

WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION

England & Wales · Charity number 267423

Details

Other names	W E R F A, WERFA
Status	Registered
Legal form	Other
Registered	1974-08-22
Register	View on the Charity Commission register

Contact

Address	35 Woodland Gardens Isleworth TW7 6LN
Phone	02085607121
Email	werfa@werfa.org.uk

Activities

Objects: A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF WOODLAND ESTATE AND THE NEIGHBOURHOOD WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING WITH THE LOCAL AUTHORITIES, VOLUNTARY ORGANIZATIONS AND INHABITANTS IN A COMMON EFFORT TO ADVANCE 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 FOR THE SAID INHABITANTS. B) TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE.

Activities: We are a voluntary Community Association. We maintain premises for social and community activities for all ages eg Social Events, Quizzes, Illustrated Talks, Film shows, Family workshops, Coffee Mornings, Gardening club, Summer Fun Days. We also welcome a local Special Needs School to use the open space and sports courts, and we support local charities.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Amateur Sport, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** WOODLANDS ESTATE AND NEIGHBOURHOOD
- Hounslow

Finances

Period end	Income	Expenditure	Assets	Employees
2025-02-28	£16,098	£7,915	-	-
2024-02-29	£25,236	£26,646	-	-
2023-02-28	£25,115	£11,638	-	-
2022-02-28	£13,745	£11,454	-	-
2021-02-28	£5,600	£5,632	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER HACK	Chair	2014-04-30
Agnieszka Agata Hack		2019-04-15
Barbara Hecht		2015-04-29
Bernard Gordon Edward Thomson		2026-04-16
CATHERINE PERRIN		2015-04-29
Emily Fleur Cartwright		2026-01-08
Joyce Elizabeth Diment		2022-11-10
Louise Cowley		2024-04-11
MARION HUFFER		
Margaret Thorburn		2019-04-15
Matthew Carter		2024-04-11

WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION

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Accounts

Trustee's report 2024

This year has seen a lot of change for the WERFA. With the national rise in energy costs the Committee made a difficult decision to increase the hall hire rates for all hall users, sadly this meant that 'Stay and Play' ceased to hire the hall in April. At the request of TDC the Chair C. Hack met with the dance school to draw up a hall hire agreement. The agreement would specify terms and notice periods of any changes for both parties. In September and November some trees were reduced in height for safety reasons and two fallen trees were removed. Repairs have been made to potholes on the access roads, this work is still ongoing due to poor weather conditions and incorrect material usage specified by the contractor. Repairs to the mower were undertaken. The committee is very grateful to the volunteers who maintain and mow the park.

We continue to follow guidance on Safety Regulations and have replaced fire extinguishers; had electrical items tested and the tennis courts and playground valued for insurance purposes.

In 2023 -24 we had 467 members in 267 households resulting in a subscription income of £3,392. The committee is very grateful to the membership secretary and all the beat officers for their continued hard work around this.

During the summer we embarked on a WERFA re-fresh, with a spring clean of the pavilion along with repairing and replacing some of the blinds. The committee room has received a new floor. A new coat of paint has been applied to the committee room and the entrance lobby. We also had more efficient lighting fitted to help reduce our carbon footprint and make some energy savings. This year we hope to re-coup the money for the lighting with a grant from the council.

Also during the summer, we opened the pavilion on a Wednesday afternoon for tea, homemade cakes and an opportunity for members young and old to access the pavilion and get to know the community. This felt like a successful event with many positive comments from attendees.

In September we adjusted our energy supplier and raised the cleaner's rate of pay. In February this year the cleaner decided she could no longer work for the WERFA at the times required. We are actively seeking an alternative cleaner, it is currently done by a volunteer from the committee. Coordination of hall bookings has been taken over by a new volunteer and arrangements have been made to ensure bookings will not overlap.

In October C. Hack made the decision to step down as Chair and instead took on the role of Treasurer. C. Hack put me forward as interim chair which was then voted on and agreed by the committee. I was asked to continue contract negotiations with 'TDC' and re-visit the work on the access roads around the WERFA, both of which I took on.

In the November and December meetings, the committee agreed to a final amended contract with 'TDC'. I met with TDC to discuss in detail the contract and suggested they review the document and seek impartial advice. For reasons unknown this contract was never signed.

A review by committee members of our insurance policies for the Pavilion revealed they were no longer fit for purpose. During this review, it came to light that we did not hold a record of Public Liability documents for any commercial hall hirer and these were duly requested. Public Liability documents were provided in December and January, some delays were encountered due to an incorrect business address and incomplete policies. I would like to thank the trustees who worked hard to mediate with the regular hall hirers over the Christmas holidays to help enable commercial hall users to continue with minimal disruption.

In February we saw some much-needed repairs and replacements of the outside lights and the timer switch so that we could reduce electricity costs and light disruption to homes backing onto the park, whilst improving the safety of hall users. In February 'TDC' made the decision to leave the pavilion to set up a designated dance school in Teddington. As a contract had never been signed, they were not required to give formal notice of termination. Unfortunately, our other tap and fitness teacher also decided to leave due to the committee re-aligning her hall hire fees. She was unhappy that the committee needed to raise the hire fee to make it economically viable for the WERFA, this was still at a rate less than half of any hall in the area.

