



Knighton Heath Golf Club Ltd

Annual Report & Financial Statements

Year ended 30th June 2022

KNIGHTON HEATH GOLF CLUB

Notice of Annual General Meeting

Notice is hereby given of the 46th Annual General Meeting (AGM) of Knighton Heath Golf Club Ltd, which will be held at the Knighton Heath Golf Club Clubhouse, Francis Avenue, Bournemouth, on Thursday, 20 October 2022, at 19:00.

AGENDA

1. Apologies
2. In memoriam
3. Approval of the minutes of the 45th AGM held on 21 October 2021
4. Management and Captain's Committee resolutions
 - a) Life membership – Mr A Hebditch
5. Members' resolutions
6. Chairman's report
7. Finance Director's report
8. Captain's report
9. Appointment of the auditors
10. Election of President
11. Election of office bearers
 - a) Club Captain
 - b) Club Vice-Captain
12. Election of Knighton Heath Golf Club Ltd Directors
 - a) Club Captain
 - b) Club Vice-Captain (alternate to Club Captain)
 - c) Finance Director
 - d) Other directors
13. Any other business

Notice must be given in writing to the general manager, on the approved proforma, at least seven before the date of the meeting days (close of business on Wednesday, 5 October 2022).
14. Close

ALL completed resolution forms for the nomination of office bearers and directors must be received by the general manager by close of business, Wednesday, 28 September 2022.

Reunert Bauser
General Manager and Company Secretary
24 August 2022

4a) Life membership – Mr A Hebditch

A previous or current member who has rendered distinguished service to the Club.

Achievements: Club President, Club Captain, Club Chairman, President of Dorset Captains and Captain of Dorset Captains.

10) President

Mr J Airth resigned on 30 June 2022.

12c) Finance Director

Mr D Spencer is retiring after serving a six-year term and, under the Articles of Association 6.2, is not available for re-election.

12d) Directors

Resignation:

Mr A Groom resigned on 30 June 2022.

Mr S North resigned on 12 May 2022.

Retiring:

Mr M Randall will retire after serving a three-year term and is available for re-election.

Remaining:

Messrs K Harrington, A Parsons, A Penny, and T Townsend.

Voting

Only those who are currently playing members over the age of 18 years or are life members are entitled to vote at the AGM.

Except for rule changes, which require a two-thirds majority, all other resolutions shall be decided by a simple majority.

Members unable to attend

Registered members who are unable to attend the meeting may submit a proforma proxy, postal or electronic voting form (to be found on the members' area of the website), duly completed, to the general manager by close of business, Wednesday, 19 October 2022.

Minutes of the 45th Annual General Meeting of Knighton Heath Golf Club Ltd held at the Clubhouse, Francis Avenue, Bournemouth, BH11 8NX, on Thursday, 20 October 2021, at 19:00.

The President, Mike Welch, welcomed life members, honorary members, past presidents, Vice-Chairman Andy Groom, Management Committee members, newly elected Ladies Captain Jan Bailey, Seniors Captain Richard Pearce, and the ladies and gentlemen of the Knighton Heath Golf Club to the 45th Annual General Meeting of Knighton Heath Golf Club Ltd.

I especially welcome Mr Mark Magrath from Harrisons, our auditors, and all the new members who are attending for the first time.

I have received an apology from the Club Chairman, Jim Airth, who is unable to attend due to work commitments. Andy Groom will stand in for Jim during the Chairman's report section of the agenda.

Before we start the published agenda, I would like to remind all the social members present this evening that they are most welcome to take a full part in the meeting but have no vote when it comes to a show of hands.

M Welch

The President then confirmed that 40 members entitled to vote were in attendance, with 92 votes received from members unable to attend, constituting a quorum in terms of Rule 19.5 of the Articles of Association. He then declared the meeting open.

1. Apologies

Apologies were received from 92 members unable to attend.

2. In memoriam

The President asked for minutes of silence in memory of all long-standing and well-respected members who had passed away since the last meeting.

He mentioned Keith Holbert, Sean McAlinden, Pat Steer, Roy Vickers, David West and Mike Whittingham and any other members that might have been missed.

3. Minutes of the last meeting

The minutes of the 44th AGM, held on 15th October 2020, had been circulated.

Mr D Spencer proposed that the minutes of 15th October 2020 be taken as read and that voting be done by a show of hands.

The proposal was seconded by Mr A Parsons.

By a show of hands, the members unanimously voted to accept the adoption of the minutes as a true record and authorised the President to sign them.

There were no matters arising.

4. Management and Captain's Committee resolutions

No resolutions were tabled.

5. Members' resolutions

No resolutions were received by the closing date of Wednesday, 13 October 2021.

6. Chairman's report

A detailed report had been circulated.

There were no questions.

Mr A Penny proposed the adoption of the Chairman's report and that voting be done by a show of hands.

The proposal was seconded by Mr M Randall.

By a show of hands, the members unanimously voted to adopt the Chairman's report.

(a) Borehole and replacement of the irrigation system

A slide presentation by Mr Randall highlighted the following:

- Current system

1000 000l tank with pump set, underground pipes and fittings, first-generation sprinklers and a basic automated control system, all 40+ years old. A detailed condition survey commissioned in 2013 advised that the system was at the stage of potential failure and urgently needed to be replaced.

- New proposed system

Specialist design consultants Irritech Ltd were appointed. Contractors were approached to submit tenders for the installation of a borehole and complete irrigation system as per the approved designs.

- Borehole

The prognosis study found good water flow at 65m. The tender from Nichols Ltd was approved. The borehole and pump were installed in June 2021, producing 20 000l/per day, which would save the club approximately £10k per year.

- Irrigation system specifications

340 000l tank, new pumphouse, 7kms of HDPE piping, smart sprinklers, PC/iPhone app control system.

- Tenders

Five contractors were approached. Tenders ranged from £425k to £510k + VAT for a five-month project starting in November 2022 with the sixteenth fairway to be included as a trial. To irrigate all fairways would cost approximately £270k.

(b) Financial implications

A slide presentation by Mr Spencer highlighted the following:

At this time much is unknown; the bank cannot definitively advise that the loan will be available as it is required more than one year in advance.

We have had and continue to have meaningful discussions with the bank and expect that the monies will be available.

Set out below are the estimated costs.

- Loan of £485k
- Monthly repayments of £3.5k to £4k
- Administration fee of £8k
- Estimated project cost of £500k plus irrecoverable VAT of £58k

(c) Members' comments

- Consider debentures. Mr Spencer: The club will look at alternative funding nearer the time.
- Adequate cover for failure. Mr Randall: A two-year warranty and an annual maintenance contract.
- Some of the fairways are reduced to sand in the summer.
- Fairways are cut too low. Mr Randall: All fairways are cut at 4mm, which is the industry standard.

7. Financial Director's report

A detailed report had been circulated.

The President asked Mr D Spencer if he would like to comment.

The financial statements show the Seniors section with a loss for the year, which is different to the figures provided at the Seniors AGM. The difference is accounted for by the quality and completeness of the financial information supplied by the new Seniors treasurer.

However, rather than going back and restating the previous year's accounts, the statements this year have been adjusted to bring the situation up to date.

The club trading this financial year is good, with high membership numbers and controlled expenditure.

Before asking the meeting to approve the financial accounts, questions were invited.

There were no questions.

Mr M Magrath said that the year had been challenging due to the COVID pandemic. However, the club expenditure had been well controlled and with the JLS government grant, a surplus had been recorded.

Mr A Groom proposed the adoption of the finance report and accounts and that voting be done by a show of hands.

The proposal was seconded by Mr A Penny.

By a show of hands, the members unanimously voted to adopt the finance report and accounts.

8. **Captain's report**

A detailed report had been circulated.

There were no questions.

Mr A Groom proposed the adoption of the Captain's report and that voting be done by a show of hands.

The proposal was seconded by Mr K Harrington.

By a show of hands, the members unanimously voted to adopt the Captain's report.

9. **Appointment of auditors**

The President proposed that as Harrisons had been the club auditors since 1997, the club retain their services.

Mr D Spencer seconded the proposal.

By a show of hands, the members unanimously voted to accept the appointment of Harrisons as the club auditors for 2020/21.

Mr Magrath thanked the members for their confidence in Harrisons to conduct the audit once again. He noted that Harrisons had been the club auditors for 25 years.

