



**SCT 2016/17**

**SCT Secretary Report to Highgate AGM 2017**

## **Signs of Trust and Progress**

There is much to report. Trustees are more enthusiastic than ever and working hard as a team. It is a good time to be a Trustee especially when we have solid support from our Clubs and their Committees.

### **SCT Structure and History**

Longer standing Members will know that in the early 1980s, what were then five independent groups of cricket and tennis players 'clubbed together' and purchased the land now held in trust for three Members' Clubs for £50,000.

The shared land includes the roadways from Montenotte to Park Road and up to Hanley. It also includes the system built bungalow near Brookside that the trust's predecessor, Crouch End Playing Fields Ltd, had built in 1962.

The Trustees are not the officers of a separate corporation or charity. They just comprise up to eight Club appointed Members who are the registered owners of the three Clubs' land. Clubs have the power to remove Trustees at any time and to appoint new ones.

So, 'the trust' is just a means by which you own the land where we play tennis and cricket with two neighbouring Members Clubs (Hanley and NLCC) and one tenant (Georgians).

Your land is protected against non-sporting development by covenants and by a deed in favour of Fields in Trust, a charity with which we are affiliated.

We have a website at <http://shepherdscostrust.org/>

Like Club committee colleagues, Trustees are unpaid volunteers, albeit ones with strict legal and Club responsibilities. We have no staff but manage our contractors and those of our neighbours in our spare time.

Georgians is not a Members Club with Rules and Members rights as a Members Club. They are your tenants through the trust. They lease two sites: Holly Park next to Brookside, expiring 2019; and Georgians, near Hanley, expiring 2024.

We have given informal notice that we will not be renewing the Holly Park lease in two summers' time. Highgate wishes with Members support to take that site as it is entitled to request.

### **Who are the Shepherds Cot Trustees?**

Highgate, Hanley and NLCC's land is all owned by the three Members' Clubs through eight Trustees. 'The Trust' is not a separate body: it is eight local Members of our three Clubs. Through your Trustees, you share the freehold to much of the Shepherds Cot land.

Your Trustees are:

#### Sharon Webber

Sharon has taken your Trust's affiliation to the charity Fields in Trust, made it stronger and is organising our dedicating your fields to the Fields in Trust cause. Sharon is a senior insurance executive and arranges Trustees various insurances, undertakes legal work and much else. Sharon also leads on our website development and updating. Sharon is a Highgate nominated Trustee.

#### Andy Newton

Andy is the trust's Treasurer and has given your Trustees a firmer grip on finances, an opportunity to look at our historic spending and to begin to budget and plan. Andy has a 25 year history of commitment to Highgate on the cricket field, on court and off. Andy's consistency, grasp of Club business finance and commitment to fairness and practicality is well known to Highgate Members.

#### Steve Reynolds

As the Trustees' Secretary I co-ordinate, organise, advise and assist all Trustees and Clubs get the best out of themselves and our land. I also try to enforce sanctions against fly tippers, car dumpers and much else along with helping manage our maintenance and just keeping our work co-ordinated.

For Highgate, I led on bringing the School Courts into fruition in 2010. I am a former Highgate Club and Tennis Secretary and have been a Highgate nominated Trustee since the early 2000s.

#### John Newton

John is a Hanley nominated Trustee and well known Hanley and Highgate tennis Member. As our Chair, John has taken trust work outwards, leading on initiatives like the Development Group; beginning the SCT Neighbourhood Watch; Highgate Wood School partnering; liaison with local activist and environment group, CREOS; work with Haringey on local repairs; consulting with Alexandra Palace management and communicating with Crouch End Forum. As well as goodwill, John's work has helped generate cash from HWS, contributions to

gating and improved safety work from Haringey. John will speak to these initiatives at our meeting.

#### Ian Lepper

Ian is a Hanley nominated Trustee and has helped introduce water conservation plans, development contributions and technical input on our drains and roads. Like all Hanley Members, Ian is concerned to keep plans local and has been working with Highgate Tennis on returning the Holly Park part of Georgians to the trust.

#### Ataf Malick

Ataf is a civil engineer and manages our tree management as an NLCC nominated Trustee. Ataf has been costing possible solar power sourcing for Trustees and Clubs.

#### Andy Jennings

Andy is a highly experienced housing sector accountant and NLCC Treasurer. Concerned to watch Club expenditure on behalf of Clubs (cricket clubs can struggle financially compared to tennis sections); Andy is now working with John Newton introducing signage. We will be starting with speed and safety signs. You will see changes.

