.

The Fareham Local Plan had finally received approval and had been adopted by the Council. None of the green spaces around Wallington had been identified as being suitable for housing development and it was to be hoped that no further such applications would be submitted.

- **Social Events**

The WVCA had supported street events for both the late Queen's Jubilee celebrations and for the Coronation of King Charles.

Other events supported included: wine tasting, Christmas Carols, Craft Fairs, regular Lunch Clubs, writing and scarecrow competitions.

Forthcoming events include: a murder mystery, wine tasting and Christmas festivities.

WVCA events are organised by a small team who work tirelessly and more volunteers are desperately required.

- **Environment**

As part of project organised by the East Hampshire Catchment Partnership, the Chairman and Arthur Hackney attended a training session on how to record the quality of local rivers. It is hoped that they will start regular recording over the next few months and that the results will provide a base line from which the impact of future developments like Welborne can be monitored.

In a spring storm, the Willow Tree, opposite the Cob and Pen, had been brought down. Following quick response from local residents and our ward Councillor and consultation between Hampshire Highways and Fareham's Tree Team, it was agreed that in the autumn a Pyrus Chanticleer (an ornamental pear) will be planted by Hampshire Highways to replace it.

The annual Walkround, led by Graham Boulding, is due to take place at the end of June. The WVCA recognises the current financial constraints of the public bodies, thanks those officers and members who take part and hopes that together we can work to improve the environment.

Encouraging plans drawn up by specialists on behalf of the landowner to conserve and protect the Water Meadow (a designated Site of Importance for Nature Conservation) had been received but to date no further progress has been achieved.

- **Village Hall**
Thanks to the endeavours of the Hall Committee and the Hall Manager, the hall continues to thrive and bookings are close to pre-Covid levels.
- **Village Pubs**
Great news for the village is that both pubs remain and in recent months the ownership of the White Horse has changed and new landlords have taken over.
- **Comms**
Thanks go to those who work on communications – Steve Taylor and Arthur Hackney continue to produce Once in a While and have welcomed Jennie Slee to the team. Kate Howell monitors the Facebook Page and issues bulletins on Mailchimp. The Street Reps play a vital role in delivering OIAW and flyers.

3.2 Treasurer's Report 2022-2023

The Treasurer summarised his Financial Report:

- **Income** had increased compared with the previous year as had membership subs.
- **Gross Income over expenditure** had increased by £3,709 from £7,177 to £10,826. and the WVCA would look favourably on worthwhile projects.
- **Hall expenditure and insurance** had increased by £5,454 from £31,352 to £36,809, reflecting the general increase in costs.
- **Total monetary assets** had increased by £11,254 from £220,776 to £232,030
- **Notice of Retirement** – the Treasurer gave notice that he would not seek re-election in 2024.

From the floor:

- Jenny Jarvis raised the failure to cut the Water Meadow to make it easier to walk dogs. She pointed out that in previous years this had been arranged by WVCA prior to the fete. The Chairman and Arthur Hackney explained the issues that had arisen with the landlord which it was hoped would be addressed once an agreement was reached on how to conserve the land.
- Tony Norris drew attention to the increase in wild orchids in and around Wallington and offered to take interested members on a walk to see them.
- Cherrie Harnett reported that four of the cygnets were doing well, but one has been lost. She asked that dog walkers should not walk too close the ducks and swans – in particular to the disabled duck. In addition, she ask dog walkers to pick up their dog faeces.
- Chris Walters raised the issue of fly tipping of garden waste on the land next to the footpath down to Pallant Gardens. Chris Morgan explained that though in the 1970s this area was mentioned the local house deeds his was no longer the case.

- Attention was drawn to the accumulation of mud on the village side of the White Horse footbridge.

There were no other matters arising from the reports and it was proposed by C Harnett and seconded by A. Taylor that the reports should be adopted. Carried unanimously.

4. Minor Amendments to the Constitution

The Secretary explained that as required by para 1 Section U of the WVCA Constitution the intention to make minor amendments had been made in the Notice calling the AGM. and the motion laying out the changes was listed in the Agenda

- **Section D para 13** – Action with Communities in Rural England replaces National Federation of Community Organisations (now defunct).
- **Section K para 5** – the need to keep minute books, amended to require keeping of minutes.
- **Section K para 7** – remove the requirement that every subcommittee should consist of three or more members of the executive and replace with a requirement that every committee / subcommittee and working groups shall report their actions fully and promptly to the Executive Committee.
- **Section Q para 1** – the month for the AGM be moved from May to June.
- **Section Q para 5** – nominations for candidates wishing to stand for the Executive should be submitted 21 days before the AGM rather than 14.

Katrina Trott proposed these amendments be adopted, seconded by Pam Crowe – passed unanimously.

5. Election of Officers and Committee Members:

The list of nominees was put to the meeting and there being 9 nominees for 13 vacancies there was no need for an election. C. Harnett proposed and G. Knight seconded that the list of nominees be accepted. Carried unanimously.

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	J. Ellis	S. Kett.
Hon Secretary	David Kett	E. Hooper	S. Hodnett
Hon Treasurer	Peter Trott	S. Lloyd	A. Taylor
COMMITTEE			
	Graham Boulding	G. Thorne	C. Thorne
	Sally Dixon	A. Taylor	J. Walker
	Sarah Hatten	S. Loyd	D. Brockington-Hill
	Ron Hooper	C. Weeks	M. Weeks
	Kate Howell	A. Baker	K. Baker
	Chris Morgan	J. Phelan	A. Marney

6. Date of next year's AGM

Next year's AGM will be held on Tuesday 18 June 2024 at 7.30 p.m.

There being no other business the Chairman closed the formal part of the meeting at 8.00 p.m.

WELBORNE

Fiona Gray, Project Director, Buckland Development gave a presentation on Welborne Garden Village.

Buckland Development had been established in 2006 to represent the Southwick Estate and the Thistlewayte Family who own much of the land around Southwick. The team is based in Winchester and as it is not a speculative development, it can adopt a holistic approach. It is a legacy project which Buckland is determined to be a success.

Initially there will be up to 6,000 homes and it is expected to take 25 years to complete. There will be parks, woodlands, playgrounds, shops, business premises and employment opportunities. Outline planning application was submitted in 2017 and agreed in 2019.

Phase 1 will be north of Knowle road with an entrance on the A32 and detailed planning applications will now follow. The building will be undertaken by three regional building companies.

Neighbourhoods – there will be 14 neighbourhoods, all with their own design codes. The Village Centre should be completed by 2026.

Street manual – has been agreed and there will be grass verges, trees, front gardens. A not-for-profit Garden Village Trust will look after the verges and the trees. 1,200 trees have already been planted, together with the construction of a badger home. About 50% of the area will open space – woodlands, parks, commons, playgrounds, sportsgrounds and playgrounds

River Wallington – there should not be any additional water flow from the development as Welborne will have a sustainable urban drainage system (SuDS).

Motorway Junction – Hampshire County Council is the delivery body for the four-way junction. HCC has appointed a contractor and the Government has provided £41million, in the form of a loan.

Social infrastructure – one secondary school and three primary schools are planned.

The official website is: <https://welborne.co.uk/>

Contributions from the floor

- **What is the mix of Social / affordable Housing?**
Section 106 agreement had been signed under which 30% of houses should be affordable and 10% starter homes.
- **Will there be a provision of doctors' surgeries**
Provision will be made.
- **Councillor K Trott** – explained that originally, she had been opposed to the development but has now been won over.

The Chairman thanked Fiona Gray for her informative talk and the meeting closed just before 9.00 pm.

Chairman's Report AGM 2024

As I reflect on a busy year for the WVCA, I first wish to thank all the members of the committee who give up their time on a voluntary basis to support the residents of Wallington.

We have seen several changes in personnel over the last year, Chris Morgan decided to retire after 15 years, much of the time leading the Hall Committee, my sincere thanks go to him for the huge amount of time he has given to the WVCA. The hall manager Geoff Knipe decided to leave and again our thanks go to him for looking after the hall for many years.

We have a new team looking after the Hall with Sarah Hatten taking on the role of Chair of the Hall Committee and Hayley Tod looking after the administration with David Ware taking on the caretaking role. We are really pleased to welcome them and look forward to working together to ensure we protect this valuable asset.

I also wish to thank Katrina Trott who has been the council's political representative on the WVCA executive for nearly 20 years. She has been our hard-working ward councillor throughout this time and an assiduous supporter of the WVCA. Katrina decided not to stand for re-election at the recent council elections and will therefore step down at the AGM from her role on the WVCA Exec.

It is with great pleasure I can advise you that we have two new members of the executive committee and I welcome Clare Weeks and Mirna Scrivens. We are always looking for new recruits, if you aren't sure, feel free to attend one of our meetings as an observer and you can make up your mind, without pressure.

The planning applications for significant residential and further industrial development on the few remaining green areas surrounding the village continue to be made by developers. A separate report details the action the WVCA has taken during 2023-24. I noted that much comment has been made about ensuring sufficient green space be made available in the Welborne applications. I do hope the council's planning committee and officers consider the same protection for the land surrounding Wallington.

Throughout the year, we have been in contact with Abdrn the owners of the Water Meadow and have recently been informed the person responsible has once again changed. We have a meeting booked to meet them in late May.

I am asking for volunteer(s) to help lead and improve our communications through various social media streams, email etc. Can anyone who is interested please contact either myself or David Kett our secretary? I wish to thank those involved in the publication of OIAW magazine and most importantly those who provide the material.

The finances of the WVCA remain healthy and while the surplus of £5,767 is down on last year, it is important to note that a major overhaul of the Hall policies and procedures was undertaken during this period with the help of an excellent consultant. The aim remains to make a small surplus each year and to ensure the facilities are kept in good order so local community groups and residents can access the facilities at a reasonable cost.

My thanks go to Peter Trott who has kept a close eye on the finances for the last 8 years,

sadly Peter has decided to step down at the AGM in June.

The village walkround has been organised with a multi-agency and political representative group for the end of June 2024. Graham Boulding continues to regularly chase the relevant authorities to repair or maintain areas around the village that require attention.

The village had an extremely lucky escape from flooding on the night of 8th April 2024. The EA issued a flood warning that afternoon for an imminent flood event expected around midnight. This turned out to be the highest tide ever recorded in Portsmouth Harbour. The river wall was breached for about 20 minutes and Wallington Shore Road was flooded. Fortunately, no lasting damage occurred, the flood defence just held. This was a once in a 200-year event, which means we are likely to see further issues in the coming years. I urge all residents to take the "Flood Warning" seriously and to use their flood gates and move cars to higher ground. If residents ignore the warning and significant damage were to occur to properties and cars, they may find the insurers refuse to provide full cover. We are expecting a member of the EA to attend the AGM where they will give a short presentation and take questions.

The WVCA supported various social events during the year and the Christmas events and Craft fares were well attended. The wine tasting evening proved as popular as ever and my thanks go to all the team who work to put these events on.

I look forward to seeing as many residents as possible at the AGM, there will be short presentations from the local police officer and a member of the EA.

Russell Kew

Wallington Village Community Association

Financial Statements

for the year ending

31 March 2024



Wallington Village Community Association

Accounts for the year to 31 March 2024

1. Receipts & Payments Account

Income	Year ending 31 March 2024		Year ending 31 March 2023	
	£	£	£	£
Income Receipts				
Hiring of Hall	56508.64		51812.19	
Gift Aid Tax refund	373.06		443.53	
Membership Subs	1837.55		2106.65	
Adverts (+ membership-'22)	0.00		0.00	
Social Activities	2291.81		998.00	
Local Government Grants	0.00		0.00	
Environmental projects	0.00		0.00	
Allotment	289.99		189.05	
		61,301.05		55,549.42
Fund raising income				
Donations	0.00		0.00	
Annual Draw	<u>0.00</u>		<u>0.00</u>	
		0.00		0.00
Investment income				
Interest & dividends	<u>2,578.89</u>		<u>4,085.88</u>	
		2,578.89		4,085.88
TOTAL RECEIPTS		<u>63,879.94</u>		<u>59,635.30</u>
Payments				
Hall running costs & insurance	39856.76		36809.57	
Social Activities	4555.26		4006.17	
Water meadow	0.00		0.00	
Environmental projects	433.03		388.40	
Administration	9393.31		3089.50	
Once In A While	3869.00		3083.00	
Allotment	5.60		1431.95	
		<u>58,112.96</u>		<u>48,808.59</u>
TOTAL PAYMENTS		<u>58,112.96</u>		<u>48,808.59</u>
Gross income/expenditure for the year		<u>5,766.98</u>		<u>10,826.71</u>
Net payments/receipts for the year		5,766.98		10,826.71
Cash & Bank balances at 31 March 2023		115,206.91		104,380.20
Cash & Bank balances at 31 March 2024		<u>120,973.89</u>		<u>115,206.91</u>
Interest accruing to investments not taken to bank account		2,945.07	Assets pg 2	
Total monetary assets		<u>123,918.96</u>		

Wallington Village Community Association

Accounts for the year to 31 March 2024

2. Statement of Assets and Liabilities at 31 March 2024

Assets	NOTES	Year ending 31 March 2024		Year ending 31 March 2023	
		£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		21,596.73		11,121.44	
United Trust Bank Account		49,960.13		48,094.78	
United Trust Bank 3 yr Bond		21,971.09		21,537.58	
United Trust Bank 120 day Tracker		10,171.92		0.00	
Lloyds Current Account		19,976.02		33,315.58	
Lloyds No 2 Account		133.94		789.45	
Cash Account		109.13		348.08	
			123,918.96		115,206.91
Investments					
IFSL/CAF Equity growth fund (Valuation 05 Oct 2023)			118,613.21		116,823.81
Total Monetary Assets			<u>242,532.17</u>		<u>232,030.72</u>
Non-Monetary Assets					
Buildings - Valuation 23 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		63,394.71		70,438.57	
Additions & replacements		<u>0.00</u>		<u>0.00</u>	
			63,394.71		70,438.57
Prepayments and receivables					
Gift aid to be recovered (Est)		0.00		275.00	
			0.00		275.00
Total Non Monetary Assets			<u>1,632,299.71</u>		<u>1,639,618.57</u>
Total Assets			<u>1,874,831.88</u>		<u>1,871,649.29</u>
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities 2023/2024		0.00		0.00	
Total Liabilities			<u>0.00</u>		<u>0.00</u>

3. Analysis of Funds

	Restricted	Unrestricted	Total	Total
Hall Rebuild (add £5000pa)	5,131.80	134,868.20	140,000.00	135,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1200pa)	2,363.18	32,239.76	34,602.94	33,402.94
General Reserve	0.00	47,929.23	47,929.23	43,627.78
Total Funds	<u>7,494.98</u>	<u>235,037.19</u>	<u>242,532.17</u>	<u>232,030.72</u>



Independent Examiner's Report

Report to the trustees

Charity Name
Wallington Village Community Association

On accounts for the year
ended

31 March 2024

Charity no
(if any)

1038479

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2024.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

02 May 2024

Name:

Samuel Stapleton

Relevant professional
qualification(s) or body
(if any):

ACCA – Association of Chartered Certified Accountants
AAT – Association of Accounting Technicians

Address:

3 Corner Mead

Denmead

PO7 6YF

Treasurer's Report 2023/24

1. Gross income/expenditure

The financial statements for this year show gross income over expenditure for the year of £5,767 compared to £10,827 last year. Since the Coronavirus pandemic, village hall income has recovered and is close to pre-pandemic levels. A management consultant was employed during the FY and we have undertaken a major overhaul of our procedures and practices pertaining to the operation of the hall.

2. Income

Overall income for the year was £63,880 another further improvement over last year's £59,635. Hall activities continue to improve, resulting in this higher income. No further government grants have been received.

- Our main source of funds, the hall, improved yet again to £56,509 from last year's figure of £51,812.
- Interest and dividends received have decreased compared to last year. Interest rates have been relatively stable throughout the year. We maintain over £82,100 of long term investments in accounts with the United Trust Bank (UTB) and £21,600 with the Ecology Building Society.
- After our Finance Sub-Committee last year, from our Lloyds current account we transferred £10,000 each into the Ecology BS and a new Tracker Account with the UTB, both of which are interest bearing accounts.

3. Payments

Payments for the year have increased to £58,113 over the 2023 figure of £48,809. The increase is in part continuing level of non-profit making social activities, including; craft fairs, wine tasting, Murder Mystery evening to name but a few. We have also employed, as part of the management restructuring, a Hall Caretaker, a Hall Administrator and a regular cleaner.

4. Cash reserves

- At 31 March 2024, monies held in bank accounts, fixed interest accounts and cash amounted to £123,918.
- A further £118,613 is held in the IFSL/CAF Equity Growth Fund a reasonable increase on last year's total of £116,824.
- Overall, total monetary assets available to the Association are £242,532.

5. Treasurer's summary - allocation of reserves

Hall rebuild fund:

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £135,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, in particular to cover the costs of any improvements the association can make to a new hall in light of technological advances. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.
- This year has again shown the value of setting aside a significant sum to cover unexpected losses. There have been no further Government grants this year and the Association has not needed to call on its reserves.

Hall maintenance fund:

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an "as new" condition. The nominal £20,000 remains to ensure further work can be undertaken in future.
- One significant new work project was undertaken during this FY, to install a full-fibre broadband system and upgrade the computer system in the hall office. The employment of a management consultant also incurred some one-off costs.

Water Meadow fund:

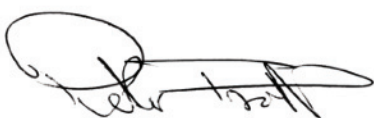
- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy and now stands at £34,602. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting a potential development of the meadow.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £235,037 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with any unforeseen costs or loss of income that may occur in future years.

6. Independent Examination of the Accounts

An examination of the accounts, including these statements, has been undertaken by an independent examiner. His report is attached to the AGM Agenda.



Peter Trott

Treasurer WVCA

HALL REPORT

Last year saw the resignation of Geoff Knipe who had served for many years as the Hall Manager, and we offer him our sincere thanks.

In the interim period of finding a replacement, Tracy Clarke kindly took the opportunity to review our policies and structure and set us on a good path of dotting i's and crossing t's with updated policies and procedures – copies of which are available on our website.

During this time the hall admin/booking and invoicing system was managed by Chris and Pat Morgan. The WVCA wish to express their gratitude and thanks to both of them for taking on this task and running the hall so well.

It was agreed by the Exec to divide the roles of running the hall into two – an administrator and a caretaker – both part time and both started in December. Once all the changes had been completed, Chris decided to take his leave both as Hall Committee Chairman and as a member of the WVCA Exec. He had undertaken these roles for 15 years and these are big shoes to fill for his replacement. The WVCA have expressed their sincere thanks to both Pat and Chris for their dedication and commitment to the village.

The new team to replace Chris and Geoff are:

Hayley Tod - Part time Hall Administrator

David Ware - Part time Caretaker

Sarah Hatten - Volunteer WVCA Hall Chairman

Tarcia - Cleaner

With the new team in place the hall has seen many changes and there are more to come. In no particular order, the work that that has been undertaken are:

Hayley has completely reorganised the office and associated booking and email systems. She has updated all the notice boards in the hall giving clear information for users. She has organised inductions with all the Trusted Users (about 40 of them) to ensure they are aware of their responsibilities and Health and Safety requirements. They were all offered defibrillator training which was undertaken by over 30 people in the last couple of months. A signed log of all keyholders has also been produced.

David, the caretaker has decorated the interior of the hall, ensuring significant savings to the village rather than hiring in external painters as we have done previously. In addition with a few volunteers, he has coordinated the clearing of clutter in the attic and an updated inventory has been produced. The kitchen cupboards have been cleaned and contents arranged in order with new supplies for children's use, new kettles and other items. All equipment has been cleaned and, where required, had safety inspections undertaken.

He is now making a start on the garden around the hall but needs to wait for the nesting season to finish before cutting back the larger bushes. Plans for hanging baskets and annual plants are being looked at after requests from some villagers.

