



**WOLVERHAMPTON LAWN TENNIS AND SQUASH CLUB LIMITED**  
**MINUTES OF THE ANNUAL GENERAL MEETING**  
**WEDNESDAY 21<sup>ST</sup> JANUARY 2026 at 20:20**

**1. Opening & Apologies**

Rod Willets (RW), President, opened the meeting and welcomed the members to the 141<sup>st</sup> AGM. RW introduced Jenny Cooper, Manny Samra, Steve Chilvers (SC), Graham Loader (GL) and Nicki Prosser (NP) and their roles. RW thanked the efforts of the board members and staff, particularly Steve for pushing padel from planning & concept through to fruition.

Apologies have been received from 6 people:

Barry Cooper, Anthony Bagshaw, Alan Morgan, Sue Morgan, Puvann Samra, Roger Malpas

**2. Minutes of the previous AGM**

The minutes from 22<sup>nd</sup> January 2025 were accepted to be true and fair, proposed by Tony Pinson, seconded by Nigel Mynott.

**3. Minutes of the EGM**

The minutes from 22<sup>nd</sup> January 2025 were accepted to be true and fair, proposed Marc Hughes and second Ron Stevenson.

**4. Election of the Honorary President**

Rod Willets, proposed by Steve Chilvers, seconded by Judy Loader was unanimously accepted.

**5. Election of the Chairperson**

Steve Chilvers, proposed by Graham Loader, seconded by Jenny Cooper was unanimously accepted.

**6. Election of the Company Secretary**

Manny Samra, proposed by Graham Loader, seconded by Steve Chilvers was unanimously accepted.

**7. Election of the Finance Director**

Graham Loader, proposed by Steve Chilvers and seconded by Kate Corey was unanimously accepted.

**8. Election of the Director of Safeguarding**

Judy Loader, proposed by Lisa Callaghan-Butler, seconded by Kate Corey was unanimously accepted.

**9. Election of the Director of Tennis and the Tennis Sub-Committee**

- Director: Darren Collinswood, proposed by Gregg Davies, seconded by Manny Samra was unanimously accepted.
- Committee: Sav Allenza, Max Thomson, Karen Fletcher, Manny Samra, Amber Fellows, Andy James, Marylyn Goodwin, Lisa Callahan-Butler, Sara Morris proposed by Steve Chilvers and seconded by Graham Loader were unanimously accepted.

**10. Election of the Director of Squash & Racketball and the Squash & Racquetball Sub-Committee**

- Director: Kate Corey, proposed by Lisa Callaghan-Butler, seconded by Judy Loader was unanimously accepted.
- Committee: Kate Fuller, Peter Roberts, Mike Harris, Jason Smith, Thomas Hepworth, James Birch, Amelia Bywater proposed by Judy Loader, seconded by Darren Collinswood were unanimously accepted.

### **11. Election of the Director of Gym & Fitness and the Gym & Fitness Sub-Committee**

- Director: Nigel Mynott, proposed by Judy Loader, seconded by Darren Collinswood was unanimously accepted.
- Committee: Paul Fothergill, Louise Lewis, Rich McGovern, Dee Cooper, Marc Hughes proposed by Graham Loader, seconded by Steve Chilvers were unanimously accepted.

### **12. Election of the Director of the Social Activities and the Social Activities Sub-Committee**

- Director: Lisa Callaghan-Butler, proposed by Jenny Cooper, seconded by Darren Collinswood was unanimously accepted.
- Committee: Karendeep Sunner, Sally Mansell, Amelia Kakol, Suzanne Davies proposed by Kate Corey, seconded by Nigel Mynott were unanimously accepted.

### **13. Election of the Minutes Secretary**

Jenny Cooper, proposed by Judy Loader, seconded by Steve Chilvers was unanimously accepted.

### **14. Election of the two further Directors of the Board**

Rod Willetts gave thanks to the two out-going directors, Gregg Davies and Dave Tilley.

- John Hollingsworth, proposed by Rod Willetts, seconded by Graham Loader was unanimously accepted.
- Mark Brown, proposed by Steve Chilvers, seconded by Robin Chipperfield was unanimously accepted.