#### Stephen Gardiner

Stephen's main work for the past year has been investigating and commissioning £18k of investment into a new foul drain from NLCC to the bottom of Court 5. Stephen also introduced the gate now at the top of our road to Montenotte Rd., adjacent to the HWS entrance. Stephen also introduced cctv to three areas: NLCC, Hanley and the bungalow.

#### Vounteers

Now that we have our leaking drain fixed, Clubs will be hearing more from Trustees on water conservation, the environment and adopting greener Club and Trustee strategies. One Hanley Member, James Weedon, will be reporting with Trustees to our AGM in November on water conservation.

### **What Have Trustees Been Doing?**

It is impossible in a single report to highlight all that colleagues have done. Trustees have been busy. Our work has concentrated upon:

- a). Repairing potholes
- b). Continuing the Shepherds Cot Neighbourhood Watch with Tim Reynolds
- c). Taking enforcement action against trespassers, dumpers and minor criminals
- d). Managing increased contributions from Clubs and adapting a budget prepared and negotiated by Andy Newton.
- e). Completing and updating our legal documentation via Highgate Member and Trustee Sharon Webber
- f). Taking steps with regard to taking back the first of Georgians two leases expiring in 2019 and preparing the terms on which Highgate may use that asset.

- g). Continuing with our two maintenance and gardening workers
- h). Continuing links with the School and meeting on security and anti-social behaviour
- i). Tracing owners of dumped cars
- j). Attempting to address Haringey's concerns that we are liable to remove the spikes from railings adjacent to the greenway on our northern boundary and negotiating a solution
- k). Continuing our affiliation with the national charity Fields In Trust
- l). Updating our website
- m). Planning a future Cot day
- n). Continuing our insurances for Trustees and Clubs
- o). Managing and investigating water supply and related issues
- p). Preparing a potential plan to lock our gate at Park Road
- q). Introducing a new gate to the Montenotte Road access
- r). Supporting Highgate and all Members' initiatives and concerns to improve lighting in conjunction with Highgate's Susan Paterson
- s). Repairing and £18k renewed sewer running from North London Cricket past Highgate Court 5
- t). Further work on signage and 5 mph speed limits
- u). Disputing and continuing to dispute legal responsibilities with Thames Water with regard to the repaired drain and involving Catherine West MP, local Councillors (in particular Cllr Doron Natan) and Haringey's technical staff
- v). Consulting with Clubs on the future of Georgians
- w). Managing trees
- x). Attending the Crouch End Neighbourhood Forum AGM and arranging a consultation meeting with reference to the Localism Act

### **What are our Values and Objectives?**

As Trustees, our values have to be those of the Clubs combined. At AGM 2016, Members encapsulated these into a mission statement and adopted the objectives set out below:

*To care for and improve the Cot in the best interest of our beneficiary Clubs and their Members whilst preserving its green and peaceful character*

#### Near term objectives for 2017

- 1 Facilitate increased collaboration between beneficiary Clubs so that they work together to build their activities and membership in a way that will make best use of the Cot as a whole

- 2 Complete and reach agreement with beneficiary clubs on a 10-year development programme for the Cot
- 3 Improve security on the Cot where feasible, pending major improvements envisaged in the 10-year development programme
- 4 Establish a preventative maintenance/repair programme for all services managed by the Trust
- 5 Foster and develop relationships with the Cot's neighbours for mutual benefit

#### Medium term objectives for 2017 and 2018

- 1 Work with beneficiary Clubs to implement initial Development Programme stages
- 2 Implement outreach programmes with beneficiary clubs to grow membership and widen local awareness of the Cot, its facilities and its people and ensure that we have their support for and participation in its development

#### **Security**

There has been an increase in anti-social activity on the cot, largely in NLCC car park, late at night. Myself and Stephen Gardiner are slowly tracing miscreants and their cars; Tim Reynolds is pressing the police on the more sinister activities and we are working with the Environmental Health Officer on enforcement. It is tedious, time consuming work but it is our priority. Tracing and finding a car dumper for example occasionally lightens the work.

Through better information flow, support from Tim Reynolds, SCT Neighbourhood Watch and cctv we have had half a dozen or so successful or pending prosecutions of fly tippers, litterers and related anti social behaviour trespassers.

#### **Feedback**

Do please call email or call me on any aspect of trust business you would like to discuss or let me know if there are aspects of our work you would like to contribute to. We badly need a minute secretary and would always welcome help and assistance with organising maintenance, research, and communications.

It is not always straightforward being a Trustee. For the past year however it has been a source of much pride as teamwork has kicked in, Clubs are more supportive, real positive change is occurring and we are re-investing in what we own. You will see these positive signs emerge as we continue these improvements and debate with you what is to be done to best secure and maintain our Courts, fields and clubhouses now and for our futures.

A happy and successful season ahead to you all.

15 March 2017

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