We are very fortunate in how flexible Tarcia is able to be, reviewing the bookings each day and cleaning the hall at different times depending on its availability, with this often being done in the early hours or late at night.

Hayley, David and Tarcia have been praised by existing and new hall users for their professional and friendly approach and comments continue to be heard on how clean and tidy the hall is.

Additional updates and changes for the hall are:

Our yearly increase in room hire rates were introduced from 1 April, with discounted rates continuing for WVCA members and regular users.

A new computer and printer is now in situ and up and running. They replaced the very slow and time-consuming old system. Our thanks go to John Haynes who voluntarily sourced the best systems for us and installed the systems.

A review is happening on the current heating systems as some hall users are having difficulty using the current operations - more information on this when this has been actioned.

Hayley and Mike Tod, Clare and Mike Weeks and Sarah met with a supplier to have a demonstration on a new proposed security system which will ensure that the hall is protected when not being used and will provide a new electronic system for accessing the hall. More information will be shared when the system is agreed and in place.

A new AV system is being purchased to include a new projector and sound system, with the aim that this is much simpler and more up-to-date than the current system which is proving very complicated for our range of hall users. Four quotes were requested and three received, all very similar in price. Mark Hobbs has also reviewed and given his recommendation. Following the request from WVCA Exec, references are being obtained from the selected provider and we hope the new system will be installed over the quieter summer period.

Health and Safety requirements are up to date. One outstanding fire exit sign is to be serviced when the hall is free of clients so that the electricity can be turned off. All electrical equipment has been PAT tested and gas appliances have been checked.

Financial

Reports on Hallmaster based on current bookings, are forecasting an income of £49,985 for Jan to Dec 2024 and £23,000 already for the calendar year of 2025.

Sarah Hatten

Chair of Hall Committee

COMMUNICATIONS REPORTS – 2023-24

One of the aims of the WVCA is to ensure everything we do is communicated fully to the members so that all of our work can be of benefit to those who live in the village. It has been challenging to always get this right, and we are looking for additional support on the Communications team to help us with the administration that goes into our Communications channels. If you are Facebook Savvy or can spare an hour here or there to help with the village emails, please do let me know.

In addition to our magazine, *Once In A While*, we use electronic communication and old-fashioned word of mouth with chats with the Street Reps.

The main channels of electronic communication are the Facebook page and group, the village email-mail chimp and our website. We recognise that not everyone wishes to use social media and an aim of the comms team is to ensure both Facebook and Mailchimp platforms receive the same communications.

FACEBOOK

There are two ways to interact with us on Facebook. The village Facebook page "*Wallington Village Community Association*" has 538 people following it. We also have a group where residents can discuss local issues; "*Wallington Village residents*". This group has 520 people, not all of them regular posters. A real benefit of this platform is that we can hear what matters to people in the village, from the arrival of the cygnets to someone offering their car to take a teenager to a prom...it is a lovely place where community matters are discussed. I am supported in the administration of the *Facebook* page by Tara Brockington-Hill, Alice Tilley, Suzy Jones and Sarah Hatten. Our primary rule in the group is kindness and we are fortunate that breaching of this is rare, however the few breaches of the rules that we have had have not been tolerated.

If you are on Facebook but have not yet found us, please search us out. If you would like to sign up to Facebook to widen your community involvement, please do speak to us and we can show you the ropes.

MAILCHIMP

Mail Chimp is the name of the platform used to send village wide emails. This platform reaches 365 residents and has provided crucial updates over the recent years. If you are not yet receiving our emails, please do drop me a line and I will add you to our mailing list. You are able to unsubscribe at any time. Mail Chimp is the platform that required slightly more time dedicated to it and we are currently looking for a second person to support me with sending of emails. You don't need to have prior knowledge of the Mail Chimp platform however some technical knowhow would be helpful! If you could spare an hour or so a month, please do let me know.

Kate Howell

Face Book and Mailchimp

WEBSITE REPORT

As always, I am very grateful for the support and advice provided by Mark Hobbs who looks after the general welfare of the website as gatekeeper. He always deals speedily with problems and any updates or amendments that I can't carry out – and he has been doing so on a voluntary basis since 2008 when he guided us in the creation of the current site.

Reference has been made almost every year in AGM reports to the website Portals – together with a note regretting the fact that they are not used as much as they could be. The three user portals News, Social Events and Environment enable information to be uploaded quickly by authorised Committee members, as well as providing a facility for uploading News Flashes on the Home Page

as and when needed. The reason for employing Portals is to remove the necessity of going through someone like Mark every time an amendment to a website is needed. In simple cases this can be for publicising upcoming social events, but WVCA responses or observations about contentious planning matters can be listed quickly, as can urgent environmental information. There is a lot of useful material on the website, but it can be indigestible without the balance of live data - and active encouragement to look at it. Portals can help to do this and enable us to be more proactive.

However, tails should not wag dogs and if it becomes clear that one software system is less user-friendly than another then change should be considered. The so-called Content Management System (CMS) that our website has used for many years is called Drupal. Like other choices, it is free to use, but it has disadvantages over some others. A strong contender for replacing Drupal is Wordpress and the change is likely to happen in the near future.

There are facilities on the existing website system which have never been explored fully – like Forums – and a change in the CMS may help to encourage this. The website needs to be an attractive and supportive partner for the magazine.

As with the OIAW we are always happy to hear suggestions for content or improvements. If there are items that you would like to see on the website or alterations to your information shown if you are an organizer of a hall user group (say) then please let us know.

Arthur Hackney

Website

ONCE IN A WHILE — REPORT 2024

Firstly, the editorial team would like to thank all of our regular contributors, without whom the 'Once In A While' would be merely a pamphlet. Once again, countless thanks to Cherry for providing us with photographs throughout the year. Thanks, too, to all who entered our Village Writing Competition which, if I may give a gentle plug, is being repeated this year. We are also indebted to our printers, Stanbury Chameleon, for their excellent service and support throughout the production process. Lastly, I would like to thank the WVCA for their continuing support.

'OIAW' — A year in review. As I said in my last report, both the content and publication cycle of the magazine has followed the established cycle of village events. Carols round the village, the annual fete on the Water Meadow, the Horticultural Show, the Harvest Festival, the Village Forum and, of course, the ever-popular AGM were all covered, as well as the WVCA's monthly social events held in the Hall. But keeping all of this activity going is difficult, and many of these events have fallen by the wayside. While it may be hoped that some events might make a return, we are thankful to Sarah and her small team of volunteers for their work on the social side, as well as to all of our clubs and groups who continue to provide entertainment and education at their regular meetings. We've covered and, where possible, promoted all village and club/group events. Our quest to commission more content from readers continues — all submissions will be considered for publication — and we were pleased to see the response to the Village Writing Competition, generously supported by the WVCA. As is said at every AGM, if you have any ideas for the magazine, please get in touch with the team. However, please do bear in mind that receipt is no guarantee of inclusion, that pieces may be edited/corrected and that we do not entertain party politics or personal attacks. For the benefit of all present and potential contributors, the closing date for the Summer edition is August 19th.

The bottom line. In 2023/24, the total production cost for the three editions of the magazine was £3869, with print runs of 430 (Spring), 415 (Summer) and 425 (Christmas). Included in the spring edition was a 4-page insert giving information about the varied activities and organisations regularly using the Hall – should this tempt potential enquirers! This equates to a unit cost of £3.05 per copy, which compares to a unit cost of £2.25 for the same period last year.

Production costs are offset slightly by advertising revenue. We write to our regular advertisers every February, inviting them to renew, and are always happy to field enquiries from other possible businesses – especially if they offer favourable terms for Wallington residents. However, we are always aware that a careful balance must be struck between adverts and content if the overall feel of the magazine is to be maintained. Our advertising rates are modest but are looked at periodically to ensure that they are reasonably commercial. Given that rates have not changed since 2016 and mindful that printing costs may be increased in the future, another review may be required.

In conclusion, I would like to refer readers back to the closing paragraphs of my report at last year's AGM, as my personal views of the magazine's present and future still apply. For those with neither the time or inclination to do so, I would urge you simply to "Get involved!".

Steve Taylor
Editor

STREET REPS

Our valiant group of 20 Street reps who kindly volunteer to deliver membership forms, collect subscriptions and deliver the Once in a While magazines play a key role in communications with villagers and members. They are also called upon to deliver, as and when required, any urgent paper communication to all residents of Wallington.

They are the ears and eyes of the village, so if you have a concern or want to make a suggestion of what the WVCA should be doing, chat to your street rep who can channel your views back to the Executive Committee.

We have had two volunteers stand down this year and they are Kim Durrant and Adrian Fleming our thanks to them for their kindness and dedication. In their place we welcome Pauline Lamprell and Sally Dixon to whom we are very grateful for their support.

If you would like to volunteer to be a street rep please contact Sarah Hatten on 07956 840069 or by email sarah.hatten@sky.com

Sarah Hatten
Membership Secretary

PLANNING MATTERS REPORT

LAND EAST OF NORTH WALLINGTON (HORSES' FIELD)

Despite the rejection of an earlier planning application that was subsequently upheld at an Inspector's Enquiry, the developer, Foreman Homes, submitted a new application (FBC Reference P/23/1549/OA) in November 2023, clearly encouraged by their belief that the issues relating to traffic and pedestrian management, identified by the Inspector as being the basis for rejecting the original application, had now been adequately addressed.

Many residents have submitted comments on the FBC Portal (for the most part having to restate their grounds for objecting to the original planning application). In early April, the WVCA wrote again to FBC highlighting:

- that this land is not included within the FBC Local Plan for housing development;
- the relative paucity of open spaces in Wallington (as opposed to Welborne where green spaces appear to be a major selling point);
- the potential risk of contamination to the drinking water supply as identified by Portsmouth Water Company in comments submitted to FBC in January 2024;
- clear evidence of subsidence along North Wallington road and its likely worsening as a consequence of additional traffic; and
- most significantly, the 'run-off' during periods of heavy rainfall to the river and the risk of damage posed to houses situated a short distance downstream as a consequence of the increased water flow.

The letter from the WVCA followed a period of extremely heavy rainfall corresponding with a record high tide of 5.76 m during which the river overtopped the walls and reached the top of the flood bund (a once in 200-year event according to the Environment Agency that has already occurred and is likely to re-occur given climate change and the recent increase in abnormal storm events).

The FBC Portal currently shows that application is UNDER CONSIDERATION with a decision due before the end of May.

PINKS HILL

Following refusal of an outline planning application to build up to 109 residential dwellings (FBC Reference P/22/0363/OA), the developer, Vistry Group, filed an appeal with the National Planning Inspectorate and an inquiry was scheduled for January 2024. Vistry Group withdrew their appeal in mid-December; FBC subsequently made a formal application to the Planning Inspectorate seeking a full award of costs from Vistry for withdrawing the appeal at a late stage and without good reason, and were awarded circa £79,000.

While the WVCA are clearly encouraged by FBC's refusal, and the efforts of SUEZ and the many residents who took the time and trouble to submit their comments to FBC, we remain concerned that the developer is simply waiting for a more favourable environment in which to submit a new application (eg. change of government or pressure on FBC from central government to presume in favour of new applications).

(Continued)

MILITARY ROAD

The application by Foreman Homes to build up to 26 custom and self-build dwellings (FBC Reference P/19/0130/OA) remains UNDER CONSIDERATION with a decision due before the end of May (although this has changed many times). The FBC Portal shows that there has been NO correspondence relating to this application since August 2020 although an Ecological Survey Team have recently been carrying out surveys of the land, and a conversation between one member of the Executive and a landowner revealed that the landowner still aspires to develop the site.

NEW EMPLOYMENT SITES

Planning applications for two new employment sites situated either side of the SUEZ site remain UNDER CONSIDERATION with a decision due before the end of May. While these developments appear to be less intrusive than would be the case for new homes at Pinks Hill, several issues, particularly those concerning traffic and pedestrian safety are no less relevant. With this in mind, the WVCA will continue to closely monitor the ongoing status of these applications.

LAND WEST OF DOWNEND

WVCA continue to monitor plans for the development of up To 600 residential dwellings, a two-form entry primary school, and local centre (including a convenience store and community facilities) (FBC Reference P/23/1252/EA). While not of direct concern to WVCA, there is no doubt that such a substantial development would have a considerable impact on the infrastructure around Wallington.

WVCA SOCIAL AND ENTERTAINMENT REPORT

Thanks go to Vicky who co-ordinates the children's Christmas party and many others who book cheese and wine tasting and other events. Tribute must be given to Sally Dixon and Sonya Lloyd who are always by my side when organising craft fayres, the Christmas party, etc. My thanks also go to the loyal ex fete team who are always ready to help set up and clear events away - you know who you are and we are indebted to you all.

As always anyone in the village wishing to be part of the WVCA Social Group please contact me - Sarah Hatten (sarah.hatten@sky.com). Also, if you have any suggestions for future events please let me know - thank you

EVENTS HELD IN 2023

- 4.3.23 Quiz in the hall
- 5.3.23 Pre loved event in conjunction with the Wallington Gardening Group
- 26.3.23 Scarecrow Workshop
- 7.5.23 Coronation party in the Hall car park plus other events sponsored in the village
- 23.9.23 Murder Mystery night in the hall, bring own drinks and nibbles
- 18.12.23. Wine tasting event
- 3.12.23 Children's Christmas party
- 9.12.23 Black tie Christmas Party in the hall
- 17.12.23 Carols round the village
- 23.12.23 Santa and sleigh tour the village

EVENTS FOR 2024

- 27.7.24 Craft Fayre in car park or hall
- 19.9.24 Act your age
- 22.9.24 Autumn craft fayre & competitions
- 5.10.24. Quiz and fish & chip supper tbc
- 2.11.24 Murder in the village hall
- 3.11.24 Pre Christmas craft Fayre tbc
- 21.12.24 Children's Christmas party

Dec 24 Carols round the village date tbc

Dec 24 Santa round the village tbc

Posters are currently being prepared to advertise many of the above events.

Sarah Hatten



NOMINATIONS FOR WVCA EXECUTIVE 2024-25

The following completed nomination forms were received:

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	E. Hooper	J. Ellis
Secretary	David Kett	B. Taylor	M. Taylor
Treasurer	Clare Weeks	M. Tod	M. Weeks

COMMITTEE

Graham Boulding	G. Thorne	C. Thorne
Sally Dixon	A. Taylor	J. Walker
Sarah Hatten	J. Hayward	R. Boswell
Ron Hooper	J. Ellis	P. Kew
Kate Howell	P. Howell	S. Blackwell
Mirna Scrivens	K. Howell	K. Trott

There being a maximum number of 13 members of the executive committee and 9 nominations, the AGM will be required to approve the above list.

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1038479

Accounts



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

31st ANNUAL GENERAL MEETING

4 June, 2024

AGENDA

Tuesday 4 June at 7.30 p.m.

1. Apologies
2. Adoption of minutes of the 30th AGM – 21 June 2023
3. Summary Reports
 - Chairman's
 - Treasurer's
 - Hall
 - Communications
 - Planning Issues
 - Social and Entertainment
4. Formal adoption of reports
5. Election of Officers and Executive Committee members (2024-25)
6. Date of next year's AGM – Tuesday 3 June 2025
7. Short talk on the local ecology – Cmdr Tony Norris

Break for refreshments

8. Flood resilience – Katie Gill and Coastal Partnership
9. Neighbourhood police officer – PC Peter Hunns



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

MINUTES OF 30th ANNUAL GENERAL MEETING

20 JUNE 2023

Present: R. Kew (Chair); P. Trott (Treasurer); D. Kett (Secretary); C. Morgan (Hall), G Boulding (Hall and Walkround); Sally Dixon (Hall and Planning); R. Hooper (Planning); S. Hatten (Membership and Street Reps); Cllr K. Trott, Cllr D. Hamilton and 23 members.

Apologies: K. Howell (Communications)

The Chairman **opened the meeting at 7.35pm.**

1. Minutes of 2022 AGM:

Proposed by Cherry Harnett and seconded by Graham Boulding that the minutes were an accurate record of the meeting and should be adopted as such. Carried unanimously.

There were no matters arising from those minutes.

2. Tribute to Sue Morse

The Chairman began by paying tribute to Sue Morse and offering condolences to her family. Sue had died in April and had been a very active member of the WVCA for over 10 years. Initially, she had joined the Fete Committee but then become active in all areas of the WVCA's work – organising numerous events, both social and environmental. She had led the annual walkround with members and officers from FBC, Hampshire Highways and the Environment Agency. She also played an active role on the hall Subcommittee. Sue was a great organiser and had great charm. She will be greatly missed by her friends and the WVCA.

3. Summary of Reports:

Written reports from the Chairman, the Treasurer, Hall Sub-committee, Communications (Facebook and Mailchimp) (Once in a While and Website), Planning Matters, and Social and Entertainment were submitted to the meeting.

The Chairman then summarised the reports for the benefit of the meeting:

3.1 Chairman's Report

- **Thanks**

The Chairman began by thanking the members of the Executive; the *Once in a While* team and the members of the committees and the street reps.

- **Planning Matters**

A number of major applications had been made for land in the village. The WVCA planning group had submitted comments on all of them and FBC planning committee had rejected all applications relating to housing.

Welborne Development had finally been given the go ahead and groundwork for the early phases had begun.

The Fareham Local Plan had finally received approval and had been adopted by the Council. None of the green spaces around Wallington had been identified as being suitable for housing development and it was to be hoped that no further such applications would be submitted.

- **Social Events**

The WVCA had supported street events for both the late Queen's Jubilee celebrations and for the Coronation of King Charles.

Other events supported included: wine tasting, Christmas Carols, Craft Fairs, regular Lunch Clubs, writing and scarecrow competitions.

Forthcoming events include: a murder mystery, wine tasting and Christmas festivities.

WVCA events are organised by a small team who work tirelessly and more volunteers are desperately required.

- **Environment**

As part of project organised by the East Hampshire Catchment Partnership, the Chairman and Arthur Hackney attended a training session on how to record the quality of local rivers. It is hoped that they will start regular recording over the next few months and that the results will provide a base line from which the impact of future developments like Welborne can be monitored.

In a spring storm, the Willow Tree, opposite the Cob and Pen, had been brought down. Following quick response from local residents and our ward Councillor and consultation between Hampshire Highways and Fareham's Tree Team, it was agreed that in the autumn a Pyrus Chanticleer (an ornamental pear) will be planted by Hampshire Highways to replace it.

The annual Walkround, led by Graham Boulding, is due to take place at the end of June. The WVCA recognises the current financial constraints of the public bodies, thanks those officers and members who take part and hopes that together we can work to improve the environment.

Encouraging plans drawn up by specialists on behalf of the landowner to conserve and protect the Water Meadow (a designated Site of Importance for Nature Conservation) had been received but to date no further progress has been achieved.

- **Village Hall**
Thanks to the endeavours of the Hall Committee and the Hall Manager, the hall continues to thrive and bookings are close to pre-Covid levels.
- **Village Pubs**
Great news for the village is that both pubs remain and in recent months the ownership of the White Horse has changed and new landlords have taken over.
- **Comms**
Thanks go to those who work on communications – Steve Taylor and Arthur Hackney continue to produce Once in a While and have welcomed Jennie Slee to the team. Kate Howell monitors the Facebook Page and issues bulletins on Mailchimp. The Street Reps play a vital role in delivering OIAW and flyers.

3.2 Treasurer's Report 2022-2023

The Treasurer summarised his Financial Report:

- **Income** had increased compared with the previous year as had membership subs.
- **Gross Income over expenditure** had increased by £3,709 from £7,177 to £10,826. and the WVCA would look favourably on worthwhile projects.
- **Hall expenditure and insurance** had increased by £5,454 from £31,352 to £36,809, reflecting the general increase in costs.
- **Total monetary assets** had increased by £11,254 from £220,776 to £232,030
- **Notice of Retirement** – the Treasurer gave notice that he would not seek re-election in 2024.