10. **Election of office bearers**

The President said that the election of the officers and directors would take place by ballot.

a) President: Mr J Airth, proposed by Mr A Groom, seconded by Mr M Welch.

Mr Groom introduced Mr Airth.

Vote count (members present and postal)

For - 62, Against - 26, Abstentions - 3

Net: For - 36 (Rule 17.4)

Mr J Airth was duly elected as President for a three-year term (Rule 17.2.2).

b) Captain: Mr C Hill, proposed by Mr A Parsons, seconded by Mr K Harrington.

Mr Parsons introduced Mr Hill.

Vote count (members present and postal)

For - 89, Against - 1, Abstentions - 1

Net: For - 88 (Rule 17.4)

Mr C Hill was duly elected as Club Captain for 2021/22 (Rule 17.2.2).

c) Vice-Captain: Mr S Rook, proposed by Mr C Hill, seconded by Mr K Harrington.

Mr Hill introduced Mr Rook.

Vote count (members present and postal)

For - 85, Against - 3, Abstentions - 3

Net: For - 82 (Rule 17.4)

Mr S Rook was duly elected as Club Vice-Captain for 2021/22 (Rule 17.2.2).

11. Election of directors

The President said that according to the Articles of Association, the Club Captain would, if elected, also serve as a director on the Management Committee. The Club Vice-Captain would, if elected, serve as an alternate director and would attend meetings when the Captain was unavailable. The Articles allowed up to nine directors, excluding the Captain.

Messrs A Groom, A Penny and T Townsend would be retiring after serving three-year terms and were available for re-election.

He also reminded the candidates that on election as directors, each would become responsible for the good management of the club and under Company Law would be jointly liable for the responsible financial management of the company.

Mr A Groom, proposed by Mr A Hebditch, seconded by Mr M Randall.

Mr Hebditch introduced Mr Groom.

Vote count (members present and postal)

For - 57, Against - 32, Abstentions - 3

Net: For - 25 (Rule 17.4)

Mr Groom was duly elected as a director of KHGC Ltd for a three-year term.

Mr C Hill, proposed by Mr A Parsons, seconded by Mr K Harrington.

Mr A Parsons introduced Mr Hill.

Vote count (members present and postal)

For - 87, Against - 1, and Abstentions - 2

Net: For - 86 (Rule 17.4)

Mr Groom was duly elected as a director of KHGC Ltd for 2021/22.

Mr S North, proposed by Mr K Harrington, seconded by Mr A Brown.

Mr Harrington introduced Mr North.

Vote count (members present and postal)

For - 80, Against - 5, and Abstentions - 5

Net: For - 75 (Rule 17.4)

Mr North was duly elected as a director of KHGC Ltd for a three-year term.

Mr A Parsons, proposed by Mr A Nicholas, seconded by Mr D McGuigan.

Mr Nicholas introduced Mr Parsons.

Vote count (members present and postal)

For - 81, Against - 6, Abstentions - 2

Net: For - 85 (Rule 17.4)

Mr Parsons was duly elected as a director of KHGC Ltd for a three-year term.

Mr A Penny, proposed by Mr S North, seconded by Mr S Rook.

Mr Penny introduced Mr North.

Vote count (members present and postal)

For - 79, Against - 3, Abstentions - 7

Net: For - 76 (Rule 17.4)

Mr Penny was duly elected as a director of KHGC Ltd for a three-year term.

Mr T Townsend, proposed by Mr K Harrington, seconded by Mr A Groom.

Mr Harrington introduced Mr Townsend.

Vote count (members present and postal)

For - 83, Against - 2, Abstentions - 5

Net: For - 81 (Rule 17.4)

Mr Townsend was duly elected as a director of KHGC Ltd for a three-year term.

Mr S Rook (alternate director to the Captain), proposed by Mr C Hill, seconded by Mr K Harrington.

Mr C Hill introduced Mr Rook.

Vote count (members present and postal)

For - 83, Against - 2, Abstentions - 0

Net: For - 81 (Rule 17.4)

Mr Rook was duly elected as an alternate director to Mr Hill for 2021/22.

Messrs A Groom, C Hill, S North, A Parsons and A Penny will join the current directors, Messrs K Harrington, M Randall and D Spencer.

The President congratulated the new directors of Knighton Heath Golf Club Ltd.

12. Any other business

Two items had been submitted:

Mr A Rowe:

Procure and install a webcam/CCTV on the first tee to display the new ball chute and have this channel on the KHGC website. This would assist the pro shop with the current situation of the chute activities and assist members with planning their trip to the course to play.

The Chairman advised that the club management would investigate the feasibility and cost of the installation.

A C F Bartlett:

Booking was brought in to enable us to play during the pandemic, with the assurance that we would go back fully to the ball chute when it was over, a system that has served us well for over 40 years. As this has not happened, the matter should be put before the members.

The Captain advised that the ball chute would continue during the winter and that the Captain's Committee would decide early in the new year.

Mr M Collins: New members may have joined the club because of the ball chute system.

13. Closing of the meeting

It remains for me to formally close this meeting and ask for the bar to be opened. I would like to thank you all for attending this AGM and those who have made their contribution to it by way of their reports. Thank you, too, Mark Magrath, for attending on behalf of Harrisons.

I also thank the volunteers who kindly checked you in this evening and the vote counters.

I would also like to thank all those unsung heroes who help in the background as starters, reception at our Opens and Invitation Days, referees in the knockout finals, refreshment tents, course marshalling and ball spotting.

Thanks are due to Reunert, Pat and Denise in the office; Alan and his green staff; Tom, Megan and the team in the bar, Trish and her team in the kitchen, and our professional, Andy Windsor and his assistants. They all thoroughly deserve a round of applause.

We now have a new set of officers of the club and a new grouping of directors in the Management Committee.

My final thanks go to those who now leave the two major committees. Each has served to the best of their ability. Without their dedication and voluntary submission to the occasional complaint and frustration, our club would not have succeeded as well as it has.

I wish the incoming officers and directors good fortune in meeting the challenges of 2021/2022.

M Welch

There being no further business, the meeting closed at 19:30.

M WELCH - President

Dated

ANNUAL REPORTS

Chairman's report

I am pleased to announce that over the last year the club continued to attract new members and we would personally like to welcome them all to Knighton Heath. We are also grateful to the membership, as always for their loyalty and paying their subscriptions on time.

My personal thanks go to General Manager, Reunert Bauser and his team for all their hard work over the last year, thanks also go to Des Spencer our financial director who along with Reunert has kept a close eye over the finances.

My thanks also go to Graham, Mark, and the rest of the green staff for all their hard work maintaining the course to a level that we the members expect. I am sure you are all aware that Graham Hastie joined us on the 1st of March from Stoneham Golf Club. I am pleased to say that since his arrival and the hard work of his dedicated team we have been inundated with complements on the improving presentation and condition of the course.

Graham Hastie arrived in March 2022 after 15 years loyal service at Stoneham G C and along with Mark and the team have made massive strides in the presentation and the overall condition of the course, we look forward to more exciting improvements over the coming year.

A big thank you also goes to Andy Windsor Alan, Jack in the pro shop plus Chris Hill for all their hard work organising our monthly club competitions throughout 2021-2022. I would also like to thank all members from the seniors and ladies sections who volunteered their time either as starters and admin to make sure the competitions run smoothly.

Thanks also go to Tom, Megan and the rest of our hard-working bar staff who work tirelessly to ensure everyone is looked after when they visit the clubhouse. This year we also welcomed our new head chef Martin Hayward who came in with vast hands-on experience having worked in France at a Michelin star restaurant, on the Cunard QE2, Crown Hotel (Lyndhurst), Royal Bath and more recently at Bingley's Bistro.

After 12 years of loyal service, we said goodbye to Trish Clements and once again I would like to thank her for her hard work and dedication and both myself and the committee wish her future health and happiness.

Knighton Heath GC is continuing with many exciting projects on the golf course and in the club house which we are hoping will improve the experience felt by both members and visitors alike. We will keep the membership informed via regular newsletters when we have any more information regarding these exciting projects.

Irrigation System

A big thanks goes to Maurice Randall who worked tirelessly to ensure the irrigation system was installed with a minimum of disruption around the course. The original plan was to install the system starting October 2022, as it was deemed that our existing irrigation system had reached the end of its useful life.