The WERFA working party continues to meet on the 1st Sunday of each month. This is a great way to get involved with the maintenance of the park and very sociable, especially as we move towards the summer months. We also host a WERFA Wombles where youngsters can get involved in litter collection and helping to protect this precious green space and again, I thank all the volunteers who help to maintain the park, the Pavilion building and the monthly newsletter as well as all the volunteers that help out on an ad hoc basis.

We now have a thriving Art Club on a Tuesday evening, Yoga on a Wednesday which is so successful classes are fully booked. Beginners Tap classes are being run on a Wednesday and Two classes of Pilates on Friday.

Following an open event organised by the Social Club we are hopeful that more hall hirers will come forward to offer a diverse range of activities for members and the community. We are also excited by the many upcoming social events being organised by the Social Club.

The committee would like to thank the trustees who have or are, stepping down this year following many years of hard work and dedication to help the WERFA continue. P. Dale; S. Longland; D. Johnson and C. Hack stepping down as Chair now Treasurer. As a show of our appreciation, we have a few small gifts to hand out... Thanks again.



WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION
Registered Charity Number 267423

Income & Expenditure

INCOME

Mar '23-Feb '24

Fundraising & Subscriptions

Membership paid online	£2,302.00
Membership paid by cash/cheque	£1,090.00
WERFA News advertising	£602.00
Gift Aid	£1,253.25

Total Fundraising & Subscriptions £5,247.25

Hall Income

Stay & Play	£180.00
Private Hires	£2,140.00
The Dance Company	£14,701.20
Art Club	£2,100.00

Total Hall Income £19,121.20

Other Income

Donations & Grants	£150.00
Interest on Deposits	£110.07
Other Income - PPL/PRS Refund	£608.18

Total Other Income £868.25

Total Income £25,236.70



Income & Expenditure

EXPENDITURE

Mar '23 - Feb '24

Grounds Maintenance

Mower Petrol	£55.32
Tractor Mower Maintenance	£84.70
Grounds Maintenance - Other	£2,220.00

Total Grounds Maintenance £2,360.02

Hall Expenses

Cleaning Costs	£1,500.00
Cleaning materials	£285.66
Electricity (Heating & Lighting)	£4,074.70
General Maintenance	£2,257.04
Redecorations	£1,471.70
Insurance	£2,143.34
PPL/PRS Music licence	£1,214.59
Auditor	£150.00
Water and Sewer	£61.99
Replacement lights	£1,876.80

Total Hall Expenses £15,035.82

Other Expenses

Postage	£38.89
Paper, Printing, Stationery	£23.48
Other Expenses - Other	£1,817.25

Total Other Expenses £1,879.62

Social Club £0.00

Sports Courts & Playground £7,370.40

Total Expenses £26,645.86

Excess of Income over Expenditure

Excess of Expenditure over Income £1,409.16



Registered Charity Number 267423

BALANCE

	As of 29/02/24
Balance brought forward	£41,066.22
Income	£25,236.70
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	£66,302.92
Expenditure	-£26,645.86
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	£39,657.06
Unreconciled credit	-£30.05 error
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	£39,627.01

Represented by:

Cash & Bank Deposits & Current Assets:

National Savings	£14,337.14
Cash in hand	£0.00
NatWest Bank account	£25,289.87
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	£39,627.01

Allocated as follows:

General funds	£26,587.36
Sports courts	£3,039.65
Building Fund	£10,000.00
	<hr/>
	£39,627.01

B A Turnage
Quill & Brush,
Financial Officer,
21 Loring Road,
Isleworth TW7 6QE

For the attention of WERFA Trustees

For the year ended 29 February 2024

From the information supplied to me, I have examined the books and bank accounts of WERFA and the annual statement is in agreement with them. No matter has come to my notice that gives cause for concern.

Yours sincerely

B A Turnage

Beverley Turnage beverleyturnage@hotmail.com

WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION

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Accounts

TRUSTEES REPORT - APR 23

Let me begin as always by thanking my fellow Trustees for all their contributions during the past year. Our main concerns over this period have firstly been to try and resolve the issue regarding the safety matting in our playground. The contractor did not fulfil his contractual obligations and then having promised to fix the problems, changed his mind and promptly demanded payment offering us a 25% discount instead. This was rejected as we did not know what costs would be incurred rectifying the problems. I involved the Council from whom we had received the grant for this work and they have agreed to make good the repairs within the 25% discount offered, and indeed have been very helpful. The matter is now close to resolution.

Our second concern has been the cost of energy and its use in the Pavilion. It was agreed that the Dance School would have to pay more to cover their usage. This has been agreed. Unfortunately the Toddlers' Group were not prepared to pay more and will cease using the Pavilion from 1 May. We felt that WERFA members' rates could remain the same having recently increased them. As a result of energy costs we thought it wise to put on hold a number of projects; the improvements to the 10' way and to the exterior of the Pavilion. Indeed it has been agreed that our main priority, should finances permit will now be improvements to the interior, including some energy saving measures.