From the floor:

- Jenny Jarvis raised the failure to cut the Water Meadow to make it easier to walk dogs. She pointed out that in previous years this had been arranged by WVCA prior to the fete. The Chairman and Arthur Hackney explained the issues that had arisen with the landlord which it was hoped would be addressed once an agreement was reached on how to conserve the land.
- Tony Norris drew attention to the increase in wild orchids in and around Wallington and offered to take interested members on a walk to see them.
- Cherrie Harnett reported that four of the cygnets were doing well, but one has been lost. She asked that dog walkers should not walk too close the ducks and swans – in particular to the disabled duck. In addition, she ask dog walkers to pick up their dog faeces.
- Chris Walters raised the issue of fly tipping of garden waste on the land next to the footpath down to Pallant Gardens. Chris Morgan explained that though in the 1970s this area was mentioned the local house deeds his was no longer the case.

- Attention was drawn to the accumulation of mud on the village side of the White Horse footbridge.

There were no other matters arising from the reports and it was proposed by C Harnett and seconded by A. Taylor that the reports should be adopted. Carried unanimously.

4. Minor Amendments to the Constitution

The Secretary explained that as required by para 1 Section U of the WVCA Constitution the intention to make minor amendments had been made in the Notice calling the AGM. and the motion laying out the changes was listed in the Agenda

- **Section D para 13** – Action with Communities in Rural England replaces National Federation of Community Organisations (now defunct).
- **Section K para 5** – the need to keep minute books, amended to require keeping of minutes.
- **Section K para 7** – remove the requirement that every subcommittee should consist of three or more members of the executive and replace with a requirement that every committee / subcommittee and working groups shall report their actions fully and promptly to the Executive Committee.
- **Section Q para 1** – the month for the AGM be moved from May to June.
- **Section Q para 5** – nominations for candidates wishing to stand for the Executive should be submitted 21 days before the AGM rather than 14.

Katrina Trott proposed these amendments be adopted, seconded by Pam Crowe – passed unanimously.

5. Election of Officers and Committee Members:

The list of nominees was put to the meeting and there being 9 nominees for 13 vacancies there was no need for an election. C. Harnett proposed and G. Knight seconded that the list of nominees be accepted. Carried unanimously.

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	J. Ellis	S. Kett.
Hon Secretary	David Kett	E. Hooper	S. Hodnett
Hon Treasurer	Peter Trott	S. Lloyd	A. Taylor
COMMITTEE			
	Graham Boulding	G. Thorne	C. Thorne
	Sally Dixon	A. Taylor	J. Walker
	Sarah Hatten	S. Loyd	D. Brockington-Hill
	Ron Hooper	C. Weeks	M. Weeks
	Kate Howell	A. Baker	K. Baker
	Chris Morgan	J. Phelan	A. Marney

6. Date of next year's AGM

Next year's AGM will be held on Tuesday 18 June 2024 at 7.30 p.m.

There being no other business the Chairman closed the formal part of the meeting at 8.00 p.m.

WELBORNE

Fiona Gray, Project Director, Buckland Development gave a presentation on Welborne Garden Village.

Buckland Development had been established in 2006 to represent the Southwick Estate and the Thistlewayte Family who own much of the land around Southwick. The team is based in Winchester and as it is not a speculative development, it can adopt a holistic approach. It is a legacy project which Buckland is determined to be a success.

Initially there will be up to 6,000 homes and it is expected to take 25 years to complete. There will be parks, woodlands, playgrounds, shops, business premises and employment opportunities. Outline planning application was submitted in 2017 and agreed in 2019.

Phase 1 will be north of Knowle road with an entrance on the A32 and detailed planning applications will now follow. The building will be undertaken by three regional building companies.

Neighbourhoods – there will be 14 neighbourhoods, all with their own design codes. The Village Centre should be completed by 2026.

Street manual – has been agreed and there will be grass verges, trees, front gardens. A not-for-profit Garden Village Trust will look after the verges and the trees. 1,200 trees have already been planted, together with the construction of a badger home. About 50% of the area will open space – woodlands, parks, commons, playgrounds, sportsgrounds and playgrounds

River Wallington – there should not be any additional water flow from the development as Welborne will have a sustainable urban drainage system (SuDS).

Motorway Junction – Hampshire County Council is the delivery body for the four-way junction. HCC has appointed a contractor and the Government has provided £41million, in the form of a loan.

Social infrastructure – one secondary school and three primary schools are planned.

The official website is: <https://welborne.co.uk/>

Contributions from the floor

- **What is the mix of Social / affordable Housing?**
Section 106 agreement had been signed under which 30% of houses should be affordable and 10% starter homes.
- **Will there be a provision of doctors' surgeries**
Provision will be made.
- **Councillor K Trott** – explained that originally, she had been opposed to the development but has now been won over.

The Chairman thanked Fiona Gray for her informative talk and the meeting closed just before 9.00 pm.

Chairman's Report AGM 2024

As I reflect on a busy year for the WVCA, I first wish to thank all the members of the committee who give up their time on a voluntary basis to support the residents of Wallington.

We have seen several changes in personnel over the last year, Chris Morgan decided to retire after 15 years, much of the time leading the Hall Committee, my sincere thanks go to him for the huge amount of time he has given to the WVCA. The hall manager Geoff Knipe decided to leave and again our thanks go to him for looking after the hall for many years.

We have a new team looking after the Hall with Sarah Hatten taking on the role of Chair of the Hall Committee and Hayley Tod looking after the administration with David Ware taking on the caretaking role. We are really pleased to welcome them and look forward to working together to ensure we protect this valuable asset.

I also wish to thank Katrina Trott who has been the council's political representative on the WVCA executive for nearly 20 years. She has been our hard-working ward councillor throughout this time and an assiduous supporter of the WVCA. Katrina decided not to stand for re-election at the recent council elections and will therefore step down at the AGM from her role on the WVCA Exec.

It is with great pleasure I can advise you that we have two new members of the executive committee and I welcome Clare Weeks and Mirna Scrivens. We are always looking for new recruits, if you aren't sure, feel free to attend one of our meetings as an observer and you can make up your mind, without pressure.

The planning applications for significant residential and further industrial development on the few remaining green areas surrounding the village continue to be made by developers. A separate report details the action the WVCA has taken during 2023-24. I noted that much comment has been made about ensuring sufficient green space be made available in the Welborne applications. I do hope the council's planning committee and officers consider the same protection for the land surrounding Wallington.

Throughout the year, we have been in contact with Abdrn the owners of the Water Meadow and have recently been informed the person responsible has once again changed. We have a meeting booked to meet them in late May.

I am asking for volunteer(s) to help lead and improve our communications through various social media streams, email etc. Can anyone who is interested please contact either myself or David Kett our secretary? I wish to thank those involved in the publication of OIAW magazine and most importantly those who provide the material.

The finances of the WVCA remain healthy and while the surplus of £5,767 is down on last year, it is important to note that a major overhaul of the Hall policies and procedures was undertaken during this period with the help of an excellent consultant. The aim remains to make a small surplus each year and to ensure the facilities are kept in good order so local community groups and residents can access the facilities at a reasonable cost.

My thanks go to Peter Trott who has kept a close eye on the finances for the last 8 years,

sadly Peter has decided to step down at the AGM in June.

The village walkround has been organised with a multi-agency and political representative group for the end of June 2024. Graham Boulding continues to regularly chase the relevant authorities to repair or maintain areas around the village that require attention.

The village had an extremely lucky escape from flooding on the night of 8th April 2024. The EA issued a flood warning that afternoon for an imminent flood event expected around midnight. This turned out to be the highest tide ever recorded in Portsmouth Harbour. The river wall was breached for about 20 minutes and Wallington Shore Road was flooded. Fortunately, no lasting damage occurred, the flood defence just held. This was a once in a 200-year event, which means we are likely to see further issues in the coming years. I urge all residents to take the "Flood Warning" seriously and to use their flood gates and move cars to higher ground. If residents ignore the warning and significant damage were to occur to properties and cars, they may find the insurers refuse to provide full cover. We are expecting a member of the EA to attend the AGM where they will give a short presentation and take questions.

The WVCA supported various social events during the year and the Christmas events and Craft fares were well attended. The wine tasting evening proved as popular as ever and my thanks go to all the team who work to put these events on.

I look forward to seeing as many residents as possible at the AGM, there will be short presentations from the local police officer and a member of the EA.

Russell Kew

Wallington Village Community Association

Financial Statements

for the year ending

31 March 2024



Wallington Village Community Association

Accounts for the year to 31 March 2024

1. Receipts & Payments Account

Income	Year ending 31 March 2024		Year ending 31 March 2023	
	£	£	£	£
Income Receipts				
Hiring of Hall	56508.64		51812.19	
Gift Aid Tax refund	373.06		443.53	
Membership Subs	1837.55		2106.65	
Adverts (+ membership-'22)	0.00		0.00	
Social Activities	2291.81		998.00	
Local Government Grants	0.00		0.00	
Environmental projects	0.00		0.00	
Allotment	289.99		189.05	
		61,301.05		55,549.42
Fund raising income				
Donations	0.00		0.00	
Annual Draw	<u>0.00</u>		<u>0.00</u>	
		0.00		0.00
Investment income				
Interest & dividends	<u>2,578.89</u>		<u>4,085.88</u>	
		2,578.89		4,085.88
TOTAL RECEIPTS		<u>63,879.94</u>		<u>59,635.30</u>
Payments				
Hall running costs & insurance	39856.76		36809.57	
Social Activities	4555.26		4006.17	
Water meadow	0.00		0.00	
Environmental projects	433.03		388.40	
Administration	9393.31		3089.50	
Once In A While	3869.00		3083.00	
Allotment	5.60		1431.95	
TOTAL PAYMENTS		58,112.96		48,808.59
Gross income/expenditure for the year		<u>5,766.98</u>		<u>10,826.71</u>
Net payments/receipts for the year		5,766.98		10,826.71
Cash & Bank balances at 31 March 2023		115,206.91		104,380.20
Cash & Bank balances at 31 March 2024		<u>120,973.89</u>		<u>115,206.91</u>
Interest accruing to investments not taken to bank account		2,945.07		Assets pg 2
Total monetary assets		<u>123,918.96</u>		

Wallington Village Community Association

Accounts for the year to 31 March 2024

2. Statement of Assets and Liabilities at 31 March 2024

Assets	NOTES	Year ending 31 March 2024		Year ending 31 March 2023	
		£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		21,596.73		11,121.44	
United Trust Bank Account		49,960.13		48,094.78	
United Trust Bank 3 yr Bond		21,971.09		21,537.58	
United Trust Bank 120 day Tracker		10,171.92		0.00	
Lloyds Current Account		19,976.02		33,315.58	
Lloyds No 2 Account		133.94		789.45	
Cash Account		109.13		348.08	
			123,918.96		115,206.91
Investments					
IFSL/CAF Equity growth fund (Valuation 05 Oct 2023)			118,613.21		116,823.81
Total Monetary Assets			<u>242,532.17</u>		<u>232,030.72</u>
Non-Monetary Assets					
Buildings - Valuation 23 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		63,394.71		70,438.57	
Additions & replacements		<u>0.00</u>		<u>0.00</u>	
			63,394.71		70,438.57
Prepayments and receivables					
Gift aid to be recovered (Est)		0.00		275.00	
			0.00		275.00
Total Non Monetary Assets			<u>1,632,299.71</u>		<u>1,639,618.57</u>
Total Assets			<u>1,874,831.88</u>		<u>1,871,649.29</u>
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities 2023/2024		0.00		0.00	
Total Liabilities			<u>0.00</u>		<u>0.00</u>

3. Analysis of Funds

	Restricted	Unrestricted	Total	Total
Hall Rebuild (add £5000pa)	5,131.80	134,868.20	140,000.00	135,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1200pa)	2,363.18	32,239.76	34,602.94	33,402.94
General Reserve	0.00	47,929.23	47,929.23	43,627.78
Total Funds	<u>7,494.98</u>	<u>235,037.19</u>	<u>242,532.17</u>	<u>232,030.72</u>



Independent Examiner's Report

Report to the trustees

Charity Name
Wallington Village Community Association

On accounts for the year
ended

31 March 2024

Charity no
(if any)

1038479

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2024.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

02 May 2024

Name:

Samuel Stapleton

Relevant professional
qualification(s) or body
(if any):

ACCA – Association of Chartered Certified Accountants
AAT – Association of Accounting Technicians

Address:

3 Corner Mead

Denmead

PO7 6YF

Treasurer's Report 2023/24

1. Gross income/expenditure

The financial statements for this year show gross income over expenditure for the year of £5,767 compared to £10,827 last year. Since the Coronavirus pandemic, village hall income has recovered and is close to pre-pandemic levels. A management consultant was employed during the FY and we have undertaken a major overhaul of our procedures and practices pertaining to the operation of the hall.

2. Income

Overall income for the year was £63,880 another further improvement over last year's £59,635. Hall activities continue to improve, resulting in this higher income. No further government grants have been received.

- Our main source of funds, the hall, improved yet again to £56,509 from last year's figure of £51,812.
- Interest and dividends received have decreased compared to last year. Interest rates have been relatively stable throughout the year. We maintain over £82,100 of long term investments in accounts with the United Trust Bank (UTB) and £21,600 with the Ecology Building Society.
- After our Finance Sub-Committee last year, from our Lloyds current account we transferred £10,000 each into the Ecology BS and a new Tracker Account with the UTB, both of which are interest bearing accounts.

3. Payments

Payments for the year have increased to £58,113 over the 2023 figure of £48,809. The increase is in part continuing level of non-profit making social activities, including; craft fairs, wine tasting, Murder Mystery evening to name but a few. We have also employed, as part of the management restructuring, a Hall Caretaker, a Hall Administrator and a regular cleaner.

4. Cash reserves

- At 31 March 2024, monies held in bank accounts, fixed interest accounts and cash amounted to £123,918.
- A further £118,613 is held in the IFSL/CAF Equity Growth Fund a reasonable increase on last year's total of £116,824.
- Overall, total monetary assets available to the Association are £242,532.

5. Treasurer's summary - allocation of reserves

Hall rebuild fund:

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £135,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, in particular to cover the costs of any improvements the association can make to a new hall in light of technological advances. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.
- This year has again shown the value of setting aside a significant sum to cover unexpected losses. There have been no further Government grants this year and the Association has not needed to call on its reserves.

Hall maintenance fund:

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an "as new" condition. The nominal £20,000 remains to ensure further work can be undertaken in future.
- One significant new work project was undertaken during this FY, to install a full-fibre broadband system and upgrade the computer system in the hall office. The employment of a management consultant also incurred some one-off costs.

Water Meadow fund:

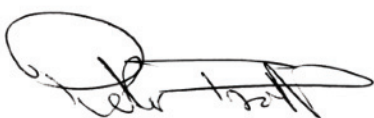
- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy and now stands at £34,602. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting a potential development of the meadow.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £235,037 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with any unforeseen costs or loss of income that may occur in future years.

6. Independent Examination of the Accounts

An examination of the accounts, including these statements, has been undertaken by an independent examiner. His report is attached to the AGM Agenda.



Peter Trott

Treasurer WVCA

HALL REPORT

Last year saw the resignation of Geoff Knipe who had served for many years as the Hall Manager, and we offer him our sincere thanks.

In the interim period of finding a replacement, Tracy Clarke kindly took the opportunity to review our policies and structure and set us on a good path of dotting i's and crossing t's with updated policies and procedures – copies of which are available on our website.

During this time the hall admin/booking and invoicing system was managed by Chris and Pat Morgan. The WVCA wish to express their gratitude and thanks to both of them for taking on this task and running the hall so well.

It was agreed by the Exec to divide the roles of running the hall into two – an administrator and a caretaker – both part time and both started in December. Once all the changes had been completed, Chris decided to take his leave both as Hall Committee Chairman and as a member of the WVCA Exec. He had undertaken these roles for 15 years and these are big shoes to fill for his replacement. The WVCA have expressed their sincere thanks to both Pat and Chris for their dedication and commitment to the village.

The new team to replace Chris and Geoff are:

Hayley Tod - Part time Hall Administrator

David Ware - Part time Caretaker

Sarah Hatten - Volunteer WVCA Hall Chairman

Tarcia - Cleaner

With the new team in place the hall has seen many changes and there are more to come. In no particular order, the work that that has been undertaken are:

Hayley has completely reorganised the office and associated booking and email systems. She has updated all the notice boards in the hall giving clear information for users. She has organised inductions with all the Trusted Users (about 40 of them) to ensure they are aware of their responsibilities and Health and Safety requirements. They were all offered defibrillator training which was undertaken by over 30 people in the last couple of months. A signed log of all keyholders has also been produced.

David, the caretaker has decorated the interior of the hall, ensuring significant savings to the village rather than hiring in external painters as we have done previously. In addition with a few volunteers, he has coordinated the clearing of clutter in the attic and an updated inventory has been produced. The kitchen cupboards have been cleaned and contents arranged in order with new supplies for children's use, new kettles and other items. All equipment has been cleaned and, where required, had safety inspections undertaken.

He is now making a start on the garden around the hall but needs to wait for the nesting season to finish before cutting back the larger bushes. Plans for hanging baskets and annual plants are being looked at after requests from some villagers.

We are very fortunate in how flexible Tarcia is able to be, reviewing the bookings each day and cleaning the hall at different times depending on its availability, with this often being done in the early hours or late at night.

Hayley, David and Tarcia have been praised by existing and new hall users for their professional and friendly approach and comments continue to be heard on how clean and tidy the hall is.

Additional updates and changes for the hall are:

Our yearly increase in room hire rates were introduced from 1 April, with discounted rates continuing for WVCA members and regular users.

A new computer and printer is now in situ and up and running. They replaced the very slow and time-consuming old system. Our thanks go to John Haynes who voluntarily sourced the best systems for us and installed the systems.

A review is happening on the current heating systems as some hall users are having difficulty using the current operations - more information on this when this has been actioned.

Hayley and Mike Tod, Clare and Mike Weeks and Sarah met with a supplier to have a demonstration on a new proposed security system which will ensure that the hall is protected when not being used and will provide a new electronic system for accessing the hall. More information will be shared when the system is agreed and in place.

A new AV system is being purchased to include a new projector and sound system, with the aim that this is much simpler and more up-to-date than the current system which is proving very complicated for our range of hall users. Four quotes were requested and three received, all very similar in price. Mark Hobbs has also reviewed and given his recommendation. Following the request from WVCA Exec, references are being obtained from the selected provider and we hope the new system will be installed over the quieter summer period.

Health and Safety requirements are up to date. One outstanding fire exit sign is to be serviced when the hall is free of clients so that the electricity can be turned off. All electrical equipment has been PAT tested and gas appliances have been checked.

Financial

Reports on Hallmaster based on current bookings, are forecasting an income of £49,985 for Jan to Dec 2024 and £23,000 already for the calendar year of 2025.

Sarah Hatten

Chair of Hall Committee

COMMUNICATIONS REPORTS – 2023-24

One of the aims of the WVCA is to ensure everything we do is communicated fully to the members so that all of our work can be of benefit to those who live in the village. It has been challenging to always get this right, and we are looking for additional support on the Communications team to help us with the administration that goes into our Communications channels. If you are Facebook Savvy or can spare an hour here or there to help with the village emails, please do let me know.

In addition to our magazine, *Once In A While*, we use electronic communication and old-fashioned word of mouth with chats with the Street Reps.

The main channels of electronic communication are the Facebook page and group, the village email-mail chimp and our website. We recognise that not everyone wishes to use social media and an aim of the comms team is to ensure both Facebook and Mailchimp platforms receive the same communications.