Plans had been in place to design and install a new state of the art system including a new larger water storage tank supplied from our new borehole.

We were able to bring the project forward a year to last December 2021 as M. J. Abbott of Salisbury were due to start a project on a Scottish golf course, but due to lack of funding the club was unable to fulfil the contract. Abbott's then approached KHGC with an attractive offer which was approved by the management committee.

Even though the future in the world looks uncertain the management committee and I look forward to an exciting future for Knighton Heath Golf Club.

Please rest assured that the committee is working very hard to ensure that we are on a sound financial foundation and also remains one of the best courses in Dorset.

In closing I would like on behalf of the management committee to wish all members and their families good health over the coming year.

Andy Parsons

Finance report for the period ending 30 June 2022

The audited accounts show a surplus of £28,774 for the financial period ending 30 June 2022 and members' funds of £491,833. The auditors have qualified the accounts (see page 3) due to a difference of opinion in the accounting treatment of certain entries.

The auditors' stance is that expenses relating to the new watering system should have been classified as part of the asset purchases, which would increase the value of the asset and increase the surplus significantly.

The club's stance is that we have always treated the irrecoverable VAT (as VAT is not charged on subscriptions, the club cannot fully recover VAT on purchases) as an expense item in the finance charges section, which we have consistently applied. Additionally, the auditors have classed as part of the project costs fees to Irritech.

The club's stance is that Irritech was hired as an expert to advise the club regarding the manner and monitor how the contractor conducted the work.

Purchase of assets

During the year, the club purchased:

- Till server for the bar and catering
- Dishwasher for the bar and catering
- Tables for the restaurant
- New chiller cabinet for the bar
- Boilers for the clubhouse
- Boiler pumps for the clubhouse
- Irrigation system for the course

Loans and HP commitments

During the period, the club repaid Loans 3, 4, and 5 and paid the last instalment on the Hitachi hire purchase for course equipment. New loans were taken out to fund the purchase of the irrigation system. At the year's end, the club had the following:

| Lender | Balance | Term | Interest p.a. | Capital p.a. |
|----------------|----------------|-------------|----------------------|---------------------|
| Lloyd Bank plc | | | | |
| Loans 6 and 7 | £444,028 | 15 years | £20k | £20K |
| Green King plc | | | | |
| Brewery loan | £4,721 | No Term | Nil | Nil |
| Members' loans | £7,650 | No Term | Nil | Nil |

The interest on loans is paid through the profit and loss account and is in the budget for the applicable year. Capital repayments are movements only on the balance sheet and form an important part of the cash flow calculations.

Grants and other receipts

During this period, the club received a business interruption insurance claim of £100,000

Trading profit and loss account

The figures quoted below are taken from the management information section of the accounts as this illustrates how the club runs its business, which may be easier for members to understand.

Income

The subscriptions and green fees were higher than last year; the bar and catering were operated at a loss due to the cost of payroll increases, redundancies, and additional part-time staffing as required for special occasions.

The VAT on purchases made by the club (other than the bar and catering) cannot fully be reclaimed as no VAT is paid on subscriptions or green fees. The club claims around 30-33% of VAT paid.

Expenses

Course

Expenditure on the course increased from the previous year's total of £244,383 to £264,620.

Services to members

The services to members were lower this year because of a members' rebate in the previous year. However, most categories were overspent.

Clubhouse expenses

The clubhouse expenses were more than last year as the rates holiday ended and because of upgrades and additional items for the security systems, a new pro shop door and shutter, repairs to the sewage and toilets, guttering for the clubhouse, and increases to heat and light costs. Cleaning expenses returned to normal as the clubhouse was now open.

Administrative expenses

These were higher than previously as the job retention scheme had ended. The other reason was the costs from Irritech, which were included along with other licences and costs relating to the irrigation system.

Finance expenses

These were higher due to early repayment fees, new loan fees and the inclusion of the irrigation irrecoverable VAT expense.

Irrigation system

The provision of a new irrigation system was a major financial undertaking, possibly the most expensive project the club has undertaken. The loans from Lloyds are a mixture of fixed and variable interest rate loans over a fifteen-year term. The current situation with rising interest rates has an impact on the variable rate loan.

The previous operating method of having a break-even situation must change. The club needs to make reasonable profits to fund new projects. It is unlikely that our bankers would consider any new projects for around two to three years, and they will want to see our performance with the large debt, so any new projects will need to be fully funded by internal sources.

*Des Spencer
Finance Director*

Course

May I start by saying a huge thank you to everyone at Knighton Heath Golf Club for making me feel so welcome since 1 March. I have thoroughly enjoyed the last seven months here, and now being a Dorset resident I can now really call it home. Thank you to all the members who have introduced themselves to me; I am afraid I cannot remember everyone's name, but I will get there. A huge thank you to the green staff, who have helped me settle in to working at Knighton Heath so smoothly and with their invaluable knowledge of the local area when helping my family and me choose an area to live, swimming pools to take my daughter to, spots to see the air show from and, of course, their ratings of local watering holes and takeaways.

Out on the course, I feel we have had a successful season. I have no comparisons to last year, but as a team, we feel the playing conditions have remained good throughout the warmer months. Without stating the obvious, we had a warm dry summer.

Here are the rain figures for the months from April through September:

- | | | |
|-----------------|--------------|------------------------|
| • April: | 8.5mm | (average 57mm) |
| • May: | 38.5mm | (average 49mm) |
| • June: | 85mm | (average 53mm) |
| • July: | 0mm | (average 49mm) |
| • August: | 17mm | (average 59mm) |
| • September: | 79.5mm | (average 69mm) |
| • Total: | 221.5 | (average 336mm) |

To be 114.5mm under an average year shows why we were so dry in the summer. Concerning the figures above, the June total is slightly misleading as we recorded 48mm in one evening and most of this rain fell in just a few hours. This type of rain is not beneficial to grass growth and recovery as it simply washes off the hard surface and fails to penetrate the soil profile. We must adjust our ways of retaining moisture in the soil and do all we can to protect the grass and playing surfaces during these dry periods. The other shocking figure is that of July, which requires no explanation regarding the rainfall. However, please do not forget that we also had record-breaking heat during July.

Greens

Throughout the season we have pushed the greens hard to maintain good playing surfaces. This has been tough due to the weather and because I have no previous experience with the greens here, which react differently to the greens I have managed previously. They can sit at very low moisture content and maintain their grass coverage much better than I am used to. Previously I would be maintaining the moisture content at around 25% before signs of wilting occur. This season we have been managing them down to 20% but have taken reading down into the mid-teens and they show no signs of wilt. We will continue to monitor this through the seasons and get a figure that we are happy with for both plant health and the best possible playing conditions.

One of the main changes we have made to the maintenance of the greens this year has been a change to a regular liquid fertiliser feed. Previously, greens were treated between four and six times weekly with an organic granular fertiliser.

While this can and did produce great surfaces, the breakdown and availability of the fertiliser to the roots depend on the weather and soil temperature. Meaning flushes of growth and periods of low fertility. With the regular liquid regime, we can apply just the right amount of nutrients each week, ensuring we maintain more consistent surfaces.

We have also changed the top dressing used from a “fendress”, which contains compost material. This is used when moisture retention is required in the root zone. We have changed to a straight sand topdressing, which will aid with water percolation in the winter months and over time should lead to firmer and truer surfaces through the wetter months.

We have managed two very successful maintenance weeks this year. Our March maintenance was the most invasive and we were able to apply around 70 tonnes of sand into the soil profile, offering many benefits including better drainage, air spaces for roots and smoother surfaces. Another excellent maintenance week in August was slightly less invasive due to the weather leading up to the week. We only managed to apply around 30 tonnes of sand this week, but we were happy with how the week went.

Coming out of the hot summer, the greens have shown some signs of stress with a disease called anthracnose causing the most damage. This is a stress-related disease and usually comes after periods of hot weather. We have managed to keep the effect to a minimum, but unfortunately, a couple of greens have shown some damage. The worst hit was the tenth green. Effects were visible from 1 August, which was around two weeks after the hottest day on record in the UK. One benefit is that anthracnose only really attacks poa annua (annual meadow grass). Poa annua is sometimes regarded as a weed grass in golf greens, so eradicating it is a bonus and allows us to seed more desired bent grass species into the affected areas. The tenth green now shows excellent examples of this.