### **15. Election of the Company Auditors**

Muras Baker Jones, proposed by Graham Loader, seconded by Steve Chilvers was unanimously accepted.

### **16. Report from the Finance Director and Presentation of Accounts 2024-2025**

GL presented the annual accounts with reference to the following significant items.

Page 4 – The auditors have given the club a clean audit report.

Page 9 – Income Statement for Year End 2025 – Recorded a loss before tax of £8,288 vs a profit of £25 in 2024. After taxation, the loss was £13,085 compared with a loss of £3,387 last year.

Page 18 – Detailed income Statement. Major variation explained between 2024 & 2025:

- Subscriptions continue to be a major source of income, £499,011 vs £472,876 last year, an increase of £26,135 (or 5.5%) mainly due to the subscription rate increase of 3.8% and more full playing and family members in 2025.
- The number of members paying annually is 56% v 44% for direct debits: expecting this to reach parity
- None of the finances associated with Padel were included these accounts.

Page 20 – Bar & Restaurant

- The combined results show a smaller loss of £7,149 in 2025 compared with £14,665 in 2024. The bar made £4,090 profit but the restaurant loss of £11,239 was similar to 2024 at £11,425.
- With the introduction of padel, it is proposed to open the bar and restaurant longer and give Pay & Play guests access. Today, the board is announcing a head chef will be recruited to improve food quality and consistency.
- The relationship between labour and sales is too high in both bar and restaurant.
- The restaurant margin reduced by 3.7 %; a review of the selling price and input cost is under review.

#### Page 18 – Other Income Areas

- Major source is from the indoor tennis court, £43,759, an increase of £1,915.
- Visitor fees increased to £6,179 (combined tennis, beginners, gym and squash).
- Office space £28,318 – all offices were occupied during the year.
- Tennis coaching was significantly reduced (£12,033 vs £19,312), mainly due to a lack of participants. Now starting to improve for the new financial year.

#### Page 19 – Expenditure

- Overall, there was an Increase of £45,266 (7%).
- The national wage increase of 6.7% and increased manpower for cleaning and security lead to a 10.6% increase in labour coupled with an increase in national insurance contributions.
- There was an increase in business rates from £5,312 to £9,027.
- A £7,328 saving on electricity was due to renegotiation of the contract.
- Depreciation increased due to the impact of additional gym equipment and other 24/25 additions.

#### Page 10 – Statement of Financial Position

- Fixed assets have increased from £863,471 to £1,371,880. An increase of £274,090. Additions totalled £379,941 – the highest since 2000, when the indoor courts were built  
Additions included: -
  - o The 3 padel courts that could not have been built without the help of the member debenture and LTA loans.
  - o Indoor court resurfacing
  - o Resanding of the squash courts
  - o Additional gym equipment
- Cash in the bank and in hand was 315K in 2025 compared with £309K in 2024.

#### Page 24 – Cash Flow Statement

- Cash generated £92,447.
- Increase of creditors – amounts falling within one year
  - o £65K trade (indoor courts)
  - o Padel LTA loan £18k
  - o £17K subscription in advance
  - o Increase in creditors greater than one year £188k (Member pledges £164k, Padel LTA loan £54k.) Offset by a reduction of £28k in the CBIL loans. These have moved into creditors within one year.
- Total cash generated was £385,693, offset by fixed additions of £379,941 leaving a balance cash increase of £5,952.

#### Brief look at 2025/2026

- Optimistic forecasted profit of £90K driven by Padel revenue.
- On track to repay the LTA and members.
- Subscriptions increased by 3.1%

#### Questions

Simon Calrow – Asked for further details of tennis and squash to be provided in the Financial Statement. This will be done next year.

Stephen Russell – Two points:

- Because of the importance of Padel for profit in the next financial year, would the board agree to publish every 6 months a financial statement (income, expenditure, cash movement) so members can see progress. GL confirmed they would provide a 6-month review in May.

- The cash position for this financial year is strained from money spent on the indoor tennis courts and the gym equipment. How does this impact 2025/2026? GL confirmed that we are only spending emergency capital up to March. The situation will then be reviewed.