Our third concern has been getting to grips with the new banking system and I am pleased to announce that the take-up of paying subs by standing order or bank transfer has been encouraging.

We have set about a number of safety checks to ensure we are compliant with various regulations eg. electrics, fire etc. There seems to be little appetite for reinstating WERFGO which has been postponed for at least another year. The wildlife area continues to thrive; we are hoping to see some more wild flowers this year and more trees have been planted; one in honour of Don Johnson, who has been a dedicated, long-serving member of WERFA, on the occasion of his 90th birthday - he

does not look a day over 70! I also want to thank Paula Dale, our long-standing Treasurer, who stood down at the end of this financial year, for her years of dedicated service.

We will be hearing from the Social Committee after this meeting but as always our thanks go to them for all the events that they organise. We are now also offering discounted prices for members attending social events - another benefit for being a member. It was also good to see Santa back last Christmas and I know it was appreciated by many families. We are looking forward to our BYO Picnic in the Park on Sunday 7 May.

Finally I remain committed to seeing WERFA thrive, increasing our membership, and keeping our community together, caring for each other and continuing to make the Woodlands Estate the great place it is to live.



WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION
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Profit and Loss

INCOME

Mar '21 - Feb '22

Event Income		
Fundraising & Subscriptions		
Assoc. membership	£175.00	
Full membership	£2,190.00	Members
Newsletter advertising		Hall Hire
WERFAGO		Stay & Play
Fundraising & Subscriptions - Other	£770.27	Donations
Total Fundraising & Subscriptions	£3,135.27	Adverts
Hall Income		Dance Co.
Parent & Toddler Group	£460.00	Interest
Private Hires	£1,810.00	Members Online
Social Club Usage	£11.00	
The Village School of Dance	£4,316.00	
Hall Income - Other	£314.00	
Total Hall Income	£6,911.00	
Other Income		
Donations Received	£391.00	
Interest on Deposits	£1.42	
Other Income - Other	£3,306.00	
Total Other Income	£3,698.42	
Section Income		
Bowls	£0.00	
Whist Club	£0.00	
Total Section Income	£0.00	
Total Income	£13,744.69	

Mar '22 - Feb '23

£1,468.00

£2,598.00

£1,160.00

£10,013.00

£411.00

£7,885.00

£13.23

£1,567.00

£25,115.23



WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION
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Profit and Loss

EXPENSES

Mar '20 - Feb '21

Fund Raising Expenses

Lottery Licence

Paper & printing (Newsletter)

WERFAGO Licence

£30.00

WERFAGO Prizes

Total Fund Raising Expenses

£30.00

Grounds Maintenance

Mower Petrol & Other

Tractor Mower Maintenance

Grounds Maintenance - Other

£61.26

Total Grounds Maintenance

£61.26

Hall Expenses

Cleaning Costs

£280.00

Cleaning Materials

Electricity (Heating & Lighting)

£959.96

General Maintenance & Security

£1,028.13

Insurance

£2,118.50

Performing Rights

£767.10

Catering, Auditor

£70.00

Water and Sewer

Total Hall Expenses

£5,223.69

Other Expenses

Postage

Stationery

Other Expenses - Other

£225.00

Total Other Expenses

£225.00

Social Club

£92.50

Sports Courts

Total Expenses

£5,632.45

Profit for the Year

£32.36

Cleaner

To s club

Auditor

Insurance

Hall expenses

SSE

PPL & PRS

Hall repairs

Garden

AGM

Xmas drinks

Subs refund

Water

Mar '22 - Feb '23

£920.00
£803.25
£50.00
£2,025.55
£168.95
£4,648.92
£530.71
£468.38
£1,779.96
£13.15
£79.81
£38.00
£111.80

£11,638.48

£11,638.48

£13,476.75



WOODLANDS ESTATE RESIDENT FREEHOLDERS' ASSOCIATION
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BALANCE

Balance brought forward
Income

Expenditure

As of 28/02/2022

£24,354.63

£13,744.69

£38,099.32

-£11,453.68

£26,654.64

As of 28/02/2023

£26,645.64

£25,097.23

£51,742.87

-£11,638.49

£40,104.38

£961.84 Unreconciled

£41,066.22

Represented by:

Cash & Bank Deposits & Current Assets:

National Savings

Cash in hand

Bank a/c

£14,213.84

£1,003.14

£11,428.66

£26,645.64

£14,227.07

£558.01

£26,281.14

£41,066.22

Allocated as follows:

General funds

Sports courts

Buildings

£13,605.99

£3,039.65

£10,000.00

£26,645.64

£28,026.57

£3,039.65

£10,000.00

£41,066.22

led credit

B A Turnage
Quill & Brush,
Financial Officer,
21 Loring Road,
Isleworth TW7 6QE

For the attention of WERFA Trustees

For the year ended 28 February 2023

From the information supplied to me, I have examined the books and bank accounts of WERFA and the annual statement is in agreement with them. No matter has come to my notice that gives cause for concern.

Yours sincerely



Beverley Turnage

beverleyturnage@hotmail.com