Tees

With the tees this year, we have made sure the divotting has been carried out extensively throughout the season. We have changed to a fine leaf ryegrass species. This grass species has the appearance of fine fescue but offers a faster growth rate that allows teeing areas to recover more quickly and provides a better tee box for members and guests alike.

Coupled with the fast-growing rye grass change, we have also introduced the use of a plant growth regulator, which prevents the grass from growing vertically too much. Instead, it forces the grass to grow laterally, creating a thicker sward that should be able to withstand play better and provide a more visually appealing teeing area.

These works have extended down to the practice tee at the driving range, offering a quality tee and space for members to practice and Andy Windsor to be able to teach.

Approaches

These have changed the most over the last seven months. From my first week, we started to increase the size and quality of the approaches. Natural contouring here lends itself to having some runoff areas and larger approaches to the greens as this offers the option of the 'bump and run' shot. While they are far from the finished article, I believe they have added an attraction to the green complexes around the course. My personal favourite is the twelfth approach, now stretching out to the ditch.

A growth regulator was applied to approaches during times of good growing conditions. Unfortunately, approaches struggled through the extreme heat, so neither application of fertiliser nor growth regulators nor mowing was required. Of course, we are hoping that next year we will not get the long, dry, hot summer we had this year, allowing us to use our water on areas other than tees, greens, and minimal amounts of approaches.

Fairways

Most of the fairways have remained the same but we have changed some of the mowing lines out on the course, which now follow some of the natural contours of the course. One area that seemed to be well received was the widening of the tenth beyond the fairway bunker. As this and other areas have simply been cut from rough down to fairway height, they will take a year to get into shape.

I am hopeful that with a good winter and some work they will appear they have always been cut in this way. Many have said how well the fairways have recovered since the return of the rain. Grass is a very resilient plant; it is tough to keep it in great condition throughout the year, and as always with a greenkeeper's job, we are always at the mercy of the weather. We have applied some wetting agents to certain fairways, which has helped with recovery. These products stop the soil from becoming 'hydrophobic', meaning that even when the rains come, they are not able to soak any water up and 'rewet.'

Grinders

Before my arrival, a brand-new set of grinders was purchased and installed in our maintenance facility. This is a magnificent tool and must take some credit for the condition of the greens this season. They allow us to grind and keep our cutting units cutting perfectly. As well as offering better playing conditions with perfectly cut greens, they prevent us from using blunt-cutting units that tend to tear the grass leaves. Torn leaves can lead to the greens becoming more susceptible to disease outbreaks.

As you know, sand and sharp instruments do not mix particularly well. Using sand topdressing can blunt a cutting unit in one round of 18 greens. Given that we topdress greens regularly, the need to sharpen regularly becomes a necessity. Along with the greens units, we can sharpen tees, approaches, fairways and semi-rough cutting units, although these require less frequent sharpening.

A big thanks to Tom and Adrian for taking the time to learn the machine and for keeping on top of all our sharpening needs.

Irrigation

Our saving grace this year!

For me to have started here in March and have a brand-new irrigation system in place by the end of the month was, some might say, lucky and an absolute blessing. If I had known the weather for the summer, I might well have given Lee Stanworth (site foreman for Abbots who oversaw our installation) a great big hug! I hope we all agree that Lee and his team did an outstanding job for Knighton Heath. Disruption was kept to a minimum and we have had very few issues with the system since its handover.

Coverage adjustments will be made constantly as water requirements change in certain areas. I hope some of the communication that has been sent out has explained the amount of water we have to use and the fact that every night we were using our capacity of water out on the course. This did mean having to prioritise certain areas of the course.

Tough decisions were made to ensure greens and tees were kept in good condition. Unfortunately, this meant approaches, surrounds and the sixteenth fairway were only receiving any excess water left once greens and tees were watered.

The control system for our irrigation offers great flexibility to apply water specifically by individual sprinklers. I understand the previous system only controlled entire greens, meaning some areas were over-watered and others were under-watered.

A few questions were also asked about why staff were hand-watering areas during the day. No matter what irrigation system is in the ground and how well it is maintained, hand-watering will always be needed, especially in extreme heat like we had this year. Not only is it more targeted to smaller areas that require more water, but it also allows us to water through the heat of the day, known as syringing.

Around the course

Some of the projects and jobs around the course:

- Fourth white tee renovation and a new path
- Removal of the low fence in front of the fourteenth green
- Use of Grillo cutting machine to expose heather areas and keep long rough down in areas of play
- Growth of grass on some fairway bunker faces
- Daily repair of animal damage to greens
- Maintaining tidiness of entrance road for improved first impressions
- Installation of draining to Greens 8 and 17, to great effect

Once again, I would like to say thank you to all the members at Knighton Heath for allowing me the opportunity to ply my trade at a wonderful golf course on a wonderful piece of land with a wonderful group of golfers.

I have met many of you and hope to meet many more. I hope anyone who has any questions or queries will feel they can approach me or send them through Reunert. We are here to provide you with the best possible golfing experience.

*Graham Hastie
Course Manager*

Captain's report

As Club Captain for 2021/22, it has been an honour to represent Knighton Heath. To all members, a special thanks for your membership.

This has been a productive year with no holdbacks due to the last two years of COVID, which has been a testing time for all.

Membership is strong and everyone supports various competitions throughout the year and enjoys our very much improving course. My thanks especially go to Graham Hastie, our new head greenkeeper, and his team for the transformation of our course. With many encouraging comments from members and visitors, this should in time encourage more new members to join our club.

I would like to thank my committee for all their work. We have had some great debates on present and upcoming changes. Stay unified with Knighton Heath and its membership; we are all Knighton Heath and are proud of our club.

Also, thanks to the MANCO Committee, Andy Parsons, Kev Harrington, Alan Penny, Maurice Randall, Trevor Townsend, Mike Welch, Des Spencer and Reunert for dealing with all current policies and finances. We have saved the course due to our new irrigation system. I am sure with the dry summer we would otherwise have lost our greens and tees with the dry summer we have just had.

I would like to thank Jan and Jane, Ladies Captain and Vice-Ladies Captain, for all their work running the ladies' section. Furthermore, thanks for your assistance in the Opens, Captain's Day, and Invitation Day. We could not have done it without you. Thanks again!

Further thanks to Richard and Derek, Seniors Captain and Seniors Vice-Captain for all your work in running the Seniors Committee. I know you have a strong following as Seniors days are creeping up on me, and the club is proud of all your work running your competitions.

Andy Windsor gets my respect for the running of his shop and professional outlook and the tireless work he does running competitions and assisting us with his knowledge to teach us the game we all love. Thanks to his team, too.

Club competitions have been well supported by all, with a vast number of winners. Well done to our club champion Cameron Laird, our handicap winner Vince Goldband, our ladies champion Sianell White and our ladies handicap winner Jenny Airth. We have progressed in many tournaments in all sections, with the ladies in area finals and county finals. Well done to Andy Su for representing GB in the Colonial Cup in Atlanta, USA, and winning a scratch event in Sherborne.

Hardy A and Hardy B have been well represented. Thanks to Sean (Hardy A) and Vince and Lex (Hardy B), all teams had their chances to win their leagues, and our Hardy B side got to play in the final of the Hardy B cup. Well done, all! Scratch teams have done well, too, thanks to Mark Green and his teams.

Social events are back on the map this year and have been well supported. Some great evenings included Roy Orbison and our quiz nights and various other functions.

Thanks to Tom and his team, Martin in the kitchen for assistance with all functions, and Denise for all her work in the office.

Reunert has been my support and assistance throughout the year. Thanks again! I wish my Vice-Captain Simon Rook an enjoyable forthcoming year, and thanks for your support this year.

I will end my report with a mention of a special friend, competitor, fellow golfer, and friend to everyone.

I hope we never again have to experience such a tragic loss as that in June of our great friend Andy Nicholas (Bandy). My thoughts go out to Karin, Mark, and their family in these difficult times. Your soul lives on, Bandy, in Knighton Heath.

Chris Hill

Annodata

This year was mainly run by one of our universally loved and respected members, Andy Nicholas, and it was with deep sadness that I agreed to see the season out, organising the team's events.

The only game I had to oversee was an away match against Highcliffe Castle GC on Saturday, 16 July. This was a closely contested match, the victory going to Highcliffe Castle GC with a score of 3 to 2.