FACEBOOK

There are two ways to interact with us on Facebook. The village Facebook page "*Wallington Village Community Association*" has 538 people following it. We also have a group where residents can discuss local issues; "*Wallington Village residents*". This group has 520 people, not all of them regular posters. A real benefit of this platform is that we can hear what matters to people in the village, from the arrival of the cygnets to someone offering their car to take a teenager to a prom...it is a lovely place where community matters are discussed. I am supported in the administration of the *Facebook* page by Tara Brockington-Hill, Alice Tilley, Suzy Jones and Sarah Hatten. Our primary rule in the group is kindness and we are fortunate that breaching of this is rare, however the few breaches of the rules that we have had have not been tolerated.

If you are on Facebook but have not yet found us, please search us out. If you would like to sign up to Facebook to widen your community involvement, please do speak to us and we can show you the ropes.

MAILCHIMP

Mail Chimp is the name of the platform used to send village wide emails. This platform reaches 365 residents and has provided crucial updates over the recent years. If you are not yet receiving our emails, please do drop me a line and I will add you to our mailing list. You are able to unsubscribe at any time. Mail Chimp is the platform that required slightly more time dedicated to it and we are currently looking for a second person to support me with sending of emails. You don't need to have prior knowledge of the Mail Chimp platform however some technical knowhow would be helpful! If you could spare an hour or so a month, please do let me know.

Kate Howell

Face Book and Mailchimp

WEBSITE REPORT

As always, I am very grateful for the support and advice provided by Mark Hobbs who looks after the general welfare of the website as gatekeeper. He always deals speedily with problems and any updates or amendments that I can't carry out – and he has been doing so on a voluntary basis since 2008 when he guided us in the creation of the current site.

Reference has been made almost every year in AGM reports to the website Portals – together with a note regretting the fact that they are not used as much as they could be. The three user portals News, Social Events and Environment enable information to be uploaded quickly by authorised Committee members, as well as providing a facility for uploading News Flashes on the Home Page

as and when needed. The reason for employing Portals is to remove the necessity of going through someone like Mark every time an amendment to a website is needed. In simple cases this can be for publicising upcoming social events, but WVCA responses or observations about contentious planning matters can be listed quickly, as can urgent environmental information. There is a lot of useful material on the website, but it can be indigestible without the balance of live data - and active encouragement to look at it. Portals can help to do this and enable us to be more proactive.

However, tails should not wag dogs and if it becomes clear that one software system is less user-friendly than another then change should be considered. The so-called Content Management System (CMS) that our website has used for many years is called Drupal. Like other choices, it is free to use, but it has disadvantages over some others. A strong contender for replacing Drupal is Wordpress and the change is likely to happen in the near future.

There are facilities on the existing website system which have never been explored fully – like Forums – and a change in the CMS may help to encourage this. The website needs to be an attractive and supportive partner for the magazine.

As with the OIAW we are always happy to hear suggestions for content or improvements. If there are items that you would like to see on the website or alterations to your information shown if you are an organizer of a hall user group (say) then please let us know.

Arthur Hackney

Website

ONCE IN A WHILE — REPORT 2024

Firstly, the editorial team would like to thank all of our regular contributors, without whom the 'Once In A While' would be merely a pamphlet. Once again, countless thanks to Cherry for providing us with photographs throughout the year. Thanks, too, to all who entered our Village Writing Competition which, if I may give a gentle plug, is being repeated this year. We are also indebted to our printers, Stanbury Chameleon, for their excellent service and support throughout the production process. Lastly, I would like to thank the WVCA for their continuing support.

'OIAW' — A year in review. As I said in my last report, both the content and publication cycle of the magazine has followed the established cycle of village events. Carols round the village, the annual fete on the Water Meadow, the Horticultural Show, the Harvest Festival, the Village Forum and, of course, the ever-popular AGM were all covered, as well as the WVCA's monthly social events held in the Hall. But keeping all of this activity going is difficult, and many of these events have fallen by the wayside. While it may be hoped that some events might make a return, we are thankful to Sarah and her small team of volunteers for their work on the social side, as well as to all of our clubs and groups who continue to provide entertainment and education at their regular meetings. We've covered and, where possible, promoted all village and club/group events. Our quest to commission more content from readers continues — all submissions will be considered for publication — and we were pleased to see the response to the Village Writing Competition, generously supported by the WVCA. As is said at every AGM, if you have any ideas for the magazine, please get in touch with the team. However, please do bear in mind that receipt is no guarantee of inclusion, that pieces may be edited/corrected and that we do not entertain party politics or personal attacks. For the benefit of all present and potential contributors, the closing date for the Summer edition is August 19th.

The bottom line. In 2023/24, the total production cost for the three editions of the magazine was £3869, with print runs of 430 (Spring), 415 (Summer) and 425 (Christmas). Included in the spring edition was a 4-page insert giving information about the varied activities and organisations regularly using the Hall – should this tempt potential enquirers! This equates to a unit cost of £3.05 per copy, which compares to a unit cost of £2.25 for the same period last year.

Production costs are offset slightly by advertising revenue. We write to our regular advertisers every February, inviting them to renew, and are always happy to field enquiries from other possible businesses – especially if they offer favourable terms for Wallington residents. However, we are always aware that a careful balance must be struck between adverts and content if the overall feel of the magazine is to be maintained. Our advertising rates are modest but are looked at periodically to ensure that they are reasonably commercial. Given that rates have not changed since 2016 and mindful that printing costs may be increased in the future, another review may be required.

In conclusion, I would like to refer readers back to the closing paragraphs of my report at last year's AGM, as my personal views of the magazine's present and future still apply. For those with neither the time or inclination to do so, I would urge you simply to "Get involved!".

Steve Taylor
Editor

STREET REPS

Our valiant group of 20 Street reps who kindly volunteer to deliver membership forms, collect subscriptions and deliver the Once in a While magazines play a key role in communications with villagers and members. They are also called upon to deliver, as and when required, any urgent paper communication to all residents of Wallington.

They are the ears and eyes of the village, so if you have a concern or want to make a suggestion of what the WVCA should be doing, chat to your street rep who can channel your views back to the Executive Committee.

We have had two volunteers stand down this year and they are Kim Durrant and Adrian Fleming our thanks to them for their kindness and dedication. In their place we welcome Pauline Lamprell and Sally Dixon to whom we are very grateful for their support.

If you would like to volunteer to be a street rep please contact Sarah Hatten on 07956 840069 or by email sarah.hatten@sky.com

Sarah Hatten
Membership Secretary

PLANNING MATTERS REPORT

LAND EAST OF NORTH WALLINGTON (HORSES' FIELD)

Despite the rejection of an earlier planning application that was subsequently upheld at an Inspector's Enquiry, the developer, Foreman Homes, submitted a new application (FBC Reference P/23/1549/OA) in November 2023, clearly encouraged by their belief that the issues relating to traffic and pedestrian management, identified by the Inspector as being the basis for rejecting the original application, had now been adequately addressed.

Many residents have submitted comments on the FBC Portal (for the most part having to restate their grounds for objecting to the original planning application). In early April, the WVCA wrote again to FBC highlighting:

- that this land is not included within the FBC Local Plan for housing development;
- the relative paucity of open spaces in Wallington (as opposed to Welborne where green spaces appear to be a major selling point);
- the potential risk of contamination to the drinking water supply as identified by Portsmouth Water Company in comments submitted to FBC in January 2024;
- clear evidence of subsidence along North Wallington road and its likely worsening as a consequence of additional traffic; and
- most significantly, the 'run-off' during periods of heavy rainfall to the river and the risk of damage posed to houses situated a short distance downstream as a consequence of the increased water flow.

The letter from the WVCA followed a period of extremely heavy rainfall corresponding with a record high tide of 5.76 m during which the river overtopped the walls and reached the top of the flood bund (a once in 200-year event according to the Environment Agency that has already occurred and is likely to re-occur given climate change and the recent increase in abnormal storm events).

The FBC Portal currently shows that application is UNDER CONSIDERATION with a decision due before the end of May.

PINKS HILL

Following refusal of an outline planning application to build up to 109 residential dwellings (FBC Reference P/22/0363/OA), the developer, Vistry Group, filed an appeal with the National Planning Inspectorate and an inquiry was scheduled for January 2024. Vistry Group withdrew their appeal in mid-December; FBC subsequently made a formal application to the Planning Inspectorate seeking a full award of costs from Vistry for withdrawing the appeal at a late stage and without good reason, and were awarded circa £79,000.

While the WVCA are clearly encouraged by FBC's refusal, and the efforts of SUEZ and the many residents who took the time and trouble to submit their comments to FBC, we remain concerned that the developer is simply waiting for a more favourable environment in which to submit a new application (eg. change of government or pressure on FBC from central government to presume in favour of new applications).

(Continued)

MILITARY ROAD

The application by Foreman Homes to build up to 26 custom and self-build dwellings (FBC Reference P/19/0130/OA) remains UNDER CONSIDERATION with a decision due before the end of May (although this has changed many times). The FBC Portal shows that there has been NO correspondence relating to this application since August 2020 although an Ecological Survey Team have recently been carrying out surveys of the land, and a conversation between one member of the Executive and a landowner revealed that the landowner still aspires to develop the site.

NEW EMPLOYMENT SITES

Planning applications for two new employment sites situated either side of the SUEZ site remain UNDER CONSIDERATION with a decision due before the end of May. While these developments appear to be less intrusive than would be the case for new homes at Pinks Hill, several issues, particularly those concerning traffic and pedestrian safety are no less relevant. With this in mind, the WVCA will continue to closely monitor the ongoing status of these applications.

LAND WEST OF DOWNEND

WVCA continue to monitor plans for the development of up To 600 residential dwellings, a two-form entry primary school, and local centre (including a convenience store and community facilities) (FBC Reference P/23/1252/EA). While not of direct concern to WVCA, there is no doubt that such a substantial development would have a considerable impact on the infrastructure around Wallington.

WVCA SOCIAL AND ENTERTAINMENT REPORT

Thanks go to Vicky who co-ordinates the children's Christmas party and many others who book cheese and wine tasting and other events. Tribute must be given to Sally Dixon and Sonya Lloyd who are always by my side when organising craft fayres, the Christmas party, etc. My thanks also go to the loyal ex fete team who are always ready to help set up and clear events away - you know who you are and we are indebted to you all.

As always anyone in the village wishing to be part of the WVCA Social Group please contact me - Sarah Hatten (sarah.hatten@sky.com). Also, if you have any suggestions for future events please let me know - thank you

EVENTS HELD IN 2023

- 4.3.23 Quiz in the hall
- 5.3.23 Pre loved event in conjunction with the Wallington Gardening Group
- 26.3.23 Scarecrow Workshop
- 7.5.23 Coronation party in the Hall car park plus other events sponsored in the village
- 23.9.23 Murder Mystery night in the hall, bring own drinks and nibbles
- 18.12.23. Wine tasting event
- 3.12.23 Children's Christmas party
- 9.12.23 Black tie Christmas Party in the hall
- 17.12.23 Carols round the village
- 23.12.23 Santa and sleigh tour the village

EVENTS FOR 2024

- 27.7.24 Craft Fayre in car park or hall
- 19.9.24 Act your age
- 22.9.24 Autumn craft fayre & competitions
- 5.10.24. Quiz and fish & chip supper tbc
- 2.11.24 Murder in the village hall
- 3.11.24 Pre Christmas craft Fayre tbc
- 21.12.24 Children's Christmas party

Dec 24 Carols round the village date tbc

Dec 24 Santa round the village tbc

Posters are currently being prepared to advertise many of the above events.

Sarah Hatten



NOMINATIONS FOR WVCA EXECUTIVE 2024-25

The following completed nomination forms were received:

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	E. Hooper	J. Ellis
Secretary	David Kett	B. Taylor	M. Taylor
Treasurer	Clare Weeks	M. Tod	M. Weeks

COMMITTEE

Graham Boulding	G. Thorne	C. Thorne
Sally Dixon	A. Taylor	J. Walker
Sarah Hatten	J. Hayward	R. Boswell
Ron Hooper	J. Ellis	P. Kew
Kate Howell	P. Howell	S. Blackwell
Mirna Scrivens	K. Howell	K. Trott

There being a maximum number of 13 members of the executive committee and 9 nominations, the AGM will be required to approve the above list.

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1038479

Accounts



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

30th ANNUAL GENERAL MEETING

20 June, 2023

AGENDA

Tuesday 20 June 2023 at 7.30 p.m.

1. Apologies
2. Adoption of minutes of the 29th AGM – 21 June, 2022
3. Summary Reports
 - Chairman's
 - Treasurer's
 - Hall
 - Communications
 - Planning Issues
 - Social / Entertainment
4. Formal adoption of reports
5. Minor amendments to the WVCA constitution
6. Open Forum with discussions and topics raised from the floor
7. Election of Officers and Executive Committee members (2023-24)
8. Date of next year's AGM – Tuesday 18 June 2024

Break for refreshments

9. Fiona Gray, Buckland Development, short presentation on Welborne Garden Village



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

MINUTES OF 29TH ANNUAL GENERAL MEETING

21 JUNE 2022

Present: R. Kew (Chair); D. Kett (Secretary); C. Morgan and S. Morse (Hall); G. Boulding and S. Dixon (Walkround); R. Hooper (Planning); S. Hatten (Membership and Street Reps); David Brokington-Hill (summer event); K. Howell (Communications); Cllr K. Trott and 34 members.

Apologies: P. Trott (Treasurer)

The Chairman **opened the meeting at 7.35pm.**

1. Minutes of 2021 AGM:

Proposed Graham Boulding and seconded Katrina Trott that the minutes should be adopted. Carried that they were an accurate record of that meeting.

There were no matters arising from those minutes.

2. Summary of Reports:

Written reports from the Chairman, the Treasurer, Hall Sub-committee, Events, Environment (Water Meadow and Natural Flood Management), Communications, Planning Issues were submitted to the meeting.

Before the reports were presented, the Chairman **paid tribute to the late Jim Hall** who had played such an instrumental role in the establishment of the WVCA and the building of the hall.

The Chairman then summarised the reports for the benefit of the meeting:

2.1 Chairman's Report – the wild flowers on the river bank planted by WVCA, together with Fareham had been a great success. A meeting had been held with Aberdeen Asset Management, the owners of the Water Meadow, to discuss how its management could be more ecologically friendly. The company had indicated they wish to engage with the WVCA but we await their suggestions.

2.2 Finance 2021-2022

- Revenue was just over £47,000 – most of which had been raised towards the end of the financial year.
- Expenditure was just under £40,000
- Surplus was £7,000 – compared with a loss of over £4,000 in the previous year
- Total monetary assets just under £220,776
- Total non-monetary assets £1,868,301

2.3 The Hall – following the forced closures for the pandemic, bookings were returning and looking solid. The early twentieth century painting of the village and the five-arched bridge donated by Di and Dominic Lockyear had been restored and reframed and hung in the main hall. A thank you card had been received from Di and Dominic.

2.4 Communications

2.4.1 Once in a While

A detailed costs breakdown of Once in a While had been submitted by Steve Taylor who once again appealed for feedback on the various editions of the magazine.

2.4.2 Website

Arthur Hackney's written report indicated that a review of the website is likely to be undertaken which might result in an alternative Internet Service Provider (ISP).

2.4.3 Facebook

The Wallington Village Residents Page of Facebook remains popular with 455 members. There has not been any need to remind users of the few rules designed to keep it friendly and respectful.

2.4.4 Mailchimp

Kate Howell reminded the meeting of the need for more volunteers to help with communications – she was aware of the issues with Mailchimp and asked if anyone present wished to sign up to receive such communications.

2.5 Jubilee events and mugs – a number of individual street parties had taken place in the village for which a small grant is available from the WVCA. Jubilee mugs with the WVCA logo have been purchased and each member household will receive a mug.

2.6 Summer event – a new summer event was being planned that would take place within the village and permit access for everyone. David Brockington-Hill explained that the event would be a scaled back version of what had been planned before the COVID pandemic. It will be held on 9 July and would include a craft fayre, competitions, and music and food in the pubs. He hoped to do more next year.

Kate Howell asked for volunteers and interest in a New Year event for 2022/23.

2.7 Planning Issues

2.7.1 The chairman explained that the **Fareham's Draft Local Plan** was with the planning inspector and her report was awaited. FBC had refused the application for the **Horses' Field** and an appeal was to be held on 23 August. There had as yet been no decision on the land off Pinks Hill.

The chairman agreed that WVCA funds should be used to get advice from **planning consultants** where the need arose.

- 2.7.2 Cllr Trott** – warned the meeting that the Planning Inspector had written to FBC that amendments to the draft plan would be needed as Welborne’s housing is unlikely to start before 2024 and hence Fareham did not have enough housing supply for its five-year plan. This put all the sites in Wallington at risk.

The **Boundary Commission** was undertaking a review of Fareham’s electoral wards and was proposing a new ward for Fareham Town. Wallington is likely to be put with Downend.

From the floor:

- Tony Norris asked if there were funds put aside for rebuilding the hall. The chairman explained that it was maintained in “as new” condition.
- Alex Reardon asked that if reassurances were received from Aberdeen Asset Management that there was no danger of the Water Meadow being developed, could the restricted Water Meadow fund be used elsewhere. The chairman replied that advice would be taken to do this.

There were no other matters arising from the reports and it was proposed by M. Blyth and seconded by P. Lamprell that the reports should be adopted. Carried unanimously.

3. Election of Officers and Committee Members:

The list of nominees was put to the meeting and there being 11 nominees for 13 vacancies there was no need for an election. K. Trott proposed and C. Harnett seconded that the list of nominees be accepted. Carried unanimously.

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	P. Evans	D. Mancuso
Hon Secretary	David Kett	J. Ellis	B. Taylor
Hon Treasurer	Peter Trott	P. Durant	M. Durant

COMMITTEE

Graham Boulding	D. Crosby	S. Lukas
David Brockington-Hill	T. Brockington-Hill	S. Welch
Sally Dixon	S. Lloyd	A. Taylor
Sarah Hatten	M. Williams	M. Young
Ron Hooper	J. Ellis	M. Weeks
Kate Howell	A. Baker	P. Howell
Chris Morgan	B. Millerchimp	P. Phelan
Sue Morse	C. Potter	M. Van der Heijden

4. Date of next year’s AGM

Next year’s AGM will be held on Tuesday 20 June 2023 at 7.30 p.m.

There being no other business the Chairman closed the formal part of the meeting at 8.05 p.m.

OPEN FORUM

Began at 8.35 p.m.

- **Hall Wifi** – J. Favill raised concern about the effectiveness of the hall WIFI – the chairman agreed to look into this at the next meeting of the Exec.
- **Village Writing Competition** – Madeline Close drew attention to the competition – 500 words answering the question “Where does Dennis go?” Entries to be sent to Steve Taylor.
- **Grass on river bank (Wallington Shore Road)** – there was a long discussion about grass cutting and tidying up of the bank, including removal of the brambles. The danger posed by tall grass on the bend which obscured vision was also raised.
The meeting thanked those involved.
- **Flood defences** – Alan Humphrey raised the question of the adequacy of the flood defences and the possible need for a survey. The chairmen said this would be considered at the next meeting of the Exec.
- **HGVs in the village** – Madeline Close reported that a CITA lorry had taken out the telephone line, power lines and some trees in North Wallington. The chairmen replied that he had met with Cllr P. Latham to discuss the problems of HGVs in the village. Graham Boulding confirmed that the issue would be the second item on forthcoming walkround.
- **Removal of dangerous tree** – Fraser Cavanagh expressed thanks that the dangerous tree had been removed. The chairman replied that this was the result of the tenacity of our ward councillor.
- **Wildlife on the river** – Cherry Harnett reported that one signet had disappeared but the five remaining were doing well. Sadly, the six baby moorhens had all disappeared. Cherry raised her concerns about rubbish food (bread, pizzas, cake, etc) being fed to the waterfowl which did them no good but were devoured by the rats. Attendees suggested signage and / or publicity to discourage the feeding.

