

Pythouse Club Annual General Meeting

Held at the Clubhouse

At 11am on Saturday 15 August 2026

Present: General Committee members:

Josh Berry (JB) – Chairman and Proprietor

Dale Strachan (DS) – Vice Chairman

Teresa Taylor-Wolff (TTW) – Treasurer

Tim Pollard (TP) - Director of Tennis

Julian Berry (Julian B) – Director of Croquet

Hugh Macnair (HM) – Secretary

Apologies:

Christine McKillop – Membership Secretary

Lorraine Connell – Website and Social Media (resigning)

Deb Bateman – Events Coordinator (resigning)

The meeting was attended by the following members of the club:

Mandy Adeney

Lindsay Brooke

James Carter

Neil Howcroft

Rita Howcroft

Jenny Lucas

Morag Macnair

Anna McDowell

Susanna Munro

Beth Porter-Wright

Tony Stredwick

Sarah Vigors

Nick Wright

- 1. Welcome and Introduction.** DS and JB welcomed club members. DS explained that JB had invited him to chair the meeting. He reminded the meeting of the status of the Club, being part of the Pythouse Farm Estate and owned by JB.

2. **Minutes of the last AGM.** The last AGM minutes were proposed by James Carter, seconded by Tony Stredwick, and approved. On matters arising, DS explained that the court lighting proposal had been dropped. The planning headwinds had been significant with the club sitting in a designated international dark skies zone and strong local objections, constrained club funds and an uncertain outcome. Tony Stredwick noted that 70% of members had supported lighting in two separate surveys.
3. **Governance and Elections.**
- a. HM reminded the meeting of the Club Governance structure: A General Committee with optional subcommittees. The Committees were manned by Officers (Chair, Vice Chair, Secretary, Treasurer, Membership Secretary) appointed directly by the Proprietor. Other members were co-opted or elected at AGM. The Tennis subcommittee was suspended while TP restructures it. New Rules and Byelaws had been placed on the website and a link had been distributed to all members on 10 June.
 - b. Three members were formally elected to the General Committee: Liz Whitehouse as Welfare/Safeguarding Manager, Tim Pollard as Director of Tennis and Julian Berry as Director of Croquet. Proposed by JB, seconded by James Carter, no dissent
4. **Finance and Membership.** TTW presented the attached accounts and membership figures, and made the following points:
- a. The accounts had been prepared by an external third party.
 - b. Court 1 and 2 renovation costs had been drawn from reserves and were therefore not shown in income/expenditure.
 - c. Forecast income over expenditure for year-end: ~£20,000.
 - d. Membership broadly stable: only 10 members fewer than prior year.
 - e. New 19–24 student membership category introduced this year.
 - a. Started late; aim to launch in May/June next year.
 - b. 5–6 now attending Friday and Saturday social tennis regularly.
 - f. Neil Howcroft pointed out that the Championship income was currently grouped under “social events” in accounts, but should be shown as a discrete activity. TTW agreed to ask whether it was possible to change the heading.
5. **Tennis Report.** TP explained that he had taken over from James Carter in April 2026. He thanked James for his extensive work over the years to help build up the club from start-up to its current strong position.
- a. **Tennis committee role and responsibilities.** With such a high degree of change of personnel in the last year and the introduction of an additional sport at the

club, we are taking the opportunity to have a re-think about how the Tennis Committee will operate in future and it is therefore going to take a short break while its future make-up and responsibilities are decided. It will be back and we are looking for people to get involved and help to shape the committee and the club's future. In particular, the Club is looking for someone to take responsibility for coaching, someone to lead the excellent progress we have made in developing a more attractive offering for younger members and someone to take responsibility for the leagues. Someone to co-ordinate social tennis would also be welcome, working alongside the people who have stepped up to co-ordinate individual sessions. If you would like to help in these or other roles please let TP know.

- b. **Young people's sessions.** Excellent work by Kai Cheeseman and others to lead an initiative to hold specific sessions for younger players in a social environment.
 - c. **Coaching.** For many years our coaching provider has been Southside Tennis lead by Dimitri Antoniou, but we have never held a formal agreement with them which leads to confusion about what is and isn't allowed. It also carries serious exposure to legal risk if there were ever to be an incident here at the club. The Club is working towards a proper contract, which is currently with the lawyers.
 - d. **Safeguarding.** Liz Whitehouse has been doing excellent work on our safeguarding policies, which need continuous updating to ensure we conform with the law and LTA guidelines. Recognising that Safeguarding is more than just a tennis matter, the General Committee recently invited Liz to join the General Committee instead of the Tennis Subcommittee to recognise this.
 - e. **Social Tennis.** Social tennis is now run by a group of people who carry out the core co-ordination duties, including running the Saturday Teas roster and the Friday bar management. There was general appreciation of the previous night's party in the Clubhouse, and TTW was especially thanked.
 - f. **League tennis.** Representing the club and playing some good quality tennis throughout the summer, 48 club members took part in competitive tennis from May – August. Spread across 3 leagues and 9 teams, which were:
 - i. Sarum League Mixed A, Mixed B and Mixed over 60s
 - ii. Dorset League Mixed A, Mixed B, Ladies, Men's over 45 and Men's over 60
 - iii. Shaftesbury Summer League.
 - g. **Club Championships.** Now at the sharp end of the tournament with Finals Day on 5-6 Sep. Rita was thanked for her hard work in running this demanding task.
 - h. **Summary.** In summary, another successful year for tennis at Pythouse, made possible by the pool of volunteers and committee members who do the work.
6. **Croquet Report.** Julian B explained that the Club now has two full-size lawns (35 x 28 yards each); currently semi-flat, awaiting rain and winter to improve.