Beckford Bowl

After making the final last year, we came into this year's competition as one of the feared opponents. In fact, in our quarter-final defeat of Ferndown, their captain asked, "Where has this Knighton Heath team come from? After years in the doldrums, such a strong team!" – a great testament to what Knighton Heath Golf Club is doing.

Because of a strong showing last year, we got a first-round bye with a home draw in the second round against High Post GC. This was played early in the golf season, on Sunday 10 April, but with a strong team, we pulled off a great victory, winning 9½ to 2½.

The above win got us through to the quarter-final with a neutral course draw at South Winchester GC against Ferndown GC, to be played on 17 July. This was played on one of the hottest days for many a year. With Ferndown GC bringing their strongest team, we ended up falling just short, with nearly every match finishing on the eighteenth, both morning and afternoon. The result was a loss of 8½ to 3½ but was a lot closer than the score suggests.

Stoke Salver

Our first-round draw was away against Lyme Regis, played on Sunday, 29 May. This was a closely fought match, but with strong opponents and course setup against us, we lost 9½ to 2½.

Southern Counties Scratch League

A quick overview of how this newly formed league works: The league was set up three years ago and now has over 160 teams. The league is split into six regions from the Midlands down to Cornwall. Each region is split into geographical leagues of four teams. Each team plays two home and two away matches, with the winners of the league going through to a final.

This year we were drawn in group O alongside Parkstone GC, Alresford GC, Royal Winchester GC, and Ashley Wood GC.

We started with a home match against Parkstone GC, played on Sunday, 24 April, and with a good start to the match, it was looking like a solid win with the final match one-up on the seventeenth tee. Then the unthinkable happened. The Parkstone player drove the seventeenth green, making an easy birdie to win the hole and then put his tee shot to six inches on the eighteenth to win his match. We ended up losing the match 3 to 2.

Our next match was away to South Winchester GC on Sunday, 15 May. This ended with a very strong 4-to-1 win against tough opponents on their home course.

Next was yet another away match at Alresford GC on Sunday, 22 May, a tight match with nearly all the games going down to the eighteenth hole against a strong team. The match finished with a 2½-to-2½ draw.

Now on to the last game of the league, a home match against Ashley Wood GC on Sunday, 24 July: We had a great win against the eventual winners of the league, 3 to 2.

Knighton Heath GC finished the league with 4½ points, just ½ point short of making the final.

Conclusion to Knighton Heath scratch team events

Knighton Heath Golf Club has shown we can compete at a high level with any team in the county and will continue to do so.

A final thought to this year's scratch competitions: We showed great resolve given that one of our highly thought-of and great team members was sadly and unnecessarily taken from us. Andy Nicholas (Bandy) will be missed for a very long time and our thoughts and prayers go out to his family and all his friends.

Mark Green

Hardy A

The Hardy A team had a successful season that was close to being very good.

Over a season of 12 matches (eight wins and four losses) Knighton Heath fielded 24 players. Many were veterans of KHGC Hardy teams, and others were new. Everyone played a massive part in the outcome of the season and the support everyone gave me was very much appreciated.

I can only ask for the same next year when we hope to go one better.

The league format was made up of five teams, each playing both home and away. This proved to be very successful, with plenty of games for everyone to participate in. It also negated the home advantage over the season.

Knighton proved to be invincible at home, winning all four matches. Away proved to be a bit more of a challenge with Knighton losing their first three away matches. However, a good showing away to Weymouth in the final match of the season showed good resolve and led to a KHGC win.

This put Knighton in the top spot, with Isle of Purbeck having a game left to play in second. A strong showing by IOP at home in their final game had them finishing the season as champions with Knighton in second place. Well played, everyone!

The cup draws consistently had Knighton on the back foot with away draws in every round after the first.

A really strong showing from all the team resulted in us reaching the quarterfinals. The match went right to the wire with the last game being the decider. Unfortunately, Parkstone ran out of winners and went on to reach the final, which is still to be played.

With only one match left this season, it is hoped that Hardy A can end the year on a high note with a win against the Hardy B team. Many thanks to everyone in the squad and club for your support throughout the year. I cannot fail to mention the support from the members that have come out to support the team during matches both home and away; it has not gone unnoticed.

Looking forward to next season.

Sean Keen

Hardy B - Cup

I am pleased to report that the Hardy B cup team have won all their matches to date.

This includes the semi-final against Rushmore, which we played on neutral ground at Weymouth Golf Club on Sunday, 18 September.

At the time of writing, I am in the process of organising our finals match against Highcliffe and KHGC.

Vince Hanman

Bridport Bowl A.

After a three-year wait, this prestigious competition began again in March. Teams are now down to six members, playing as three 4BBBs.

The 48 teams are quickly reduced to 16 by a three-team league: 16 in the bowl, 16 in the jug and the final 16 look ahead to next year. Despite losing away to Crane Valley, we topped our group on games won by beating Salisbury at KH by the necessary margin.

We had a tough away draw at Sherborne, but we played some super golf to overcome a good team on their home track. Simon and Graham ran away with the first game. When Ian's approach to the eighteenth settled a few inches from the cup, we knew we had taken the match.

The quarterfinals are two-legged. Highcliffe Castle were our opponents. Their team was awash with shots such as the first game, at KH, which was a very hard fought and ultimately even affair. We had to go there and win. Despite its 'bomb-alley' reputation, the course was in good shape and not too busy. The practice round played off as we navigated the narrow fairways to win 2 to 1 and thus added our name to the semi-final draw.

This was where our luck ran out. We drew Bridport, at Bridport. They are a strong outfit, and we gave them far too many shots. On a very hot day and very busy course, we were no match for the home team. Had any of the games gone the full 18 holes we would have been out there for over six hours. We lost 2.5 to 0.5.

My thanks go to our regular players Simon Rook, Graham Taylor, Ian Tyhurst, Vince Goldband, Mike Welch, and Gary Russell, and to Bob Dilkes, Musty Derbal, Peter Ryan and Keith Webb, who also appeared in winning teams. I couldn't get a game after dropping out for a holiday. They all played some remarkable golf during the encounters.

Throughout the tournament, I am very pleased to report that the opposition were generous hosts and friendly visitors.

Peter Battley

Bridport Bowl B

This year's Bridport Bowl saw a reduction from five pairs per team down to three pairs. The B team saw us use nine different players in total over the five matches we took part in.

The initial group stage saw the B team draw against Came Down away and Lyme Regis at home. A commendable draw in our first match away at Came Down was followed by a victory at home to Lyme Regis with two wins and a half, seeing us finish in a strong position after the group games. This resulted in us being drawn at home to Sherborne in the first knockout stage.

Sherborne proved to be tough opponents, with all three games going to the last hole. Fortunately, we came out on top with three one-up wins, progressing to the quarter-final stage.

The quarter-final saw us drawn against Bridport B in a two-leg home and away tie.

The first leg away proved to be a tough day, with us losing all three matches on a challenging firm golf course.

As a team, we felt we could still turn the tie around back at Knighton, but in the end, we came up short and were knocked out. Bridport B went on to win outright, which showed how strong they were.

Many thanks to everyone who took part and represented the club.

Andrew Brown

Seniors section

The impact of COVID was reduced in 21/22, allowing a relatively normal year of activities.

We welcomed many new Seniors to play matches against local clubs. Club competitions were well supported, despite a few problems with the weather.

We all benefitted from the steady improvement of the course and the new irrigation system.

A full programme of matches against local clubs, Seniors club competitions and trophies was resumed this year. The Seniors played 25 matches, home and away, against golf clubs in the local area. The Winter League had four clubs, including ourselves. This was played as home and away games.

Meyrick again came out on top.

The decision to make all Seniors club trophy competitions 'drawn' entry events was largely acceptable to most Seniors. This is in line with main club events: It gives an added significance to these competitions and enables people to experience playing with others rather than with their regular partners.

Regrettably, the Doug Procter match, Seniors v Ladies in June was cancelled due to the pressure of fixtures at that time. We hope to rearrange it later this year.

The Christmas dinner was poorly supported this year. The committee are looking to instigate an annual Seniors dinner in February to replace the Seniors Christmas dinner, which clashes with the main club's Christmas dinner.

The year was characterised by many long discussions and exchanges of views with CAPCO and MANCO relating to the position and status of the Seniors Committee and its functions.