DEFIBRILLATOR

Jane Flavill gave a short introductory talk on the defibrillator:

- Now that the defibrillator was positioned outside the hall it was a village resource rather than a hall resource;
- If required, call 999 and the call handler will give the code to access the defibrillator;
- The same code should be used to replace the defibrillator in the cabinet
- One person every three minutes suffers a heart attack – major reason for sudden death;
- If CPR is given within four minutes there is a 0.4% success rate;
- If defibrillator is used within eight minutes there is a 50-80% success rate;
- **On Saturday 20 August from 10.00-12.00, there will be a walk-in session in the Village Hall on how to use a defibrillator.**

This part of the meeting ended at 8.55 p.m.

Chairman's Report

June 2023

My deep thanks go to the Executive Committee, the *Once In A While* team and members of the committees and street reps for their work throughout what has proven to be an eventful and challenging year.

I start with again offering our condolences to the family of Sue Morse who sadly passed away in April. Sue was a very active member of the WVCA for over 10 years, initially joining the Fete Committee and then spreading her wings into organising various events – both social and environmental. She had close links with Santa's elves and arranged that Santa would visit Wallington. Sue led the annual walkround with councillors and officers from FBC, Hampshire Highways, and the Environment Agency. Latterly she also played an active role on the Hall Committee. Sue was a great organiser and had great charm. We will miss her wise advice and I suspect we will regularly reflect on what Sue would have done. She is greatly missed.

Planning Matters:

During the year there have been several major planning applications. With the hard work of the WVCA planning group we have successfully challenged the developers' plans and each application has been rejected by the FBC planning committee. A separate report detailing with the work of the planning committee appears elsewhere. I wish to record my thanks to all those in the Village who responded to our flyer and submitted comments on the proposed development off Pinks Hill.

The Welborne Development has finally received planning permission and in recent months work has commenced on the groundworks for the early phases of the project. I am pleased to inform you that Fiona Gray, Project Director at Buckland Developments has agreed to come and give us an update at our AGM.

The FBC Strategic Plan has finally received approval and has been adopted by the Council. Importantly, the green spaces around Wallington Village have been identified as not being suitable for development. I hope this will reduce or remove the risk of spurious applications from developers which we have suffered from over the years.

Events:

The Association has been active throughout the year supporting street events during the Queens Jubilee celebration and more recently supporting street parties and a village hall event for the Coronation of King Charles.

Other WVCA events over the last year have included Wine tasting, Christmas Carols, Craft Fairs, regular Lunch Clubs, writing competitions, scare crow kits and competition.

My thanks go to the small team who work tirelessly to organise these events. We are keen to put on larger events in the village, but we desperately need more volunteers to make this happen. If you are interested in helping this or any other committee, you will be well received. We understand the pressures of modern living and recognise that your time maybe limited, let us know what you can do and we would love to welcome you.

There are various events coming up, from a murder mystery to wine tasting.

Volunteers contact – sarah.hatten@sky.com

Environment:

Starting with the River Wallington, the Environmental Agency are supporting an organisation called the East Hampshire Catchment Partnership and have provided them with access to equipment to record the quality of water within the local rivers. The WVCA has been approached and asked to record information over a few months to try and establish a base line for river quality. Two members have attended a training session and we hope to start regular recording over the next few months. I believe this is important as this information will provide a base line from which any future changes can then be monitored. Given the Welborne development and the reduced farming in the immediate catchment, it will be useful to repeat the exercise in years to come to establish if there has been any improvement or degradation to the water quality.

After a major spring storm, we lost the Willow Tree which stood opposite the Cob and Pen. Our councillors and residents were quick off the mark and following consultation between Fareham's Tree preservation officer and Hampshire Highways, the tree will be replaced this Autumn with a *Pyrus Chanticleer* an ornamental pear, which flowers in the spring and offers good autumn colour. Our thanks go to the councils for their quick positive response.

The annual walkround continues and is led by Graham Boulding. This year it is planned to take place on 30 June. We are thankful to the members and officers of the local authorities and agencies who take part. We recognise the current financial constraints but hope to work together to improve the local environment.

The future of the Water Meadows grinds on at a very slow pace. We recently received some proposed plans from the Aberdeen Asset Management's environmental advisors and these look very promising. We are awaiting a date to meet their team and understand the time frame and conditions attached to its use.

Village Hall:

The village hall continues to thrive – bookings and revenue have returned to pre covid levels. My thanks go to Geoff and the members of the Hall committee who work really hard to make the venue such a success.

Bookings include WVCA events, events run by villagers linked to the WVCA and also outside bodies. Bookings can be made online.

Other Matters:

Both village pubs continue which is great news for the community. In recent months we have seen a change of ownership of the White Horse and we wish the new landlords Kelly & Darren every success for the future.

Once In A While:

With Steve and Arthur leading for most of the year we are delighted to welcome Jennie Slee to the team which will hopefully spread the load and allow the excellent communication to continue. Residents are encouraged to put forward articles which might be of interest to other villagers.

Wallington Facebook and Mailchimp

Kate Howell monitors our Facebook Page and issues numerous bulletins on Mailchimp.

Wallington Village Community Association

Financial Statements

for the year ending

31 March 2023



Wallington Village Community Association

Accounts for the year to 31 March 2023

1. Receipts & Payments Account

Income	Year ending 31 March 2023		Year ending 31 March 2022	
	£	£	£	£
Income Receipts				
Hiring of Hall	51812.19		38,914.63	
Gift Aid Tax refund	443.53		0.00	
Membership Subs	2106.65			
Adverts (+ membership-'22)	0.00		2,023.40	
Social Activities	998.00		929.42	
Local Government Grants	0.00		2,667.00	
Environmental projects	0.00		0.00	
Allotment	189.05			
		55,549.42		44,534.45
Fund raising income				
Donations	0.00		4.90	
Annual Draw	<u>0.00</u>		<u>0.00</u>	
		0.00		4.90
Investment income				
Interest & dividends	<u>4,085.88</u>		<u>2,487.74</u>	
		4,085.88		2,487.74
TOTAL RECEIPTS		<u>59,635.30</u>		<u>47,027.09</u>
Payments				
Hall running costs & insurance	36809.57		31,352.61	
Social Activities	4006.17		2,094.55	
Water meadow	0.00		0.00	
Environmental projects	388.40		2,575.27	
Administration	3089.50		940.94	
Once In A While	3083.00		2,886.00	
Allotment	1431.95		0.00	
TOTAL PAYMENTS		48,808.59		39,849.37
Gross income/expenditure for the year		<u>10,826.71</u>		<u>7,177.72</u>
Capital Released from FP Equity Fund	0.00		0.00	
Net payments/receipts for the year		10,826.71		7,177.72
Cash & Bank balances at 31 March 2022		104,380.20		97,202.48
Cash & Bank balances at 31 March 2023		<u>115,206.91</u>		<u>104,380.20</u>

Wallington Village Community Association

Accounts for the year to 31 March 2023

2. Statement of Assets and Liabilities at 31 March 2023

Assets	NOTES	Year ending 31 March 2023		Year ending 31 March 2022	
		£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		11,121.44		10,984.58	
United Trust Bank Account		48,094.78		47,448.95	
United Trust Bank 3 yr Bond		21,537.58		21,324.34	
Lloyds Current Account		33,315.58		24,569.30	
Lloyds No 2 Account		789.45		23.60	
Cash Account		348.08		29.43	
			115,206.91		104,380.20
Investments					
IFSL/CAF Equity growth fund (Valuation 31 Mar 2023)			116,823.81		116,396.07
Total Monetary Assets			<u>232,030.72</u>		<u>220,776.27</u>
Non-Monetary Assets					
Buildings - Valuation 23 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		70,438.57		78,265.08	
Additions & replacements		<u>0.00</u>		<u>0.00</u>	
			70,438.57		78,265.08
Prepayments and receivables					
Gift aid to be recovered (Est)		275.00		355.00	
			275.00		355.00
Total Non Monetary Assets			<u>1,639,618.57</u>		<u>1,647,525.08</u>
Total Assets			<u>1,871,649.29</u>		<u>1,868,301.35</u>
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities 2022/2023		0.00		0.00	
Total Liabilities			<u>0.00</u>		<u>0.00</u>
3. Analysis of Funds					
	Restricted	Unrestricted	Total		Total
Hall Rebuild (add £5000pa)	5,131.80	129,868.20	135,000.00		130,000.00
Hall Maintenance	0.00	20,000.00	20,000.00		20,000.00
Water Meadow (add £1200pa)	2,363.18	31,039.76	33,402.94		32,202.94
General Reserve	0.00	43,627.78	43,627.78		38,573.33
Total Funds	<u>7,494.98</u>	<u>224,535.74</u>	<u>232,030.72</u>		<u>220,776.27</u>

Treasurer's Report 2022/23

1. Gross income/expenditure

The financial statements for this year show gross income over expenditure for the year of £10,827 compared to £7,177 last year. Since the Coronavirus pandemic, village hall income has recovered well and is returning to something like pre-pandemic levels. Management oversight of the hall has been continuing and professional cleaner has continued to be employed throughout the year.

2. Income

Overall income for the year was £59,635 a further improvement over last year's £47,027. Hall activities are improving, resulting in higher income. No further government grants have been received. Last year grants totalled £2,667.

- Our main source of funds, the hall, improved year on year to £51,812 from last year's figure of £38,915.
- Interest and dividends received have increased compared to last year. Interest rates are now continue to show an upward trend recently. We maintain over £69,600 of long term investments in accounts with the United Trust Bank (UTB) and £11,121 with the Ecology Building Society.
- Our investments were reviewed by the Finance Sub-Committee in January and arrangements have been put in place to transfer some funds from our Lloyds current account into the Ecology BS and a new Tracker Account with the UTB, both of which are interest bearing accounts.

3. Payments

Payments for the year have increased to £48,809 over the 2022 figure of £39,849. The increase is in part due an increased level of social activities post pandemic, including; craft fairs, wine tasting, grants for Jubilee street parties, some repainting of the external woodwork, and the purchase of Jubilee mugs for villagers.

4. Cash reserves

- At 31 March 2023, monies held in bank accounts, fixed interest accounts and cash amounted to £115,207.
- A further £116,824 is held in the IFSL/CAF Equity Growth Fund a slight increase on last year's total of £116,396.
- Overall, total monetary assets available to the Association are £232,031.

5. Treasurer's summary - allocation of reserves

Hall rebuild fund:

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £135,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, in particular to cover the costs of any improvements the association can make to a new hall in light of technological advances. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.
- This 'post' pandemic year has again shown the value of setting aside a significant sum to cover losses. There have been no further Government grants this year and the Association has not needed to call on its reserves.

Hall maintenance fund:

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an "as new" condition. The nominal £20,000 remains to ensure further work can be undertaken in future.
- No new work projects have been undertaken during this financial year.

Water Meadow fund:

- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy and now stands at £33,403. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting a potential development of the meadow.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £224,536 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with unforeseen costs or loss of income as has been suffered during this exceptional year.

6. Independent Examination of the Accounts

An examination of the accounts, including these statements, has been undertaken by an independent examiner. Her report is attached to the AGM Agenda.



Peter Trott

Treasurer WVCA

Independent examiner's report on the accounts

Report to the trustees of: Wallington Village Community Association

On the accounts for the year ended: 31 March 2023

Charity no: 1038479

I report to the trustees on the accounts of the above charity for the year ended 31 March 2023, set out on pages 1 and 2.

Respective responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination that gives me cause to believe that in, any material respect:

- The accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in the report in order to enable a proper understanding of the accounts to be reached.

Signed:



Date: 29 May 2023

Name: Clare Weeks

Relevant professional

qualification or body: BA(Hons) FCA – Institute of Chartered Accountants
(England and Wales)

Address: 18 Drift Road
Fareham
PO16 8SY

WVCA Hall Sub-Committee AGM Report 2023

Tribute to Sue Morse

Sue was a member of the Hall sub-committee from 2020 until her death. She was a friend to many and made a considerable contribution to all aspects of life in Wallington Village. We were greatly privileged to benefit from her wise counsel and remarkable ability to support and encourage those around her, she will be missed but never forgotten.

Our Aim

To maintain the Hall in "as new condition".

Update

Following our enforced closures during Covid, some groups have left altogether and some reduced their bookings. However, we have also benefited from some new groups joining. Financially the income, year ending April 2023, has increased by 33% on the previous year.

The Village is very fortunate to have its own Village Hall which is now in its 28th year. The Hall brings in a healthy income from the proceeds of hiring. However, as we all are aware, costs are rising. We have installed an automated lighting system for all the toilets, resulting in no switches, which now means that they will never be left on when not needed. We do, of course, rely heavily on Hall Users to carefully consider energy costs when using heating and lighting.

A new WHAT'S ON AT Wallington Village Hall insert is included with the *Once in a While* magazine. Many thanks to Jenny Slee for this very helpful and informative list of activities and contacts.

A new Scrabble Group, run by Maralyn (WI), started on 9th May and runs monthly on Tuesdays from 10.00am-12.00 noon. All are welcome.

Hall Hire Costs

Being mindful of the financial challenges to our Hall Hirers, and faced with rising costs ourselves, we have tried hard to strike a balance with only small price increases. Rates of Hire are published in the *Once In A While* magazine and on the Website.

Outside Flower Beds

Thank you to Silvia Stanley and her team of volunteers who kindly maintain the attractive flower beds around the Hall.

Hall Manager

Thanks to our Hall Manager, Geoff, who oversees all the many challenges that running the Hall brings. He is responsible for ensuring high standards of cleaning and housekeeping throughout the building, working with outside contractors and liaising with Hirers and meeting their individual needs. He manages the Hallmaster booking /invoicing system etc. Finally, he also deals with the many enquiries for those interested in Hiring the Hall for the first time.

Chris Morgan (chair), Graham Boulding and Sally Dixon

Communications Report 2022-23

Facebook and Mailchimp

Aims

One of the aims of the WVCA is to ensure everything we do is communicated fully to the members so that all of our work can be of benefit to those who live in the village. It has been challenging to always get this right, and we are looking for additional support on the Communications team to help us with the administration that goes into our Communications channels. If you are Facebook Savvy or can spare an hour here or there to help with the village emails, please do let me know.

Two main channels of communication are the Facebook page and group, and the village email-mail chimp. We recognise that not everyone wishes to use social media and an aim of the comms team is to ensure both platforms receive the same communications.

Facebook

There are two ways to interact with us on Facebook. The village Facebook page "*Wallington Village Community Association*" has 538 people following it. We also have a group where residents can discuss local issues; "*Wallington Village residents*". This group has 520 people, not all of them regular posters. A real benefit of this platform is that we can hear what matters to people in the village, from the arrival of the cygnets to someone offering their car to take a teenager to a prom...it is a lovely place where community matters are discussed. I am supported in the administration of the Facebook page by Tara Brockington-Hill, Alice Tilley, Suzy Jones and Sarah Hatten. Our primary rule in the group is kindness and we are fortunate that breaching of this is rare, however the few breaches of the rules that we have had have not been tolerated.

If you are on Facebook but have not yet found us, please search us out. If you would like to sign up to Facebook to widen your community involvement, please do speak to us and we can show you the ropes.

Mailchimp

Mailchimp is the name of the platform used to send village-wide emails. This platform reaches 365 residents and has provided crucial updates over the recent years. If you are not yet receiving our emails, please do drop me a line and I will add you to our mailing list. You are able to unsubscribe at any time. Mailchimp is the platform that required slightly more time dedicated to it and we are currently looking for a second person to support me with sending of emails. You don't need to have prior knowledge of the Mailchimp platform however some technical knowhow would be helpful! If you could spare an hour or so a month, please do let me know.

Kate Howel

ONCE IN A WHILE and WEBSITE REPORT 2022/23

First and foremost, the editorial team would like to thank all our regular contributors, whose reports not only fill our pages but reassure us that, post pandemic, the social life of the village is more or less back to normal. As a picture is worth a thousand words, countless thanks to Cherry for providing us with photographs throughout the year. Thanks, too, to all who entered our Village Writing Competition which, if I may inject a gentle reminder, is being repeated this year. We are also indebted to our printers, Stanbury Chameleon, for their excellent service and support throughout the production process. Lastly, I would like to thank Jenni Slee, for agreeing to join the editorial team. Her experience and expertise is already

proving to be a welcome addition, with the added bonus that she manages to keep Arthur and myself 'on topic' at our meetings...

'OIAW'

A year in review.

Traditionally, both the content and publication cycle of the magazine has followed the established cycle of village events. Carols round the village, the annual fete on the Water Meadow, the Horticultural Show, the Harvest Festival, the Village Forum and, of course, the ever-popular AGM were all covered, as well as the WVCA's monthly social events held in the Hall. But keeping all of this activity going is difficult, and many of these events have fallen by the wayside. While it may be hoped that some events might make a return and, as said above, we can be reassured that our village groups are once again going strong, it is clear that the social life of the village is not what it was and, consequently, the content of the magazine has changed. Nevertheless, we feel that the three editions produced since the last AGM have been strong, continuing to inform and entertain in equal measure. We've covered and, where possible, promoted all public village events, as well as touch upon happenings further afield, such as the passing of HM Queen Elizabeth II and the ongoing humanitarian crisis in Ukraine. Our quest to commission more content from readers continues — all submissions will be considered for publication — and we were pleased to see the response to the Village Writing Competition, conceived by your humble editor and generously supported by the WVCA. As is said at every AGM, if you have any ideas for the magazine, please get in touch with the team. However, please do bear in mind that receipt is no guarantee of inclusion, that pieces may be edited/corrected and that we do not entertain party politics or personal attacks.

The bottom line

In 2022/23, the total production cost for the three editions of the magazine was £3,083, with print runs of 430 (Spring), 420 (Summer) and 520 (Christmas). As is traditional, the Christmas edition once again had a 100% distribution throughout the village. This equates to a unit cost of £2.25 per copy, which compares to a unit cost of £2.20 for the same period last year. Production costs are offset slightly by advertising revenue. We write to our regular advertisers every February, inviting them to renew, but are always aware that a careful balance must be struck between adverts and content if the overall feel of the magazine is to be maintained. Our advertising rates are modest, but are looked at periodically to ensure that they are reasonably commercial. Given that rates have not changed since 2016 and the prospect that printing costs may be on the increase, it is possible that another such review will be required in the near future.

Looking ahead

Now that the 'What?' and the 'How much?' have been dealt with, we come to what is, potentially, the more difficult question namely, the 'Why?' Although we think that the 'OIAW' is a quality publication which is pretty good value for money, does it still have a place in 2023 and beyond? Is it widely enjoyed? Would it be missed? Could the time and money it takes to produce be better spent? Needless to say, the world of print media is vastly different to where it was forty years ago — when the 'OIAW' was first produced — and we would be failing in our role if we were not to ask these questions. Looking at the Village Residents Facebook page it is clear that some in the village are not familiar with the magazine to any great extent — indeed, there are a few unaware of its existence — despite the aforementioned 100% Christmas distribution. Increasingly, people are looking to social media for their news and information, and it would be naive to think that the 'OIAW' is immune to such trends. Similarly, as an aside how many people look at the WVCA website for information, rather than the Residents Facebook page? If the WVCA is to have an effective communications strategy going forward, these questions need to be addressed.

We are all familiar with the phrase 'No news is good news', but, from the viewpoint of the editorial team, it may be dangerous to assume that this also applies to feedback from readers. It is always nice to receive a compliment on a recent issue, but having a more organised picture of our impact would be an invaluable exercise. To this end, we are currently working on the idea of including a feedback form in the 2023 Christmas edition. Of course, villagers don't have to wait that long if they have something to say to us. Good or bad, we'd like to know.