a. **Equipment** in place consisted of:

- Restored 1880s roller (repaired by Berwick St. John blacksmith).
- A Duncan Hector Brilliant mower.
- With help from a Croquet England grant, £1,500 of championship equipment (mallets, cast-iron hoops).
- A second-hand backup set, giving one set per lawn.

b. **Membership:** all existing club members can play at no extra cost, and it had been agreed that a Croquet-only membership would be offered for £50 until 31 March, then £125/year (matches Tisbury CC rate; two lawns vs. their one)

c. **Booking.** Booking for the Lawns was now live on the website alongside tennis courts.

Key box at pavilion rear gives access to equipment shed

- It was important to replace wooden posts after removing hoops so locations are marked for next time.

d. **Rules:** Golf croquet preferred over association croquet (everyone competes for every hoop). Printed rules would be placed in the shed.

e. **Coaching.** support offered by Croquet England volunteers; to be arranged once more established

f. Volunteers were needed for maintenance: mowing, white-line marking.

7. Website, Future Plans and AOB. The Website had not been updated since 2017. A full rebuild was underway with external designer. The new site expected “sometime in autumn”; integrating ClubSpark bookings, online shop, payment. Lorraine Connell (social media and website lead) not standing for re-election and so a replacement was needed, preferably a volunteer with technical skills, ideally younger member for Instagram/Facebook

8. Future development. JB explained his aspirations and hopes for the future of the Club which included additional sports, social events and restoring historic facilities. DS remarked that we would be constrained by funding and organic membership growth was the realistic path.

9. Previously Submitted and other Questions.

a. **Guests.** The rule was a max 3 visits per person per year, to be applied flexibly.

- b. **Membership Categories.** “Alumni” or returning-adult-child category being considered for next year’s subscriptions.
- c. **18–24 sessions:** all four courts booked Saturday 6–8pm; courts were consistently unused at that time hosted by Kai Cheeseman; register kept; integrating participants into wider social tennis.
- d. **Rusty Rackets:** There was strong support from floor for group coaching which had historically been a key membership growth driver. This could be member-led (rotating hosts) rather than coach-led, and the new coaching contract would not preclude this. Walking tennis and cardio tennis were also raised as potential initiatives.
- e. **Courts 3 and 4:** No resurfacing had been budgeted yet. The Committee will consult other clubs post-AGM; minor repairs are provided for.
- f. **Table tennis table.** Currently on disability fire escape; to be moved to corner of clubhouse (now done).
- g. **Paper towel dispenser.** This had been acquired and would be fitted by the kitchen sink.

Before closing the meeting DS offered thanks to all members of the General Committee, and in particular to Lorraine and Deb as outgoing members. He also thanked to Rita for all her work on the Championships.

The meeting was closed at 12.07pm

PYTHOUSE CLUB
INCOME & EXPENDITURE
1ST MARCH 2026-JULY 2026



INCOME	£			EXPENDITURE	£		
	Yr 2025-26	July 2026 (5 mnths)	2026/27 Budget		Yr 2025-26	July 2026 (5 mnths)	2026/27 Budget
MEMBERSHIP	39,185	37,150	40,000	LTA & LEAGUE FEES	119		600
GUEST FEES	392	217	500	EQUIPMENT & FACILITIES			
COURT RENTAL	2,229	1,794	3,500	COURT MAINTENANCE	4086	-	4500
CLUB HOUSE RENTAL	4,487	2,028	3,500	MEMBERSHIP SUNDRIES	1712	963	1800
CLUB CHAMPS	1,336	1,006	1,000	EVENTS	354	731	750
BAR	1,884	981	2,200	BAR	1313	361	1400
MERCHANDISE (Clothing)	126	246	400	MERCHANDISE	92	198	275
COACHING	16,569			COACHING	16733		
OTHER (Int)	503		300	Cleaning	2972	1,250	3000
				Waste Collection	534	234	450
				Club House Gen Maintenance	1801	694	2000
				Grounds Gen Maintenance	2686	964	2750
				Hedge Cutting	108	760	800
				Web Site Rebuild		740	2500
				CROQUET	3023	1,958	2500
				UTILITIES	1993	998	2000
				ADMINISTRATION			
				Telephone	160	13	50
				Post/Stationery	471	194	500
				Advertising	213	105	200
				Accounting/Admin	1440	600	1500
				IT/Computer	557	125	300
				Finance Charges	1783	1,414	1500
				Insurance	1225	-	1300
				Legal (ICO/Bar License)	947	411	150
				Miscellaneous	76	130	200
					44,398	12,843	31,025
				Excess of Income Over Exp	22,313		20,075
					66,711		51,100