Two years ago, the Seniors Committee agreed on a policy of non-subsidy of Seniors events.

All monies raised through Seniors Opens would be transferred to KHGC accounts for the financing of projects jointly suggested and agreed upon by the Seniors Committee and MANCO for the benefit of the whole club.

It was agreed that the Seniors' prize money for Seniors' competitions would be changed. The £3 per player fee with 10% going to administrative costs and 90% to prizes would be replaced with main club prize competition fees, £2 per entry with 30% to club funds and 70% to prizes. This has resulted in a smaller prize pot for Seniors' competitions.

In addition, players can enter the sweepstake. It has also been agreed with MANCO that the Seniors' finance account will be closed, and all monies will go into the main club account. This account will have a ring-fenced section for the Seniors, jointly managed by the club general manager and the Seniors treasurer.

Opens: Wine Scramble on 19 June; Bowmaker on 14 July; once again up and running, successfully organised by Richard Collis with assistance from the Seniors Committee and non-committee members.

These have proved excellent events this year, favoured by good weather and large entries.

Many thanks are due to Richard Collis for all his hard work and time put in to make these a real benefit to the club and its reputation in the area.

Charities: Ukraine. This was linked to the Seniors Competition on 31 January. The raffle and contributions raised about £500.

Honeypot Children's Charity is the Seniors charity for the year.

To date, we have raised over £3 000 with the help of raffles at the Opens and the 'big gift' system of contributing funds. The final effort of fundraising will be made with 4B Auctions for Remedy, Royal Winchester, Ferndown, and the raffle on Clutterbuck Day.

Many thanks to all the members who have supported this very worthy charity.

Thanks:

First, I must thank the Seniors Committee for all the time and energy they put in to enable all the Seniors games, matches, and events to take place successfully.

Special thanks to Jeff Gee, our treasurer, who has been excellent in maintaining our accounts.

Also, thanks to the bar, clubhouse and kitchen for providing friendly, good service for all our match and open events visitors, with special mention for Megan and Tom.

Thanks to Denise in the office for such cheerful and useful advice, keeping us up to date with meals and many other things too numerous to list.

In the pro shop, Andy provided willing and invaluable assistance in many ways during the year, not least in wrestling with sometimes-uncooperative software, always cheerful and supportive of extra demands made on his time. He kept all our competitions running, with notices going to all players concerning start times, among other things.

And not least, thanks to Graham and his team of greenkeepers, who make all our golfing activities such a good experience.

I wish the future Captain, Vice-Captain, and committee every success in the coming year.

Richard Pearce
Seniors Captain

Ladies section

What a lovely year I have had as Knighton Heath's Ladies Captain. The year has flown by.

Discussions and difficulties have concerned the change in the ladies' fixtures starting from January 2023. Jane Paine and I have done our best for the section. We are waiting to see what impact this will have on us all.

I have been very lucky in having an extremely hard-working Ladies Committee. I thank each of them for their help and support throughout the year.

We have continued to play in Interclub and Woods matches, with mixed results. Our Interclub team narrowly missed out on going to the county semi-final. We also entered teams into the Humphries Bowl, Parkin Cup, Annodata and Legg Bowl, unfortunately being knocked out at various stages of these competitions.

I must congratulate the Humphreys Bowl players for reaching the semi-finals before being knocked out by Broadstone. Also, Linda Holden and Sianell White played in the Daily Mail Foursomes and got through to the fourth round but unfortunately lost to Brockenhurst. Well done to both.

We have had six friendlies so far this year with reasonable results, with two more matches to go. These have been enjoyable matches.

I would like to thank all the team captains for their sometimes-onerous job in raising match teams, to the 'captains of the day' for these matches, and to all those ladies who have played in our matches this year.

In county competitions, we had some success this year. Pam Chard won the Sime Salver at the County Bronze Spring meeting.

In the County Interclub Foursomes, Linda Holden and Sianell White qualified for the semi-final of the Scratch division but lost to Parkstone.

Sally Hawkrige and Jill Tappin qualified for the semi-final in the silver division, winning against Lyme Regis, and went on to beat Sherborne in the finals. Well done to all four ladies.

Congratulations go to Sally Hawkrige, who qualified for the South Midlands Regional Medal winner's final at Tadmarton Golf Club and progressed to the England Medal finals held at Woodhall Spa.

Our club champion for this year is Sianell White, with the Handicap Trophy being won by Jenny Airth.

We had 80 ladies from other clubs play in our Ladies Open in May, and it was a great success with many complimentary remarks after the event.

My Lady Captains Day in June started with my drive-in having missed, doing this at the start of my year due to ill health. From start to finish it was a day I enjoyed and will never forget.

Our Ladies Invitation Day was in July, and although numbers were slightly down it was still a lovely day.

At each of these events, we had some spectacular displays of food in our refreshment tent, and my thanks go to everyone who contributed.

These days do not organise or run themselves. This is a team effort, and I would like to thank all those who were involved and contributed, including Martin Hayward, Tamo Kalashyan and their teams, and Graham Hastie and his team for preparing the course for us.

My charity fundraising coffee morning went well and was fully subscribed, with 75 players from other clubs. We had many stall holders, a raffle, a bottle tombola, and a putting game that raised an estimated £1500 for my charity, LUPUS UK.

I would also like to take this opportunity to thank Reunert Bauser, the office staff Pat Walters and Denise Bennet, and Andy Windsor and his team for their support this year.

I wish Jane Paine, the incoming Ladies Captain for 2022-2023, every success next year. I hope she enjoys it as much as I have.

Jan Bailey
Ladies Captain

Company registration number 01270334 (England and Wales)

KNIGHTON HEATH GOLF CLUB LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2022



4 Brackley Close
Bournemouth International Airport
Christchurch
Dorset
BH23 6SE

KNIGHTON HEATH GOLF CLUB LIMITED

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KNIGHTON HEATH GOLF CLUB LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2022

The directors present their annual report and financial statements for the year ended 30 June 2022.

Principal activities

The principal activity of the company continued to be that of a Golf Club.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

| | |
|-----------------|--|
| Mr J Airth | (Resigned 21 October 2021) |
| Mr A Groom | (Resigned 27 June 2022) |
| Mr K Harrington | |
| Mr C Hill | |
| Mr S North | (Appointed 21 October 2021 and resigned 12 May 2022) |
| Mr A Parsons | |
| Mr A Penny | |
| Mr M Randall | |
| Mr S Rook | (Appointed 21 October 2021) |
| Mr D Spencer | |
| Mr T Townsend | |

Auditor

The auditor, Harrisons, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

KNIGHTON HEATH GOLF CLUB LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2022

On behalf of the board



Mr D Spencer
Director

18 August 2022

KNIGHTON HEATH GOLF CLUB LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF KNIGHTON HEATH GOLF CLUB LIMITED

Qualified opinion

We have audited the financial statements of Knighton Heath Golf Club Limited (the 'company') for the year ended 30 June 2022 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity, the statement of cash flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2022 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for qualified opinion

During the year the company installed a new Watering System which has been included within tangible fixed assets. However, costs relating to the Watering System totalling £86,386 have been included in the statement of comprehensive income. These costs should have been included within tangible fixed assets in the current year.

The current treatment is not in accordance with FRS 102 which states that the cost of an item of property, plant and equipment comprises any costs directly attributable to bringing an asset to the location and condition necessary for it to be capable of operating in the manner intended by management. This includes irrecoverable VAT allocable to the asset. As a result both the Surplus for the year and the tangible fixed assets have been understated by £86,386.