I'd like to conclude with my personal view of the magazine and its future. Although I'm a relative newcomer to Wallington, and working on the magazine has, and continues to have, its technical challenges from a personal standpoint, I have grown to be very proud of the 'OIAW'. Getting to know and work with Arthur Hackney has been extremely enjoyable, rewarding and, quite frankly, a lot of fun. Although Arthur, I contend, does the lion's share of the practical stuff, we manage to produce a professional piece of work on a more or less semi-regular schedule. Going forward, I'd like to once again welcome Jenni Slee to the team — thanks in advance... Thinking of the future, I think my recent experience with the Village Writing Competition (yes, another small plug) may offer an example of how 'hybrid' communications can work. I first promoted the competition on the Residents Facebook page early in the year and continued to do so at regular intervals. We mentioned the competition in the Spring and Summer editions of the 'OIAW'. It would have been good, at this point, to say that I also produced a flyer to promote the thing, but sadly, I never quite got round to it. The point I'm trying to make is that if you want to be effective, you have to use all of the means available to you. It's not a question of 'either/or', but 'all'. In conclusion, my hope is that the print version of the magazine can continue to survive — and thrive — as part of the WVCA's communications arsenal.

Steve Taylor
Editor

Website

There were no significant changes to the website during the reporting year, the last facelift having taken place in 2020. Concerns arose during the year, however, about dwindling electronic storage space, prompting consideration of moving to a different IT platform. In the event, thanks to Mark Hobbs, extra capacity was spirited up and we are confident that the various amendments being considered should not lack the necessary resources to support them.

We can upload content very quickly if required through several Portals (News, Events and Environment). This can be done without having to go through Mark who oversees the site and carries out any changes that cannot be dealt with locally. WVCA responses or observations about significant planning matters, for example, apart from being flagged up in the magazine, should be available to read on the website as a matter of course.

It is true to say, however, that the Portal facility has not been used as much as it could have been over the last few years — especially in the case of News Flashes. This is an issue which should be addressed to tie in with the need recognised in the OIAW Report above to keep our information channels proactive. There is a lot of useful material on the website, but it can be indigestible without the balance of live data - and active encouragement to look at it.

The challenge will be to make the website an attractive and supportive partner for the magazine.

Arthur Hackney

Planning Matters Report

We went into the year beginning 6th April 2022 with some historical planning issues already on the table and a new one as the year ended. Two of these related to housing and two to employment.

Dealing with the housing cases first, the outline application in respect of 'Land east of North Wallington', which we usually refer to as The Horses' Field, had first been submitted in August 2019 although it had its origins as a site identified in FBC's 2008 Local Development Framework (LDF). This was for up to 29 dwellings on behalf of Foreman Homes. The FBC reference is P/19/0894/OA.

WVCA had consistently opposed the use of this location for several reasons – including its exposed position next to a steeply-graded road heavily-used by Industrial traffic and within sight and earshot of an eight-lane motorway. Its position was also relatively isolated in terms of easy (or safe) access to the Village generally – especially on foot – a problem glossed over by the developers through a proposed flip-flop road system for a hundred yards, this being their solution for the difficulty of fitting a walkway in an impossibly narrow road. This application was also the first one in the Village for which a Nitrate Mitigation Credit had been presented.

The case became the subject of an Inspector's Enquiry following an appeal by the developer for failure to determine within the prescribed time. We had been very apprehensive about the possible outcome of the case so were pleased that the appeal was rejected. Not a fully reassuring result, though, given that in rejecting the prospective developer's proposals it was on grounds that the Inspector thought could not easily be resolved – notably in relation to the flip-flop road idea for the problematical site access and its risk of possible pedestrian/traffic conflicts – rather than about all the other negative indicators.

Pinks Hill Application

The larger and arguably more significant case concerned the outline planning application to build up to 109 dwellings on land adjoining Pinks Hill and was lodged on 10th March 2022 on behalf of the Vistry Group. The FBC reference is P/22/0363/OA. Like the Horses' Field case our detailed objections to the allocation of this totally unsuitable site for housing date back to the LDF proposals of 2007 and later to the 2017 Local Plan overtures.

We were so concerned about the likely effects and knock-on consequences in the event of the application being approved that the Executive felt it necessary to issue an information sheet to all houses in the Village. It is gratifying to be able to record that many of our fellow residents responded to the alert and about 150 letters of objection were sent in to FBC. Without that level of support, it is unlikely that the case against the application would have succeeded. WVCA also made a written deputation to the Planning Committee and, as in the case of the previous matter, we were grateful for the support of The Fareham Society. We also record our thanks to SUEZ for their deputation in opposing the application.

The application was refused, and decision notice issued on 17th March 2023.

There were a large number of sound reasons for opposing the application and it is not necessary to repeat the list here, but it should be emphasised that there was no preoccupation with the loss of green space above very real concerns about road safety and quality of life of residents – both present and future.

The proposed new Employment Sites

These two sites proposed in the Local Plan are basically situated either side of the SUEZ installation. They are listed in the Plan as E4b and E4d. The Winter 2021 edition of the *Once in a While* carried a large article of our review and WVCA submission in respect of the plan.

The developments are likely to be less invasive than would be the case with the Pinks Hill matter but several of the negative indicators, particularly to do with road safety, are no less relevant. As we now know, however, the Government Inspector charged with examining the Local Plan has deemed it to be 'sound' and so continued opposition to the inclusion of these sites would appear to be toothless.

A larger concern waiting in the wings because of the ratification of the Local Plan is probably the likely effect of the proposed Strategic Growth Area at Downend and the possible service junction which may be wished on the motorway approach road.

Planning Subgroup

WVCA SOCIAL AND ENTERTAINMENT REPORT

It is with much sadness that as I produce this report, I have to say that many of the events listed below were organised by our dear friend Sue Morse who is no longer with us and is deeply missed. She was instrumental in the original plans for the Murder Mystery Night to be held in September, so it would be fabulous if this could be well attended in her memory – let's make her proud.

Sue also booked many plays, film club, wine tasting etc and played a huge part in obtaining our marketing materials etc for Santa and the like.

Thanks also go to Vicky who co-ordinates the children's Christmas party and many others who book cheese and wine tasting, etc. We must not forget Sally Dixon and Sonya Lloyd who are always by my side with organising craft fayres, coronation parties etc., together with the loyal ex fete team who are always ready to help set up and clear events away - you know who you are and are deeply in our debt.

As always, anyone in the village wishing to be part of the WVCA Social Group please contact me - Sarah Hatten (sarah.hatten@sky.com). Also, if you have any suggestions for future events please let me know - thank you

EVENTS HELD 2022

- 5.5.22 Jubilee sponsored events in the village
- 9.7.22 Craft Fayre in the village hall car park
- Oct 22 Wine tasting event in the hall
- 6.11.22 Craft Fayre in the hall
- 17.12.22 Children's Christmas party in the hall
- 18.12.22 Carols round the village in the hall due to weather
- 23.12.22 Santa and sleigh tour the village

EVENTS HELD IN 2023

- 4.3.23 Quiz in the hall
- 5.3.23 Pre loved event in conjunction with the Wallington Gardening Group
- 26.3.23 Scarecrow Workshop
- 7.5.23 Coronation party in the Hall car park plus other events sponsored in the village
- 11.6.23 Table top event in conjunction with the Wallington Gardening Group – cancelled due to low take up

FUTURE EVENTS FOR 2023

Swing/Jazz or Quiz night to be confirmed

Autumn craft Fayre date to be confirmed

23.9.23 Murder Mystery night in the hall, bring own drinks and nibbles

29.10.23 Halloween Pumpkin display

3.12.23 Children's Christmas party

9.12.23 Black tie Christmas Party in the hall with buffet supper

17.12.23 Carols round the village, date to be confirmed

Dec 23 Santa and sleigh tour the village date to be confirmed.

Sarah Hatten

MOTION TO MAKE
MINOR AMENDMENTS TO THE CONSTITUTION
WVCA AGM

The meeting agrees to the following minor changes to the constitution:

- Section D (Powers) para 13 replace National Federation of Community Organisation (defunct) with Action with Communities in Rural England to read:
 - *Affiliate to ACRE (Action with Communities in Rural England / Action Hampshire)*
- Section K para 5 remove requirement to keep minute books to reflect current practice to read:
 - *The Executive Committee shall keep minutes of the proceedings at meetings of the Executive Committee and any subcommittee.*
- Section K (Meetings and Proceedings of the Executive) para 7 reword membership of committees to reflect current membership of the Executive by removing the requirement that each subcommittee consist of three or more members of the executive committee and to permit working groups – to read:
 - *The Executive Committee may appoint one or more committees, subcommittees and working groups.....provided that all acts and proceedings of such committees or groups shall be fully and promptly reported to the Executive Committee*
- Section Q (AGM) para 1 change month of AGM from May to June to reflect recent times – paragraph to read:
 - *There shall be an annual general of the Charity which shall be held in the month of June in each year or as soon as practicable thereafter.*
- Section Q (AGM) para 5 change receipt of nominations from 14 days to 21 days to read:
 - *Nominations for election to the Executive Committee ...must be in the hands of the secretary of the Executive Committee 21 days before the annual general meeting*

Please note para 1 Section U of the constitution (Alterations to the Constitution) states that:

.....the Constitution may be altered by a resolution passed by not less than two thirds of the members present and voting at a general meeting. The notice of the general meeting must include notice of the resolution, setting out the terms of the alteration proposed.



NOMINATIONS FOR WVCA EXECUTIVE 2023-24

The following completed nomination forms were received:

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	J. Ellis	S. Kett
Secretary	David Kett	E. Hooper	S. Hodnett
Treasurer	Peter Trott	S. Lloyd	A. Taylor

COMMITTEE

Graham Boulding	G. Thorne	C. Thorne
Sally Dixon	A. Taylor	J. Walker
Sarah Hatten	S. Lloyd	D. Brockington-Hill
Ron Hooper	C. Weeks	M. Weeks
Kate Howell	A. Baker	K. Baker
Chris Morgan	J. Phelan	A. Marney

There being a maximum number of 13 members of the executive committee and 9 nominations, the AGM will be required to approve the above list.

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1038479

Accounts



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

29th ANNUAL GENERAL MEETING

21 June, 2022

AGENDA

Tuesday 21 June at 7.30 p.m.

1. Apologies
2. Adoption of minutes of the 28th AGM – 23 November 2021
3. Summary Reports
 - Chairman's
 - Treasurer's (in the absence of the Treasurer to be presented by the Chairman)
 - Hall
 - Communications
 - Planning Issues
4. Formal adoption of reports
5. Election of Officers and Executive Committee members (2022-23)
6. Date of next year's AGM – Tuesday 20 June 2023

Break for refreshments

7. Short introductory demonstration of defibrillator – Jane Favill
8. Open Forum with discussions and topics raised from the floor

WALLINGTON VILLAGE COMMUNITY ASSOCIATION



MINUTES OF THE 29th ANNUAL GENERAL MEETING

24th November 2021

Present: R. Kew (Chair), P Trott (Treasurer), R Hooper (Secretary), G Boulding, D Brockington-Hall, S Dixon, A Hackney, S Hatten, K Howell, C. Morgan, S.Morse, Councillor (Cllr) K. Trott,

1. APOLOGIES

Apologies: Cllr T Davies, D Kett

2. MINUTES OF THE LAST ANNUAL GENERAL MEETING 2019

The minutes for the previous Annual General Meeting (AGM) held in 2019 were accepted as a true and accurate record for that meeting.

3. SUMMARY REPORTS

Written reports covering Wallington Village Community Association (WVCA) finance and planning matters, together with a commentary from the Once In A While (OIAW) editorial team were provided as an Addendum to the last issue of OIAW. This agenda item provided each author with the opportunity to summarise the issues covered within the reports so that each report may be formally adopted. Other topics were covered during this agenda item, as follows:

(i) Planning

The Chair (Russell Kew (RK)) provided a summary of ongoing planning issues. RK commented that:

- the draft Local Plan excludes the proposed developments for Wallington;
- in respect of the application for houses to be built on the field at the junction of North Wallington and Standard Way (Horses' Field):

the developers are clearly seeking to accelerate the planning process before the Local Plan is formally adopted. Both Hampshire County Council (HCC) Ecology and Natural England have registered their objections ahead of the decision date (17th December);

RK will write to Fareham Borough Council (FBC) nearer to the decision date to re-state the objections of WVCA and to highlight how little change has been made to the documents previously submitted by the developer; and

RK encouraged those residents that have not already commented to do so.

- in respect of the application for houses to be built on Pink's Hill, the developers are at an early stage of planning and comments from WVCA (and others) have not yet been invited;
- in respect of the application for houses to be built on Gauntlet's Field, there appeared to be no apparent movement since the last submission of plans (to which WVCA had already registered its objections); and
- in respect of the two extensions to the Industrial Estate (behind Suez and at the corner on the descent of Standard Way), WVCA have registered their objections and await FBC's decision.

RK continues to attend meetings hosted by the developers for Welborne and suggested that building is unlikely to start until late 2023, with the programme being phased so that work would start on the western side of the A32 (towards Wickham) with site drainage to the River Meon (rather than the River Wallington).

RK suggested that this delay would most likely increase pressure on FBC to meet interim targets through development of other sites, including the sites around Wallington, and that it was imperative the WVCA and residents remain vigilant.

(ii) Village Walk round

RK invited Graham Boulding (GB) to provide an overview of the recent village walk round.

GB explained that the walk-round included representatives from WVCA, HCC, the Environment Agency and FBC. During the walk round, those assembled addressed the following issues:

- the need for improved road marking, including: signage at the Delme roundabout to prevent HGVs from inadvertently choosing to transit through the village; yellow lines between Lowlands and the Delme roundabout; and additional 30 mph speed limit signs at the top end of Broadcut, and at the junction of Military and Draft Roads;
- the replacement of temporary emergency fencing installed near the five-arch bridge;
- the need for fencing to be installed between the village hall car park and the river;
- the trimming of willow trees (one opposite the White Horse, and a second near the post box and five arch bridge);
- maintenance of the council owned gardens in Waterside Gardens;

- repair to the pothole on Standard Way;
- potential felling of tree that is leaning on the riverbank opposite 64 and 67, North Wallington; and
- riverbank slippage opposite Lowlands, Wallington Shore Road.

(iii) River Clearance

RK thanked the twenty-two residents who had taken the time to assist with clean-up of the river. Those involved in the clean-up reported that there had been a significant improvement in the cleanliness of the river since the last clearance.

(iv) Water Meadow

RK commented that WVCA had recently written to Aberdeen Asset Management (the landowner) to establish the precise status of the Water Meadow and their plans for managing the land in line with their environmental policy. RK explained that by engaging with the landowner, WVCA were hopeful that a long-term joint plan may afford the village greater control over upkeep of the meadow.

(v) Communications

Kate Howell (KH) reported that a strategy for improving village communications is being developed and that WVCA would welcome help from any interested residents. KH recognised that mail chimp has limitations, while some residents have not been able to receive emails¹. KH further recognised that a means for sharing WVCA activity on Facebook with those residents that are not on Facebook would need to be identified.

(vi) Environment

RK thanked C Scott (CS) for his service to the WVCA (CS is stepping down from the Committee after many years of service) and particularly, for all the work that CS had carried out in helping to protect and improve the local environment.

RK highlighted the recent effort, carried out in concert with FBC, to plant wild-flower native enriched turf near the junction of Wallington Shore Road and East Hill Close.

RK agreed to meet with T Norris early in the new year to discuss environmental matters.

(vii) Social and Entertainment

RK commented that a Craft Fayre and Cheese and Wine Evening had recently taken place and that further events in the lead up to Christmas were planned.

(viii) Finance (Treasury)

RK invited the Treasurer (Peter Trott (PT)) to provide an overview of the WVCA's financial standing.

¹ KH invited those residents that had not been able to receive emails to provide their email addresses so that the breakdown in communications may be investigated.

PT reported:

- that since WVCA's income is largely generated by use of the Village Hall, the loss of income consequent of the pandemic (with expenses remaining the same) meant that the hall was effectively operating at a loss² for much of the last 18 months; and
- that despite the loss, the WVCA funds remain in reasonable condition with circa £200K set aside for emergencies or available to spend on projects beneficial to the Wallington community. PT invited residents to present ideas as to how WVCA funds may be spent for consideration by the Committee.

PT commented that the valuation of the village hall was circa £1.7M (for insurance purposes), which served to illustrate the robustness of the WVCA's financial position.

4. FORMAL ADOPTION OF REPORTS

Each report was formally adopted with no objections from those assembled.

5. ELECTION OF OFFICERS AND EXECUTIVE COMMITTEE MEMBERS

RK reported that twelve nominations, all seconded, had been received for the post of Officers and Executive Committee Members. The Officers and Executive Committee Members were duly elected with no objections from those assembled.

RK asked for more residents to come forward to join the working committees, with a particular regard to the environmental committee.

6. OPEN FORUM

Following a presentation from Ms C Harnott (CH) covering the difficulties faced by the local swan and duck populations, RK invited those assembled to ask questions of the Chair:

- Q1.** Would the committee consider requesting quotes from specialist planning and highway consultants to assist with developing the WVCA's response to planning applications?
- A1.** RK replied that timing was the key issue, and that the committee would give due consideration to paying for specialist advice once the need and obvious benefits become apparent.
- Q2.** Would the committee consider improving access to the Water Meadow and making the meadow far more of a village amenity area?
- A2.** RK replied that since the WVCA is not the landowner, it cannot do anything without the landowner's permission, hence the reason for our attempts to engage with the landowner.
- Q3.** To CH, why are there now more swans in the river?
- A3.** CH replied that our long-term resident pair of swans had been ousted and that a new pair were yet to establish themselves.

² The loss has been partially offset through Government grants.

- Q4.** Who owns the riverbank? Access to the meadow is slippery and would benefit from some maintenance.
- A4.** RK replied that as per answer A2, WVCA cannot do anything without the landowner's permission.
- Q5.** Can anything be done to prevent speeding along Wallington Shore Road and throughout the village?
- A5.** RK undertook to discuss this issue at the next committee meeting and to identify measures that could be taken and by whom.

Note...

It was suggested that village residents are in many cases the culprits vis-à-vis speeding; it was further suggested that residents may wish to take photographs when speeding and/or dangerous driving is observed.

7. ANY OTHER BUSINESS

(i) Wallington Festival 2022

RK invited D Brockington-Hall (DBH) to present to the meeting proposals for next year's Wallington Festival.

DBH explained:

- that plans for the 2019 Festival, predicated on using village roads in place of the Water Meadow had upset a small number of residents, and that, consequently, the festival had not taken place;
- that the WVCA were anxious to avoid unnecessarily upsetting residents and would consult with those affected to find ways in which their concerns might be alleviated;
- that plans for the 2022 Festival will require a small number of roads to be closed for one day with activities centred around the three village public houses; and
- that decisions would need to be taken quickly so that the necessary arrangements with all stakeholders could be made.

Comments from the floor were overwhelmingly supportive that such an event should take place, particularly, given the disruption caused by the pandemic. A straw poll carried out by DBH of those in attendance showed 38 in favour with only two opposed. An opinion that it would be grossly unfair for the event not to go ahead were a small number of residents to object was expressed by several of those in attendance.

DBH undertook to publish plans for the 2022 Festival and begin consultations at the earliest opportunity.

(ii) Car Parking Fareham High Street

Councillor K Trott (KT) stated that residents have until Friday 26th November to object to FBC's plans to charge for car parking in Fareham High Street; at present, car parking is restricted to free of charge for up to 40 minutes.

Issue B, 27 Nov 21: issued for review and comment

8. DATE OF NEXT YEAR'S ANNUAL GENERAL MEETING

The next AGM will be held on the 14th June 2022.

Wallington Village Association

AGM - 2022

Chairmans Report:

I am pleased that following the last two years of covid interruption the AGM is returning to its normal June slot. The period of this report is shorter than normal and covers the main items the WVCA has been involved in since November 2021. My thanks go to the executive team of the WVCA and the editorial team of the Once In A While (OIAW) magazine all of whom give up significant amounts of their time to support our community.

It was with great sadness we heard of the death of Jim Hall one of our most influential Chairmen who led the team that raised the funds and built the village Hall.