PYTHOUSE CLUB
INCOME & EXPENDITURE
1ST MARCH 2025 to 28th February 2026



	£	£
INCOME	2025-26	2024-25
MEMBERSHIP	39,185	36,949
GUEST FEES	392	
RENTAL	4,487	3,140
COURT HIRE	2229	
COACHING	16,569	23,412
EVENTS (Championships/Social)	1,336	960
BAR	1,884	2,221
MERCHANDISE (Clothing)	126	367
OTHER INCOME (Int)	503	16
	<u>66,711</u>	<u>67,065</u>

Accounts are prepared on a cash basis and adjusted for any unpaid expenses or deferred income, of which we are aware, relating to the current financial year.

Notes:

Finance Charges are attributable to transactions via Stripe & Paypal

Bar costs include the cost of stock currently on hand.

The coaching surplus of expenditure over income (-£164.00) is attributed to the processing of junior coaching through our system. This ceased in January 2026.

Court hire revenue comes from fees received from Southside coaching and other third parties for courts used throughout the year for private coaching or hire, although charges for junior coaching court usage only started in January 2026

The cost of renovating courts 1 and 2 has been paid by funds from the reserve account.

	£	£
EXPENDITURE	2025-26	2024-25
LTA & LEAGUE FEES	119	647
EQUIPMENT & FACILITIES		
Court Renovations		-
Court Maintenance	4,086	
Membership Sundries & Tennis Balls/Nets	1,712	3,107
COACHING	16,733	21,582
EVENTS	354	395
BAR	1,313	1,203
MERCHANDISE	92	386
CLUBHOUSE & GROUNDS MAINTENANCE		
Cleaning	2,972	2,909
Waste Collection	534	505
Hedge Cutting	108	400
Club House General Maintenance	1,801	1,205
Club Grounds General Maintenance	2,686	723
Mowing & Hedges	-	2,731
Croquet Court* 50% as agreed	3,023	
UTILITIES	1,993	2,123
ADMINISTRATION		
Telephone	160	238
Post/Stationery	471	224
Advertising	213	188
Marketing/PR	-	1,470
Accounting/Admin	1,440	1,440
IT/Website	557	1,147
Finance Charges	1,783	2,161
Insurance	1,225	1,198
Planning & Legal (Floodlights/ICO/Bar License)	947	3,189
Miscellaneous	76	-
	<u>44,397</u>	<u>49,171</u>
Excess of Income over Expenditure	<u>22,314</u>	<u>17,894</u>
	<u>66,711</u>	<u>67,065</u>

	Split 50/50	2025/26	2024/25
Pythouse Farm Estate		11,157	8947
Retained		11,157	8947

Croquet Activity	
Croquet Expenses	64.00
Lawnmower	950.00
Shed	4213.00
Roller	818.00
Croquet cost 2025/26	<u>6045.00</u>
as above 50% borne by Pythouse Estate	<u>3022.50 *</u>
	<u>3022.50</u>
Pythouse Estate 50%	1511.25 **
Pythouse Club 50%	<u>1511.25</u>
	<u>3022.50</u>

	Surplus Split	Club	Estate
Croquet additional 25% as agreed**		11,157	11,157
		1,511	- 1,511
		12,668	9,646

Pythouse Club



Financial Statements at 28th February 2026

CASH RESERVES	£	£			£	£
Reserves B/Fwd	47,204	38,257			Bank & Cash	39,432 59,596
					Outstanding Expenses	
					Bills to be paid after 28.02.26 -	2,473 - 3,445
Court Renovations -	32,559				Pythouse share of Surplus/Deficit -	9,646 - 8,947
Retained Surplus/deficit	12,668	8,947			Reserve 28.02.26	27,313 47,204
Reserve C/Fwd	<u>27,313</u>	<u>47,204</u>				

Signed

Lucinda Stokes AICB PM Dip

Membership Stats

	2025- 2026				As July 2026			
Category	No of members	No of Categories	Cost	Revenue	No of members	No of Categories	Cost	Revenue
Adult Members	148	148	175	25900	133	133	175	23275
Couple membership	64	32	310	9920	60	30	310	9300
Family membership	127	27	350	9573	131	29	350	10150
19-24 Working members	5	5	100	500	4	4	100	400
19-24 Student members				0	6	6	50	300
Under 18	20	20	50	1000	21	21	50	1050
U11	4	4	20	80	4	4	20	80
Social members	2	2	25	50	1	1	25	25
	<u>370</u>		Gross	<u>47023</u>	<u>360</u>		Gross	<u>44580</u>
Family membership average 4.5 members				Revenue	39185			37150 Revenue
				VAT	7837			7430 VAT

Membership revenue was up on 2024-25 (£2.2k). This supported no increase to membership fees for 2026-27

We have introduced a Student category for those aged 18-24 priced at £50, the same as the < 18 membership. Its great to see more young people at the club. It is our intention to review other memberships packages for 2027-28