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

KNIGHTON HEATH GOLF CLUB LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF KNIGHTON HEATH GOLF CLUB LIMITED

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

Except for the matter described in the Basis for qualified opinion section of our report, in the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report. We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

KNIGHTON HEATH GOLF CLUB LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF KNIGHTON HEATH GOLF CLUB LIMITED

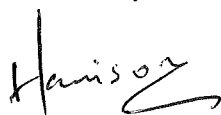
As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related party disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Mark Magrath
Senior Statutory Auditor
For and on behalf of Harrison

23 August 2022

Chartered Accountants
Statutory Auditor

4 Brackley Close
Bournemouth International Airport
Christchurch
Dorset
BH23 6SE

KNIGHTON HEATH GOLF CLUB LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2022

| | Notes | 2022 £ | 2021 £ |
|--|----------|-----------|-----------|
| Turnover | 2 | 949,600 | 672,793 |
| Cost of sales | | (594,490) | (452,869) |
| Gross surplus | | 355,110 | 219,924 |
| Establishment expenses | | (100,834) | (71,857) |
| Administrative expenses | | (314,574) | (223,837) |
| Other operating income | | 100,000 | 123,563 |
| Operating surplus | 4 | 39,702 | 47,793 |
| Interest receivable and similar income | 5 | 883 | 982 |
| Interest payable and similar expenses | 6 | (11,643) | (5,569) |
| Surplus before taxation | | 28,942 | 43,206 |
| Tax on surplus | 7 | (168) | (187) |
| Surplus for the financial year | | 28,774 | 43,019 |

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

KNIGHTON HEATH GOLF CLUB LIMITED

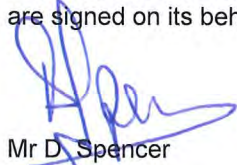
BALANCE SHEET

AS AT 30 JUNE 2022

| | Notes | 2022 £ | £ | 2021 £ | £ |
|--|-------|-----------|-----------|-----------|-----------|
| Fixed assets | | | | | |
| Tangible assets | 8 | | 1,051,047 | | 652,190 |
| Current assets | | | | | |
| Stocks | 9 | 16,500 | | 12,312 | |
| Debtors | 10 | 176,916 | | 120,766 | |
| Cash at bank and in hand | | 301,483 | | 358,745 | |
| | | | | | |
| | | 494,899 | | 491,823 | |
| Creditors: amounts falling due within one year | 11 | (597,129) | | (561,611) | |
| Net current liabilities | | | (102,230) | | (69,788) |
| Total assets less current liabilities | | | 948,817 | | 582,402 |
| Creditors: amounts falling due after more than one year | 12 | | (456,934) | | (119,293) |
| Net assets | | | 491,883 | | 463,109 |
| Reserves | | | | | |
| Other reserves | 17 | 13,293 | | 12,684 | |
| Income and expenditure account | 18 | 478,590 | | 450,425 | |
| Members' funds | | | 491,883 | | 463,109 |

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 18 August 2022 and are signed on its behalf by:



Mr D. Spencer
Director

Company Registration No. 01270334

KNIGHTON HEATH GOLF CLUB LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2022

| | Other reserves £ | Income and expenditure £ | Total £ |
|--|------------------------|--------------------------------|------------|
| Balance at 1 July 2020 | 13,959 | 406,131 | 420,090 |
| Year ended 30 June 2021: | | | |
| Profit and total comprehensive income for the year | - | 43,019 | 43,019 |
| Transfers | (1,275) | 1,275 | - |
| Balance at 30 June 2021 | 12,684 | 450,425 | 463,109 |
| Year ended 30 June 2022: | | | |
| Profit and total comprehensive income for the year | - | 28,774 | 28,774 |
| Transfers | 609 | (609) | - |
| Balance at 30 June 2022 | 13,293 | 478,590 | 491,883 |

KNIGHTON HEATH GOLF CLUB LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2022

| | Notes | 2022 £ | £ | 2021 £ | £ |
|---|-------|-----------|-----------|-----------|----------|
| Cash flows from operating activities | | | | | |
| Cash generated from operations | 21 | | 93,588 | | 265,314 |
| Interest paid | | | (11,643) | | (5,569) |
| Corporation tax paid | | | (187) | | (227) |
| Net cash inflow from operating activities | | | 81,758 | | 259,518 |
| Investing activities | | | | | |
| Purchase of tangible fixed assets | | (454,961) | | (80,774) | |
| Interest received | | 883 | | 982 | |
| Net cash used in investing activities | | | (454,078) | | (79,792) |
| Financing activities | | | | | |
| Proceeds of new bank loans | | 475,000 | | 50,000 | |
| Repayment of bank loans | | (128,862) | | (20,394) | |
| Payment of finance leases obligations | | (31,080) | | (30,082) | |
| Net cash generated from/(used in) financing activities | | | 315,058 | | (476) |
| Net (decrease)/increase in cash and cash equivalents | | | (57,262) | | 179,250 |
| Cash and cash equivalents at beginning of year | | | 358,745 | | 179,495 |
| Cash and cash equivalents at end of year | | | 301,483 | | 358,745 |

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

1 Accounting policies

Company information

Knighton Heath Golf Club Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is Francis Avenue, Bournemouth, Dorset, BH11 8NX.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that it is probable the expenses recognised will be recovered.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

| | |
|-----------------------------|---------------------------------------|
| Freehold land and buildings | See note below |
| Plant and machinery | 25% straight line / 10% straight line |
| Fixtures and fittings | 25% straight line / 10% straight line |
| Huts & Washdown | 5% straight line |
| Watering system | 5% straight line |

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to surplus or deficit.

All course plant and equipment purchased since 1 July 2012, and costing in excess of £5,000, shall be depreciated on a straight line basis over its expected useful life of 10 years.

The estimated residual value of the company's freehold properties is in excess of its net book value. It is the company's policy to maintain this property so that the estimated residual value will not be impaired over time. The costs of this maintenance are charged to the profit and loss account as incurred. The directors are of the opinion that any depreciation in respect of the company's freehold property would be immaterial and consequently no provision is made in the accounts for such depreciation.

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2022

1 Accounting policies

(Continued)

1.5 Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

1.6 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

1.7 Financial instruments

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Current tax is recognised on taxable profit for the current and, where not previously recognised, past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

1.9 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.10 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to profit or loss so as to produce a constant periodic rate of interest on the remaining balance of the liability.

1.11 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

2 Turnover and other revenue

| | 2022 £ | 2021 £ |
|---|----------------|----------------|
| Turnover analysed by class of business | | |
| Subscriptions | 537,938 | 474,983 |
| Bar & Catering | 286,737 | 121,206 |
| Green fees | 85,398 | 50,688 |
| Other income | 39,527 | 25,916 |
| | <u>949,600</u> | <u>672,793</u> |

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

3 Employees

The average monthly number of persons (excluding directors) employed by the company during the year was:

| | 2022 Number | 2021 Number |
|--------------------------|----------------|----------------|
| Administrative staff | 3 | 3 |
| Course maintenance staff | 6 | 6 |
| Bar & Catering staff | 11 | 11 |
| | <u>20</u> | <u>20</u> |

Their aggregate remuneration comprised:

| | 2022 £ | 2021 £ |
|-----------------------|----------------|----------------|
| Wages and salaries | 360,978 | 313,196 |
| Social security costs | 20,947 | 17,909 |
| Pension costs | 13,450 | 12,624 |
| | <u>395,375</u> | <u>343,729</u> |

Please note the above figures reflect the total wages cost to the club before receipt of the Job Retention Scheme allowance. No amount was received in the current accounting period, however a total of £75,174 was received during the prior year.

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

4 Operating surplus

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Operating surplus for the year is stated after charging/(crediting): | | |
| Government grants | - | (114,388) |
| Fees payable to the company's auditor for the audit of the company's financial statements | 4,400 | 4,000 |
| Depreciation of owned tangible fixed assets | 56,104 | 36,783 |
| Depreciation of tangible fixed assets held under finance leases | - | 15,060 |
| (Profit)/loss on disposal of tangible fixed assets | - | 508 |

5 Interest receivable and similar income

| | 2022 £ | 2021 £ |
|---------------------------|-----------|-----------|
| Interest income | | |
| Interest on bank deposits | 883 | 982 |

6 Interest payable and similar expenses

| | 2022 £ | 2021 £ |
|--|-----------|-----------|
| Interest on bank overdrafts and loans | 11,103 | 4,031 |
| Interest on finance leases and hire purchase contracts | 540 | 1,538 |
| | 11,643 | 5,569 |

7 Taxation

| | 2022 £ | 2021 £ |
|--|-----------|-----------|
| Current tax | | |
| UK corporation tax on profits for the current period | 168 | 187 |

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

| | 2022 £ | 2021 £ |
|--|-----------|-----------|
| Profit before taxation | 28,942 | 43,206 |
| Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%) | 5,499 | 8,209 |
| Tax effect of expenses that are not deductible in determining taxable profit | (5,499) | (8,209) |
| Tax on investment income | 168 | 187 |
| Taxation charge for the year | 168 | 187 |