Panning:

The planning items effecting the village are covered separately from this report

Walkround:

Following the last village walkround with the Officers from Fareham, Hampshire, Environmental Agency, and our elected representatives in October, progress has been made on the removal of a potentially dangerous tree on the river bank opposite 64-67 North Wallington. After much lobbying, together with the tenacity of our local councillor the tree is due to be removed by Hampshire County Council on the 15/6/22. This will require some parking to be suspended so that the road can remain open while the work is undertaken.

Another walk around the village is planned for late June 2022 and items needing the attention of the authorities will again be discussed.

HGVs entering the village in error has been discussed and the Hampshire councillor has visited to discuss the issue, clearing signage obscured by overhanging vegetation may help drivers. If anyone witnesses a HGV stuck in the village we encourage them to photograph the vehicle and record the date and time and forward the information to the Secretary's WVCA contact email address.

The results of last year's wild flower turf laying on Wallington Shore are showing great potential this spring.

Village Hall:

The bookings for the hall continue to increase and the revenue we earn continues to grow and we hope in the coming months we will reach pre covid levels

The defibrillator has been serviced and moved to the outside of the village hall. At the AGM a short introductory demonstration of how to use it will be given by an expert.

My thanks go to the hall committee for all the work they undertake to make the village hall such a great success.

Events:

It was great to see the return of the village carols in December 2021

The summer fete is planned to be held on Saturday 9 July in a different format to the past, there will be stalls in the Village Hall and on the Car Park, the WI will provide tea and cakes.

The pubs will be the centre of entertainment with the White Horse and Cobb and Penn playing music and providing food etc. For this and other events to continue and be a success we desperately need volunteers both to help organise and / or on the day.

Souvenir Wallington Mugs to celebrate the Queens Platinum jubilee have been purchased for member households of the WVCA. The WVCA will provide some financial support to those holding street events in the village.

A village writing competition has been launched (see latest edition OIAW) for 2022 and a total prize money of £250 for the three age groups.

Environmental:

Water Meadow

Following the WVCAs letter to Aberdeen Asset Management who manage the land on behalf of Standard Life, an encouraging meeting was held in February when the future management of the site was discussed. I am awaiting an update from Aberdeen Asset Management ahead of the AGM, the content of which I hope to share with attendees at the meeting.

Natural Flood Management

We recently met with the Environmental Agency who are again looking at Natural Flood Management (NFM) schemes further up the Wallington River and its catchment areas. They are working closely with Natural England and some local land owners. We continue a watching brief and will update any developments through OIAW.

AGM - 2022

Planning report

The Fareham Local Plan is with the planning Inspector and the public consultation is now complete. We await the decision of the Inspector, which we hope will occur by the end of September 2022. The plan shows where Fareham Borough Council is prepared to see development and those areas that should remain undeveloped.

Two different developers have applied for outline planning to build on the Horses field (29 housing units) , Pinks Hill (120 housing units) and Gauntlets Field (24 houses). The planners have deferred a decision awaiting the outcome of the Local Plan. It is critical to Wallington that the Local Plan is approved by the inspector. Should the Local Plan fail, then I fear, the developers will push extremely hard for the developments and we will have a difficult fight ahead.

Russell Kew

Wallington Village Community Association

Financial Statements

for the year ending

31 March 2022



Wallington Village Community Association

Accounts for the year to 31 March 2022

1. Receipts & Payments Account

Income	Year ending 31 March 2022		Year ending 31 March 2021	
	£	£	£	£
Income Receipts				
Hiring of Hall	38,914.63		14,361.21	
Gift Aid Tax refund	0.00		335.50	
Fete	0.00		0.00	
Membership & Adverts	2,023.40		1,828.80	
Social Activities	929.42		309.60	
Environmental projects	0.00		0.00	
Bus	0.00		0.00	
Local Government Grants	<u>2,667.00</u>		<u>21,160.72</u>	
		44,534.45		37,995.83
Fund raising income				
Donations	4.90		0.00	
Annual Draw	<u>0.00</u>		<u>0.00</u>	
		4.90		0.00
Investment income				
Interest & dividends	<u>2,487.74</u>		<u>1,641.35</u>	
		2,487.74		1,641.35
TOTAL RECEIPTS		<u>47,027.09</u>		<u>39,637.18</u>
Payments				
Hall running costs & insurance	31,352.61		37,627.88	
Fete	0.00		0.00	
Social Activities	2,094.55		940.75	
Water meadow	0.00		0.00	
Environmental projects	2,575.27		268.95	
Administration	940.94		1,927.99	
Once In A While	2,886.00		3,028.00	
Bus	0.00		0.00	
Allotment	0.00		512.82	
TOTAL PAYMENTS		39,849.37		44,306.39
Gross income/expenditure for the year		<u>7,177.72</u>		<u>(4,669.21)</u>
Capital Released from FP Equity Fund	0.00		0.00	
Net payments/receipts for the year		7,177.72		(4,669.21)
Cash & Bank balances at 31 March 2021		97,202.48		101,871.69
Cash & Bank balances at 31 March 2022		<u>104,380.20</u>		<u>97,202.48</u>

Wallington Village Community Association

Accounts for the year to 31 March 2022

2. Statement of Assets and Liabilities at 31 March 2022

Assets	NOTES	Year ending 31 March 2022		Year ending 31 March 2021	
		£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		10,984.58		10,875.82	
United Trust Bank Account		47,448.95		46,997.71	
United Trust Bank 1 yr Bond		21,324.34		21,324.24	
Lloyds Current Account		24,569.30		18,220.99	
Lloyds No 2 Account		23.60		73.63	
Cash Account		29.43		58.00	
			104,380.20		97,550.39
Investments					
IFSL/CAF Equity growth fund (Valuation 31 Dec 2021)			116,396.07		109,423.86
Total Monetary Assets			<u>220,776.27</u>		<u>206,974.25</u>
Non-Monetary Assets					
Buildings - Valuation 23 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		78,265.08		86,961.20	
Additions & replacements		<u>0.00</u>		<u>0.00</u>	
			78,265.08		86,961.20
Prepayments and receivables					
Gift aid to be recovered (Est)		355.00		-	0.00
			355.00		0.00
Total Non Monetary Assets			<u>1,647,525.08</u>		<u>1,655,866.20</u>
Total Assets			<u>1,868,301.35</u>		<u>1,862,840.45</u>
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities 2021/2022		0.00		0.00	
Total Liabilities			<u>0.00</u>		<u>0.00</u>

3. Analysis of Funds	Restricted	Unrestricted	Total	Total
Hall Rebuild (add £5000pa)	5,131.80	124,868.20	130,000.00	125,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1200pa)	2,363.18	29,839.76	32,202.94	31,002.94
General Reserve	0.00	38,573.33	38,573.33	30,971.31
Total Funds	<u>7,494.98</u>	<u>213,281.29</u>	<u>220,776.27</u>	<u>206,974.25</u>

Treasurer's Report 2021/22

1. Gross income/expenditure

The financial statements for this year show gross income over expenditure for the year of £7,177 compared to gross deficit of £4,669 last year. Primarily due to the Coronavirus pandemic, the village hall was closed for the early part of the year and reduced capacities for events were imposed for much of the rest of the year. This has resulted in income still being below pre-COVID years but much improved over 2020/21 when the hall had been closed for around nine months. Management oversight of the hall has been continuing and professional cleaner has continued to be employed throughout the year.

2. Income

Overall income for the year was £47,027 an improvement on last year's £39,637. Hall activities are picking up, resulting in higher income. Income has also been bolstered by a further government grant of £2,667. Last year grants totalled £21,161.

- Our main source of funds, the hall, improved significantly to £38,915 from last year's figure of only 14,361.
- Interest and dividends received have increased compared to last year, despite current low interest rates. Interest rates are now beginning to show an upward trend in recent months. We maintain over £68,700 of long term investments in accounts with the United Trust Bank and £10,985 with the Ecology Building Society. These investments were reviewed by the Finance Sub-Committee in February.

3. Payments

Payments for the year have reduced to £39,849 over the 2021 figure of £44,306. No major new work has been embarked upon in the year and running costs have consequently been reduced.

4. Cash reserves

- At 31 March 2022, monies held in bank accounts, fixed interest accounts and cash amounted to £104,380
- A further £116,396 is held in the IFSL/CAF Equity Growth Fund an increase on last year's total of £109,423. This is due to the improvement in share values over time.
- Overall, total monetary assets available to the Association are £220,776.

5. Treasurer's summary - allocation of reserves

Hall rebuild fund:

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £130,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, in particular to cover the costs of any improvements the association can make to a new hall in light of technological advances. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.
- This 'post' pandemic year has again shown the value of setting aside a significant sum to cover losses. The government grant this year of £2,667, has again contributed to the Association not actually having to call on its reserves.

Hall maintenance fund:

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an "as new" condition. Funds have been used for this purpose during this financial year allowing us to employ a specialist deep cleaner every month, but the nominal £20,000 remains to ensure further work can be undertaken in future.
- No new work projects have been undertaken during this financial year.

Water Meadow fund:

- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy to £32,203. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting a potential development of the meadow.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £213,281 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with unforeseen costs or loss of income as has been suffered during this exceptional year.

6. Independent Examination of the Accounts

An examination of the accounts, including these statements, has been undertaken by an independent examiner. Her report is attached to the AGM Agenda.



Peter Trott

Treasurer WVCA

Independent examiner's report on the accounts

Report to the trustees of: Wallington Village Community Association

On the accounts for the year ended: 31 March 2022

Charity no: 1038479

I report to the trustees on the accounts of the above charity for the year ended 31 March 2022, set out on pages 1 and 2.

Respective responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination that gives me cause to believe that in, any material respect:

- The accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in the report in order to enable a proper understanding of the accounts to be reached.

Signed:



Date: 16 May 2022

Name: Clare Weeks

Relevant professional

qualification or body: BA(Hons) FCA – Institute of Chartered Accountants
(England and Wales)

Address: 18 Drift Road
Fareham
PO16 8SY

WVCA Hall Sub-Committee AGM Report 2022

Following the huge disruption caused by Covid in 2020/21 we again re-opened our Hall at the end of April 2021. However, at Christmas 2021 we once again had another short term closure due to the Omicron Virus.

Many regular Hirers have returned, we lost a few, but we have even attracted some new Users.

The net result for the income year ending March 2022 was about 33% down on pre-covid figures.

Current indications are good with our Hall already being used almost every day.

Our Aim

To maintain the Hall in “as new” condition.

Update

By the time you read this we will have a Defibrillator in situ on the outside wall by the entrance to the Hall which will be available 24/7. A 999 phone call will provide the code to unlock it for quick access.

Covid

The Covid threat remains and we continue to ask Hall Users to take appropriate care.

Hall Bookings

Our Village Hall raises revenue to pay for the running costs and maintenance etc with the surplus going to WVCA Village funds. With energy costs rising sharply please help us to keep the Hall costs down where you can.

The biggest Users of our Hall are Dance, Yoga, Pilates and Zumba Classes, and Band Practice etc.

Hall Hire Costs

We have made some small increases to the Hall Hire rates this year, the new rates are published in the latest OIAW Magazine and on the web site.

Outside Flower Beds

Thank you to Silvia Stanley and her team of volunteers who maintain the attractive flower beds around our Hall.

Hall Manager

Thank you to our Hall Manager, Geoff, who keeps the wheels well oiled day and night 7 days a week. Geoff deals with the many and varied challenges and tasks to present our Hall in top condition. He also personally looks after the garden on the end of the building in Broadcut.

Chris Morgan (Chair) Sue Morse Graham Boulding

April 2022

Communications

Our aim as a Communications team is to ensure as many of our residents as possible know about "what's what" in the village. Mailchimp remains a source of communication however we know this doesn't always get read by every recipient. If you'd like to support the Communications team and have ideas for enhancing the village Communications, please let me know.

Kate Howell

'Once in a While' – Steve Taylor

Starting with the bottom line... The total cost of the magazine last year was £2,886 for 1310 copies (2 editions with 430 copies each, plus a Christmas run of 450). This makes for a unit cost of £2.20. By comparison, the cost in 2020 was £3,028 with a unit cost of £2.35. Costs continue to be off-set slightly by advertising revenue, but the balance between adverts and actual content continues to be good.

In terms of this actual content, it is gratifying to see that the village clubs and societies who regularly contribute their reports have, on the whole, returned to normal operation. These reports are such a big part of the 'OIAW' and, like all other contributions, are much appreciated. As stated in our last report, more contributions and feedback from our readers would be appreciated. Last year, we dealt — amicably, I hasten to add — with one complaint and one correction. Not bad, you might say, but it is too easy to assume that 'no news is good news'. So, please give us your feedback, good or bad.

In terms of reader engagement, this year we have decided to have a 'Village Writing Competition', with prizes generously provided by WVCA. Entrants must write an original story, of no more than 500 words, answering the question "Where does Dennis go?". Dennis, for the uninitiated, is the semi-official village cat. There are 2 prizes of £100, for under 12s and 12-16s, plus a prize of £50 for over 16s. Closing date is September 19th, and it is hoped that all village writers will participate.

Given that part of the magazine's remit is to be a 'forum for village debate', another idea we have had is a 'Have your say' page. The idea is that two contributors, each with an opposing opinion on an issue affecting the village e.g. planning, write a short article expressing their views. This could be a viable alternative to the oft-requested letters page, where the fact that we publish only 'Once in a While' makes 'right of reply' an issue. Whether or not we adopt this idea, please remember that all contributions will be considered, providing they abide by our abiding rule of no party politics or personal attacks. Also, submission is no guarantee of inclusion — due to space available or balance in that particular issue — and all submissions may be edited.

Talking of contributions, thanks again to Cherry Harnett, who supplies so many of our wonderful photos, and to all the street reps, for delivering the magazine around the village.

In conclusion, we feel that the 'OIAW' continues to be a quality publication, both in feel and content, as well as being good value for money. But, at the risk of repeating ourselves, it is *your* magazine, so please contribute, give feedback and, hopefully, enjoy reading the magazine. Please send all feedback and contributions — including Writing Competition entries — to magazine@wvca.co.uk or by post to Steve Taylor, 86 North Wallington, Fareham, PO16 8TJ.

Website – Arthur Hackney

The website had undergone a major facelift during 2020 thanks to Mark Hobbs, who oversees the site and carries out any changes that cannot be dealt with locally. This should have been a prelude to a major review and update of the contents, much of which had become time-expired.

Regrettably the review in 2021 did not happen to the extent which had been considered desirable although important updates, at least, did keep pace with events — especially with respect to COVID related safety advice on the Village Hall page.

The Social Events page has been blank throughout much of the last two years, of course, but with conditions becoming more relaxed the situation is expected to change. As in the case of the previous reporting period, the absence of much in the way of environmental work was reflected in a very quiet Environment News page, one exception being the call-up notification for the annual river clear-out, but other activities that have taken place have always been well reported in the *Once in a While*.

The various Portals (News, Events and Environment) do enable us to upload content, if required, very quickly. WVCA responses or observations about contentious planning matters, for example, apart from being flagged up in the magazine, should be visible on the website as a matter of course. It is this sort of shortcoming that the review is intended to address, and it may lead to a change in the IT platform with, perhaps, an alternative Internet Service Provider (ISP).

Finally, if you are an organizer of a hall user group and there are items that you would like to see on the website or alterations to your information currently shown on it then please let me know.

Facebook

The Wallington Village Residents Page continues to be popular, having now grown to 455 members. For those villagers who have chosen to embrace social media, it has been put to a multitude of uses over the past year. From highlighting planning matters and alerting residents to upcoming roadworks, advertising village events and recruiting volunteers, to simply posting photos of our wonderful wildlife or selling a pair of curtains, the page is there for our residents to use as they wish.

As mentioned in last year's report, the admins were at that time obliged to gently remind users of the page's code of conduct. This is merely a few simple rules, designed to keep the page a friendly and respectful forum. Pleased to report, there has been no further need to issue such a reminder — not always the case with similar pages elsewhere! — which reflects well on all who use the page.

Our thanks to page admins Kate Howell, Sarah Hatten and Tara Brockington-Hill and page moderator, Suzy Jones, for their continuing work overseeing the Facebook page, as well as all of those users who make it such an informative and entertaining part of village life.

AGM - 2022

Planning report

The Fareham Local Plan is with the planning Inspector and the public consultation is now complete. We await the decision of the Inspector, which we hope will occur by the end of September 2022. The plan shows where Fareham Borough Council is prepared to see development and those areas that should remain undeveloped.

Two different developers have applied for outline planning to build on the Horses field (29 housing units) , Pinks Hill (120 housing units) and Gauntlets Field (24 houses). The planners have deferred a decision awaiting the outcome of the Local Plan. It is critical to Wallington that the Local Plan is approved by the inspector. Should the Local Plan fail, then I fear, the developers will push extremely hard for the developments and we will have a difficult fight ahead.

Russell Kew

NOTES

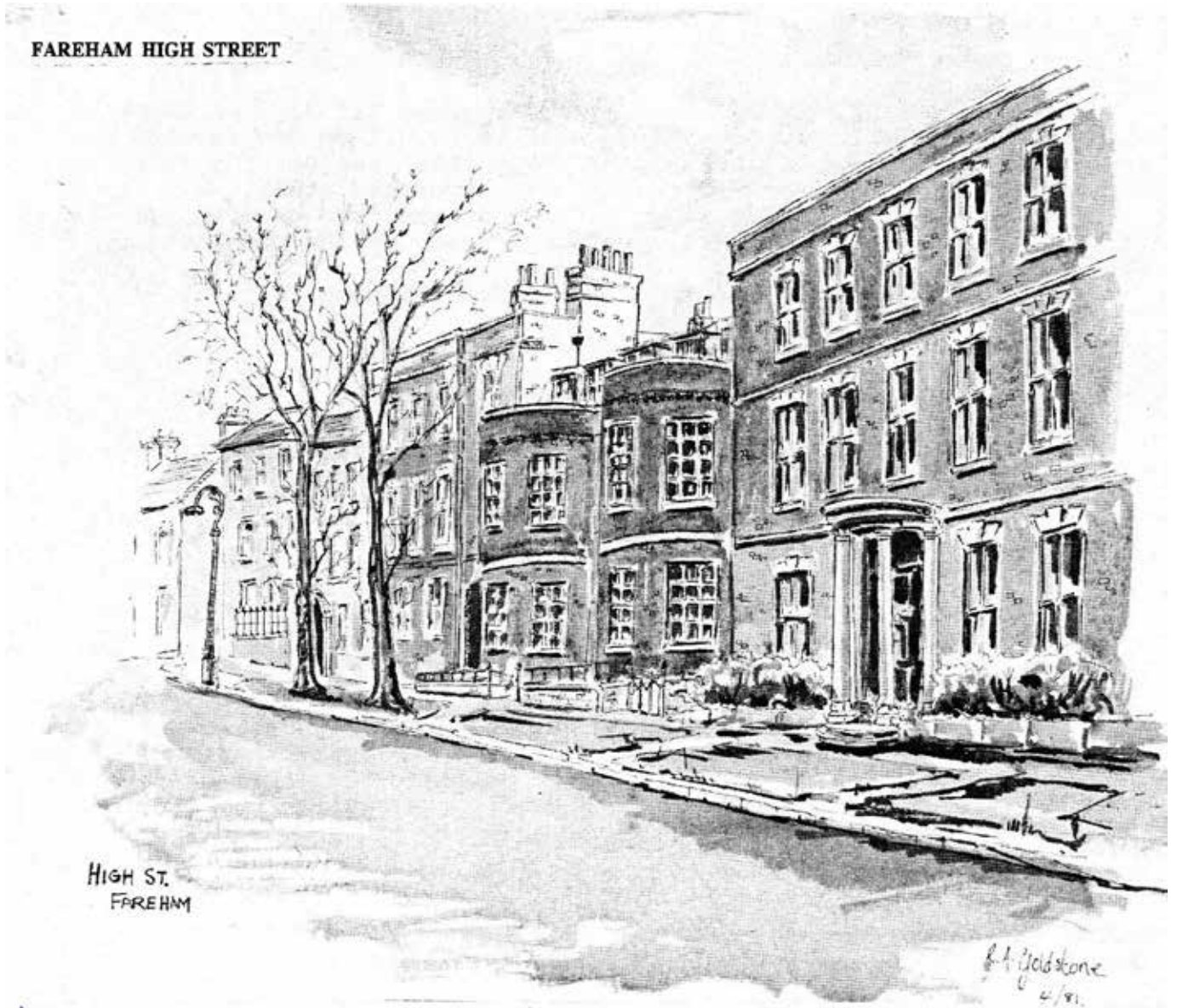
WALLINGTON VILLAGE COMMUNITY ASSOCIATION

England & Wales - Charity number 1038479

Accounts

Wallington Village Community Association

AGM Reports for 2020/21



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Treasurer's Report

Financial Statements for the year ended 31/3/21

Independent Examiner's Report

Planning report

Once in a While and Website Report

Treasurer's Report 2020/21

1. Gross income/expenditure

The financial statements for this year show gross deficit for the year of £4,669 compared to gross deficit of £536 last year. Primarily due to the Coronavirus pandemic, the village hall was closed for almost the entire year. Some maintenance including internal painting and electrical work has been done but no new work has been undertaken. Management oversight of the hall has been continuing and a programme of deep cleaning undertaken. There has, however, been a marked decrease in income over the period.