Page 19 – Gerry Davies

- Noted that the electricity costs are high and questioned the need for heating in the indoor courts. GL confirmed electricity has come down but the heaters in the indoor courts are gas fuelled.
- Cost for team affiliation is high but players don't pay anything to represent the club at home
  - o GL identified that some of the match costs e.g. balls, were covered through sponsorship.
  - o Lighting is funded by the club
  - o Suggested team players pay £5
  - o This will be discussed by the Tennis Committee
- The squash & gym professional retainers are itemised but not tennis; where is this included? GL confirmed the tennis professional retainer is included in the tennis coaching programme.

Caroline Castle

- Highlighted that marketing needs to be carried out to promote Padel to attract new members.
- Requested that the cost of marketing is identified in the Padel financial statement.

The accounts were unanimously accepted, proposed by Jag Samra seconded by Stephen Russell.

## 17. Any Other Business

Helen Tottey

Acknowledged the club provides great facilities and community but wanted to know the plans to reverse the decline in footfall in the bar and restaurant. There are still no promotions to watch significant sporting events on TV at the club (rugby 6 nations, football). Challenged the appointment of a chef stating we need a good ex-publican to create the right atmosphere.

NP – noted the valid points. It is recognised that changes need to be made in the bar and restaurant and it was a major goal when she was recruited as General Manager. It is not expected to be an overnight fix. She has met with the bar and restaurant team who have taken onboard member feedback on consistency and quality. We want to address that issue first. There is a new direction forward, slow and steady, and bringing along the current workforce.

Helen Tottey – Responded that it is not just the food but the bar atmosphere.

SC – These issues have been addressed in the team meeting and in individual goals.

Stephen Russell – If you are going to employ a chef, what are the additional costs? What criteria will be used to recruit?

RW said it would be inappropriate to discuss these items in the meeting.

Stephen Russell – Asked for a brief Padel update. SC responded:

- The planned June/July opening was delayed until 24<sup>th</sup> September and pay & play until 16<sup>th</sup> November so missed some of the good weather.
- The revenue for the first 16 weeks was just short of £20K.
- Utilisation is 28%.
- Revenue is still on target and expect it to rise sharply due to pay & play and improved weather.
- A broad breakdown on revenue:
  - o Members with guests £7.5K
  - o Members £4K
  - o Pay & play £3K
  - o Racket hire £2K
  - o Classes £2K
  - o Pay & play subscriptions £900

- Over the 2-week Christmas period we took £2K despite losing 3 days due to snow & ice with up to 60% utilisation.
- Have not yet publicised Padel or opened the bar & restaurant to Pay & Play.
- Aware of a few members breaking the booking rules. The club will now be doing spot checks for squash, indoor tennis and padel. Rule breaking amounts to defrauding the club and members.
- Concluding installation of the Doorflow system (indoor courts, entrance and second door into the pit). If you haven't re-registered your card, please come to reception. If access is denied, people are invariably let in by members. Do you know them? Are they still a member?
- Regarding competition, the board is aware of a new padel facility in Ettingshall. The Mount Hotel Golf and Country Club has planning approval but as yet no installation. WLTSC are still ahead but need maximise the potential and open the bar and restaurant to Pay & Play guests to increase revenue.

Karen Fletcher – Is anyone monitoring the Pay & Play e.g. if playing 4 times a week are they being approached for membership?

SC – It is good to have new members and some Pay & Play have joined as full members. Financially, it is more beneficial with non-members paying £40 vs members at £8 and members with guests typically £25 per session.

Sasha Hollingsworth - The new club in Ettingshall is offering discount for off peak hours, will we consider this?

SC – Not yet but will review in the future.

Simon Calrow – Wanted to express thanks to the board for the (unpaid) work carried out to develop and take the club forward. Praise was given to GL for 25 years of service and SC for making Padel happen at WLTSC.

RW – thank you.

Ron Stevenson - Could the next AGM be held at an earlier time? This will be considered next year.

RW closed the meeting at 21:10.