2. Income

Overall income for the year was £39,637 significantly down on last year's £88,837. This income has been bolstered by Government grants totalling 21,161.

- Our main source of funds, the hall, decreased to only £14,361 from last year's figure of £59,500
- Interest and dividends received have reduced compared to last year, primarily due to continuing low interest rates. Nevertheless interest amounts remain fair, because we maintain over £68,000 of long term investments in accounts with the United Trust Bank. These investments were reviewed by the Finance Subcommittee in February.

3. Payments

Payments for the year have reduced by £44,867 over the 2020 figure to a total of £44,306.

No major new work has been embarked upon in the year and running costs have been reduced.

4. Cash reserves

- At 31 March 2021, monies held in bank accounts, fixed interest accounts and cash amounted to £97,550
- A further £109,424 is held in the Equity Growth Fund a significant increase on last year's total of £82,699. This is due to the change in share values over time.
- Overall, total monetary assets available to the Association are £206,974.

5. Treasurer's summary - allocation of reserves

Hall rebuild fund:

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £125,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, in particular to cover the costs of any improvements the association can make to a new hall in light of technological advances. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.
- This year of pandemic has shown the value of setting aside a significant sum to cover losses as, if it were not for government grants, the association would have needed to call on those reserves to the tune of around £20K.

Hall maintenance fund:

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an "as new" condition. Funds have been used for this purpose during this financial year, painting, electrical work, plus deep cleaning, but the nominal £20,000 remains to ensure further work can be undertaken in future.
- No new work projects have been undertaken during this financial year.

Water Meadow fund:

- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy to £31,003. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting a potential development of the meadow.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £199,479 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with unforeseen costs or loss of income as has been suffered during this exceptional year.

6. Independent Examination of the Accounts

An examination of the accounts, including these statements, has been undertaken by an independent examiner. Her report is attached to the AGM Agenda.



Peter Trott

Treasurer WVCA

Wallington Village Community Association

Accounts for the year to 31 March 2021

1. Receipts & Payments Account

Income	Year ending 31 March 2021		Year ending 31 March 2020	
	£	£	£	£
Income Receipts				
Hiring of Hall	14,361.21		59,500.20	
Gift Aid Tax refund	335.50		388.04	
Fete	0.00		9,165.87	
Membership & Adverts	1,828.80		2,363.50	
Social Activities	309.60		5,507.55	
Environmental projects	0.00		7,332.00	
Bus	0.00		144.00	
Local Government Grants	<u>21,160.72</u>		<u>0.00</u>	
		37,995.83		84,401.16
Fund raising income				
Donations	0.00		39.92	
Annual Draw	<u>0.00</u>		<u>0.00</u>	
		0.00		39.92
Investment income				
Interest & dividends	<u>1,641.35</u>		<u>4,196.05</u>	
		1,641.35		4,196.05
TOTAL RECEIPTS		<u>39,637.18</u>		<u>88,637.13</u>
Payments				
Hall running costs & insurance	37,627.88		50,123.99	
Fete	0.00		9,597.10	
Social Activities (Incl 40th Dinner)	940.75		8,705.47	
Water meadow	0.00		0.00	
Environmental projects	268.95		15,408.02	
Administration	1,927.99		1,127.80	
Once In A While	3,028.00		2,881.03	
Bus	0.00		1,330.00	
Allotment	<u>512.82</u>		<u>0.00</u>	
TOTAL PAYMENTS		44,306.39		89,173.41
Gross income/expenditure for the year		<u>(4,669.21)</u>		<u>(536.28)</u>
Capital Released from FP Equity Fund	0.00		0.00	
Net payments/receipts for the year		(4,669.21)		(536.28)
Cash & Bank balances at 31 March 2020		101,871.69		102,407.97
Cash & Bank balances at 31 March 2021		<u>97,202.48</u>		<u>101,871.69</u>

Wallington Village Community Association

Accounts for the year to 31 March 2021

2. Statement of Assets and Liabilities at 31 March 2021

Assets	NOTES	Year ending 31 March 2021		Year ending 31 March 2020	
		£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		10,875.82		10,768.14	
United Trust Bank Account		46,997.71		46,318.17	
United Trust Bank 1 yr Bond		21,324.24		20,976.33	
Lloyds Current Account		18,220.99		23,642.97	
Lloyds No 2 Account		73.63		60.08	
Cash Account		58.00		106.00	
			97,550.39	<u>101,871.69</u>	
Investments					
IFSL/CAF Equity growth fund (Valuation 31 Mar 2021)			109,423.86	82,699.46	
Total Monetary Assets			<u>206,974.25</u>	<u>184,571.15</u>	
Non-Monetary Assets					
Buildings - Valuation 23 October 2020			1,568,905.00	1,336,867.00	
Fixtures & fittings					
Brought forward, reduced by 10%		86,961.20		78,444.27	
Additions & replacements		<u>0.00</u>		<u>18,179.28</u>	
			86,961.20	96,623.55	
Prepayments and receivables					
Gift aid to be recovered (Est)		0.00		350.00	
			0.00	350.00	
Total Non Monetary Assets			<u>1,655,866.20</u>	<u>1,433,840.55</u>	
Total Assets			<u>1,862,840.45</u>	<u>1,618,411.70</u>	
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities 2020/2021		0.00		0.00	
Total Liabilities			<u>0.00</u>	<u>0.00</u>	

3. Analysis of Funds

	Restricted	Unrestricted	Total	Total
Hall Rebuild (add £5000pa)	5,131.80	119,868.20	125,000.00	120,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1200pa)	2,363.18	28,639.76	31,002.94	29,802.94
General Reserve	0.00	30,971.31	30,971.31	14,768.21
Total Funds	<u>7,494.98</u>	<u>199,479.27</u>	<u>206,974.25</u>	<u>184,571.15</u>



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

On accounts for the year ended

31 MARCH 2021

Charity no (if any)

1038479

Set out on pages

1 and 2.

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2021.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed: Clare Weeks

Date: 01/06/2021

Name: CLARE WEEKS

Relevant professional qualification(s) or body (if any):

BA(Hons) FCA - INSTITUTE OF CHARTERED ACCOUNTANTS (ENGLAND+WALES)

Address: 18 DRIFT ROAD
FAREHAM
PO16 8SY

Planning Matters report

During the period from the beginning of the WVCA year 2020/21 to date various (new or re-surfaced) planning issues have been flagged up and reviewed by a small study group. Discussions have often resulted in letters of objection or concern and, in some cases, notifications by Mailchimp have been issued to alert residents and urging support.

Details of the main applications and WVCA responses to them have featured in OIAWs, notably summer and winter issues of 2020. These are the three applications listed here:

An application for a residential development of up to 29 houses on the field at the junction of North Wallington and Standard Way (The location that is usually referred to as the Horses' Field).

Two applications for industrial units close to the SUEZ Waste Transfer facility opposite Fort Wallington. The first one, to the west of SUEZ, originally appeared in so-called Local Development Framework (LDF) proposals in 2007 and most recently within the Fareham Local Plan 2036. The second one is to the north of the SUEZ site with access by the truncated section of Military Road.

Additionally, a letter of comment was felt appropriate in respect of a planning application for a car valeting facility at Sainsburys in Broadcut.

Horses' Field. FBC 19/0894/OA Land East of North Wallington Road Fareham

Study Group Meeting's purpose was to focus on the recent proposal for road alterations to help draft a WVCA response, but, beforehand, independently to review the entire outline application and WVCA approach to date, e.g. from website

Bullet points:

- Foreman's diagram lacks a key explaining the various lines.
- Unacceptable earthworks will cut into an embankment for nearly 100 metres disfiguring an ancient and attractive rural lane.
- Any excavation would run a serious risk of undermining the parallel, gravelled road above it, a road which is un-adopted and, in the majority of cases, forms part of the property of individual houses extending to the centre of the bank. The unstable geology would contribute significantly to the risk.
- The priority scheme resulting in flip-flop closure of half the road would only exacerbate the frequent congestion even without taking into account the domestic traffic generated by a housing estate.
- The proposed layout would extend over a considerable length of road, much of it with poor sightlines.
- Increased traffic loading on the road surface nearest the river would create further damage to a carriageway already suspected of collapsing (frequent Walkround evidence).
- Safety will become an even greater concern with the shuttle scheme. Pedestrians will probably have to face hazards from cyclists using the pavement as a cycle path to avoid giving way to cars. Forcing cars to use any single lane, even with good sightlines, would increase the risk of conflicts.
- Cars are regularly parked along much of the road between the entrance to Maindell Pumping Station and Riverside Avenue; their displacement would be likely to further add to village congestion (permit holders or not).

Conclusions:

sustaining the objection to the application as expressed in WVCA submissions of November 2019 and further comments in February 2020. Destructive proposed modifications to the riverside road cannot alter the case for this ill-conceived plan.

Subsequent actions:

Phone call to Brenda Clapperton (Secretary of Fareham Society). FS unaware of latest amendment. Subsequently had call from their planning application reviewer – now on case. Also spoke about the new Industrial site application. Emails sent to Mark Keithley (Walkround Highways contact) and Stuart Jarvis (HCC) to ensure that Highways were aware of the proposed road idea.

Suggested draft letter:

WVCA wishes to maintain its objections to the construction of any houses at all on this totally unsuitable site. List the points above and conclude

‘Wallington has a good record of absorbing new houses, many within the last twenty to thirty years so that few sites now remain. Those that do remain suffer serious practical drawbacks of one sort or another or, because of their environmental scarcity deserve definitive preservation.

This entire plan must count as one the least sensible of any so far conceived. The site is close to a (soon to be) 8-lane motorway. Alongside there is an industrial park service road carrying heavy lorries up and down a steep hill plus fast-moving commuter traffic at certain times of day. Noise and accompanying pollution levels would be in excess of permitted limits and 2.6 Metre perimeter ‘bill-boards’ would complete the horror.

There are fully outlined adverse comments already submitted by this society and now we wish to add the above asserting that this highways proposal does nothing to mitigate them.’

P/19/0169/OA - Land at Standard Way - 0.6 Ha (Business/employment B1, B2 or B8)

Like the other sites in the (now superseded) Local Plan 2036, it was wafted in front of developers as acceptable, subject to conditions. WVCA sustained opinion has been that the adverse indications for any development on this site are the same as for the Horses’ Field i.e. that Standard Way is unrestricted nearby and carries heavy lorries and other fast-moving Industrial Park traffic. Access would also be close to a bend. Noise and airborne pollution levels would be unavoidably high creating unpleasant working conditions. This is even more relevant now with the imminent arrival of two extra lanes on the M27.

In recent months interest in this site has been intensified by Foreman Homes, who have enlisted the lobbying support of Vail Williams (Industrial/Commercial Estate Agents). Interesting to note in the submission of the latter that ‘speculative’ seems now to be a desirable descriptor for developments, suggesting prudent forward thinking (i.e. rather than shifty/risky but potentially lucrative!)

P/20/0636/OA - Land to the north of Military Road - Outline Application for the Development of up to 22 Units for Employment Use (B2, B8 & E(G)) with access off Military Road.

[Note: This application was referred to by Foreman Homes in their supporting documents of the previous one. It was noted that the Consultees commenting were mostly industrial tenants or technical]

Study Group considerations centred around increased traffic with safety issues, further loss of greenspace, problematic access issues and drainage/flood matters.

Bullet Points:

- Increased traffic on Pinks Hill/Military Road with accompanying noise and pollution.
- Access route proposed is via a road which had to be designated Open Space on release from the Military. Now technically owned by FBC. Foreman's transport consultant says 'no public rights of way that pass through or close to the site.' Challenge?
- Health and safety issues likely (weakly confirmed by technical opinions) to arise because of fast-moving traffic on Standard Way and air and noise pollution from nearby 8-lane motorway.
- Likely detriment of quality of life both for residents and tenants of nearby office buildings.
- FBC Environmental Health (Craig Perkins) not unduly worried about air pollution but the noise consultant from Foreman's a bit pessimistic about chances of mitigation.
- Loss of green space, leading to a loss of village identity, character and amenity. Effect of road improvements leading to a loss of vegetation would impact upon adjacent properties. The previous refusal of permission for the Pinks Hill Road widening scheme in 1996 should have a bearing on any repeat proposal.
- Is it really needed? That is, with similar units remaining empty in the area, seems a bit unnecessary.
- Pedestrians and cyclists would be disadvantaged since site isolated from any amenities and impossible to be connected by pavements.
- Although the Ecologist seems unconcerned about increased, unwelcome people pressure (e.g. to SINC) there is a certainty of habitat loss for wildlife, especially protected species e.g. Dormice. As with the Horses Field proposal the *cumulative* effects of habitat destruction have to be considered. All five of the remaining green spaces *within* the village are subject to planning proposals (i.e. excluding the Water Meadow). Foreman's own consultant ECO support in their summation 1/7/20 acknowledges adverse impact on wildlife.

Conclusions:

The application, if passed, would inflict increased industrial traffic on roads which are already heavily loaded. This would, in turn, result in an increased burden of pollution by noise and emissions in areas which are already on or beyond acceptable limits. It would be to the detriment of quality of life both for residents and tenants of nearby office buildings.

With so many vacant industrial units available in the area generally it is hard to see that this proposal can be justified on a 'needs' basis.

The Village is potentially losing, piecemeal, all its greenfield pockets through speculative developments of doubtful benefit to anyone but the vendors.

The excessive loss of green space here is about more than landscape impoverishment or an adverse impact on wildlife. In the process a unique setting, counterbalancing so much nearby industry is jeopardised and, as with all nearby threatened fields, valuable natural flood mitigation potential may be lost. Drainage and flood issues need to be taken particularly seriously here.

For anyone working on a site located here health and safety issues would be more than likely to arise through access and egress within fast-moving traffic on Standard Way and because of air and noise pollution from nearby 8-lane motorway and its junction.

There is reason to believe that the proposed access route to the site is problematical. Not only would it join Standard Way at a dangerous bend but the legality of using the truncated road once part of the old MOD route to Portsdown Hill may itself be in doubt.

Planning application P/20/1583/FP – Proposed car valeting facility at Sainsbury's

[Note: Documents in response to all these applications can be viewed on the FBC website by selecting the Planning page followed by 'Search online applications' and entering the relevant references.]

Into the Future:

There are long-standing local issues as yet unresolved, of course, The Gauntletts Field development threat being one of them. An unwelcome hurdle we may have to overcome at this location is new government legislation aimed at giving various advantages to Self-build aspirations. See <https://www.gov.uk/government/news/over-150-million-funding-to-kickstart-self-building-revolution>

The over-arching general concern, however, is the Fareham Local Plan (previously 2036 but now 2037 after some astonishing twists and turns). There had been some hopeful news in September 2020 with the announcement that, following a reduction of the number of new homes required in the borough, the Council had withdrawn all the proposed sites in Wallington (and some others) that had previously been identified for development in the Local Plan. Unhappily this later proved to be a false dawn following a government reversal.

Now an earlier projected figure has been restored but while the potential residential sites earmarked in Wallington have been removed, we are likely to lose the green buffer between us and Downend with the miserable proposals for a major development there to help Portsmouth to achieve its housing target by government imposition. The imposition is, of course, really on poor Downend.

Planning Subgroup

(Arthur Hackney, Ron Hooper and Sally Dixon)

[Please note that the matters referred to above fell largely within the 20/21 society year. Recent actions concerning the response to the Fareham Local Plan will be reported in the December OIAW]

'Once in a While', Website & Facebook Report 2020/21

"Once in a While"

Up to year ending April 2021, the total cost of production for the magazine was £3028 (3 issues of 430 copies each). This makes for a unit cost of £2.35, up 15p the previous year. A negligible increase, given last year's slightly longer print run (1400) and the stresses placed upon both the printer and editorial team due to the pandemic/lockdowns. Costs continue to be offset slightly by advertising, and the crucial balance between content and adverts remains. Hopefully, the magazine continues to be a popular Wallington feature, though more feedback from our readers, whether good or bad, would be greatly appreciated. As is often stated, it is the village's magazine — so please, comment, make suggestions, submit articles. Due to space constraints and the time-honoured 'OIAW' principles of 'no politics or personal attacks', receipt is no guarantee of inclusion. Also, any piece may be edited — after all, that's why we're here...

Website

During 2020 Mark Hobbs, who oversees the website and carries out any of the major amendments required, revamped the site to give it a fresher look. Do have a look at it; there is a great deal of useful information on it. We are grateful to him for the help and advice that he freely gives.

Coping with the frequent changes to the contents of the Village Hall page has proved quite a challenge. This was brought about by the need to respond to the copious (but welcome) Covid safety advice given by ACRE (Action within Communities in Rural England) as reported by David Kett in the OIAW. All credit to The Secretary and Hall Sub Committee.

As might be expected, the Social Events page has been blank throughout the last eighteen months or so, but topical items have been uploaded through the News Portal and various News Flashes have continued to appear on the Home Page as required. The absence of much in the way of environmental work has been reflected in a very quiet Environment News page but there is reason to hope that, as with other WVCA activities, the pulse may begin to quicken in the near future.

Please note that the various Portals (News, Events and Environment) enable us to upload content, if required, very quickly. WVCA responses or observations about contentious planning matters, for example, can be viewed almost immediately as can urgent environmental information etc. If there are items that you would like to see on the website or alterations to your information shown if you are an organizer of a hall user group (say) then please let us know.

Facebook

The Facebook Residents' Page has grown in membership and continues to be a popular source of village info and forum for debate. Since the last AGM, Kate Howell has added a 'code of conduct' to the page, in order to keep comments respectful and to ensure dialogue doesn't stray into being offensive. Pleased to say, this has been a success.

In a similar vein, the page has, albeit occasionally, been issued 'content warnings' due to 'harmful' comments made on the page. This is absolutely down to the shortcomings of Facebook AI, which can take a word completely out of context and issue a warning automatically and is definitely no reflection on any of the page's users. Since the last report, Kate is now aided by admins Sarah Hatton and Tara Brockington-Hill and moderator Susie Jones. We are grateful to all for their efforts, which makes the page a valued source of information as well as a friendly and respectful space.

(Steve Taylor, Arthur Hackney, Kate Howell)

NOTES/QUESTIONS:

Cover Picture of the High Street first appeared in a 'Once in a While' of 1982 and is by Roger Goldstone

Fareham High Street is credited with being one of the most complete Georgian streets remaining in the country and is the town's inheritance from this prosperous period. The railway came to Fareham in 1841 by way of Eastleigh on its route to Gosport (no extension to Portsmouth then) and, with its arrival, the commercial heart of the town shifted to West Street. This had the effect of leaving High Street free from modern shop fronts and other cosmetic alterations.