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2022

8 Tangible fixed assets

| | Freehold land and buildings £ | Plant and machinery £ | Fixtures and fittings £ | Huts & Washdown £ | Watering system £ | Total £ |
|--|-------------------------------------|-----------------------------|-------------------------------|-------------------------|-------------------------|------------|
| Cost | | | | | | |
| At 1 July 2021 | 382,735 | 429,836 | 207,767 | 141,351 | 98,913 | 1,260,602 |
| Additions | - | - | 25,165 | - | 429,796 | 454,961 |
| Disposals | - | - | (24,519) | - | (65,467) | (89,986) |
| At 30 June 2022 | 382,735 | 429,836 | 208,413 | 141,351 | 463,242 | 1,625,577 |
| Depreciation and impairment | | | | | | |
| At 1 July 2021 | 35,000 | 277,445 | 134,338 | 96,162 | 65,467 | 608,412 |
| Depreciation charged in the year | - | 29,346 | 18,010 | 7,068 | 1,680 | 56,104 |
| Eliminated in respect of disposals | - | - | (24,519) | - | (65,467) | (89,986) |
| At 30 June 2022 | 35,000 | 306,791 | 127,829 | 103,230 | 1,680 | 574,530 |
| Carrying amount | | | | | | |
| At 30 June 2022 | 347,735 | 123,045 | 80,584 | 38,121 | 461,562 | 1,051,047 |
| At 30 June 2021 | 347,735 | 152,391 | 73,429 | 45,189 | 33,446 | 652,190 |

The net carrying value of tangible fixed assets includes the following in respect of assets held under finance leases or hire purchase contracts.

| | 2022 £ | 2021 £ |
|---------------------|-----------|-----------|
| Plant and machinery | - | 92,693 |

9 Stocks

| | 2022 £ | 2021 £ |
|-------|-----------|-----------|
| Stock | 16,500 | 12,312 |

10 Debtors

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Amounts falling due within one year: | | |
| Other debtors | 154,264 | 112,336 |
| Prepayments and accrued income | 22,652 | 8,430 |
| | 176,916 | 120,766 |

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

11 Creditors: amounts falling due within one year

| | Notes | 2022 £ | 2021 £ |
|----------------------------------|-------|----------------|----------------|
| Bank loans | 13 | 20,856 | 17,744 |
| Obligations under finance leases | 14 | - | 31,080 |
| Payments received on account | | 444,028 | 372,312 |
| Trade creditors | | 82,529 | 80,222 |
| Corporation tax | | 168 | 187 |
| Other creditors | | 7,696 | 7,565 |
| Accruals and deferred income | | 41,852 | 52,501 |
| | | <u>597,129</u> | <u>561,611</u> |

12 Creditors: amounts falling due after more than one year

| | Notes | 2022 £ | 2021 £ |
|---------------------------|-------|----------------|----------------|
| Bank loans and overdrafts | 13 | 444,563 | 101,537 |
| Other creditors | | 12,371 | 17,756 |
| | | <u>456,934</u> | <u>119,293</u> |

Amounts included above which fall due after five years are as follows:

| | | |
|------------------------|----------------|--------------|
| Payable by instalments | 348,017 | 3,333 |
| | <u>348,017</u> | <u>3,333</u> |

13 Loans and overdrafts

| | 2022 £ | 2021 £ |
|-------------------------|----------------|----------------|
| Bank loans | 465,419 | 119,281 |
| | <u>465,419</u> | <u>119,281</u> |
| Payable within one year | 20,856 | 17,744 |
| Payable after one year | 444,563 | 101,537 |
| | <u>465,419</u> | <u>119,281</u> |

Bank loans totalling £465,419 (2021: £119,281) are secured on the freehold property and by way of a fixed charge over the assets of the Club.

The Club has two loans at the balance sheet date. The first loan is repayable over 15 years with a fixed interest rate of 5.52%. The second loan is repayable over 15 years with a variable interest rate of 3.43% plus base rate.

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

14 Finance lease obligations

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Future minimum lease payments due under finance leases: | | |
| Within one year | - | 31,080 |

The outstanding balances are secured against the assets to which they relate.

15 Retirement benefit schemes

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Defined contribution schemes | | |
| Charge to profit or loss in respect of defined contribution schemes | 13,450 | 12,624 |

The company operates a defined contribution pension scheme for all qualifying employees.

16 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding £6 for ordinary members, £5 for lady members, and 10p for other members.

At the year end the total number of fee paying members who had renewed for the following year was 539 (2021: 461).

17 Other reserves

| | 100 Club designated fund £ | Seniors section £ | Ladies section £ | Total £ |
|------------------------------------|-------------------------------------|-------------------------|------------------------|------------|
| At the beginning of the prior year | 2,111 | 9,223 | 2,625 | 13,959 |
| Additions | 922 | (2,564) | 367 | (1,275) |
| At the end of the prior year | 3,033 | 6,659 | 2,992 | 12,684 |
| Additions | 76 | (250) | 783 | 609 |
| At the end of the current year | 3,109 | 6,409 | 3,775 | 13,293 |

18 Income and expenditure account

| | 2022 £ | 2021 £ |
|------------------------------|-----------|-----------|
| At the beginning of the year | 450,425 | 406,131 |
| Surplus for the year | 28,774 | 43,019 |
| Transfer from other reserves | (609) | 1,275 |
| At the end of the year | 478,590 | 450,425 |

KNIGHTON HEATH GOLF CLUB LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2022

19 Operating lease commitments

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

| | 2022 £ | 2021 £ |
|----------------------------|--------------|---------------|
| Within one year | 4,630 | 4,630 |
| Between two and five years | 4,630 | 9,259 |
| | <u>9,260</u> | <u>13,889</u> |

20 Related party transactions

The general manager was resident during the current and prior year in premises owned by the club. No rent is paid for this. The Mens and Ladies captains from the prior year were not required to pay their membership subscriptions of £1,237 in the current year.

21 Cash generated from operations

| | 2022 £ | 2021 £ |
|--|---------------|----------------|
| Surplus for the year after tax | 28,774 | 43,019 |
| Adjustments for: | | |
| Taxation charged | 168 | 187 |
| Finance costs | 11,643 | 5,569 |
| Investment income | (883) | (982) |
| (Gain)/loss on disposal of tangible fixed assets | - | 508 |
| Depreciation and impairment of tangible fixed assets | 56,104 | 51,843 |
| Movements in working capital: | | |
| (Increase)/decrease in stocks | (4,188) | 2,747 |
| Increase in debtors | (56,150) | (41,376) |
| Increase in creditors | 58,120 | 203,799 |
| Cash generated from operations | <u>93,588</u> | <u>265,314</u> |

22 Analysis of changes in net funds/(debt)

| | 1 July 2021 £ | Cash flows £ | 30 June 2022 £ |
|----------------------------------|------------------|------------------|-------------------|
| Cash at bank and in hand | 358,745 | (57,262) | 301,483 |
| Borrowings excluding overdrafts | (119,281) | (346,138) | (465,419) |
| Obligations under finance leases | (31,080) | 31,080 | - |
| | <u>208,384</u> | <u>(372,320)</u> | <u>(163,936)</u> |

KNIGHTON HEATH GOLF CLUB LIMITED
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 30 JUNE 2022

KNIGHTON HEATH GOLF CLUB
COMPANY LIMITED BY GUARANTEE
TRADING AND PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 JUNE 2022

| | | 2022 | | 2021 | |
|---|----|---------|---------|---------|---------|
| | | £ | £ | £ | £ |
| INCOME | | | | | |
| Subscriptions | 1 | 537,938 | | 474,983 | |
| Green fees | | 85,398 | | 50,688 | |
| Surplus on amusement machines | 2 | 4,197 | | 1,060 | |
| Bar and catering profit | 3 | (2,611) | | (7,686) | |
| Locker rents | | 10,063 | | 12,018 | |
| Surplus on buggy rental | | 1,559 | | (815) | |
| Advertising | | - | | 865 | |
| Government grants receivable | | - | | 39,214 | |
| EG Support grant | | - | | 9,175 | |
| Business interruption insurance claim | | 100,000 | | - | |
| Bank interest receivable | | 883 | | 982 | |
| | | | 737,427 | | 580,484 |
| EXPENSES | | | | | |
| Upkeep of course | 4 | 264,620 | | 244,383 | |
| Service to members | 5 | 57,973 | | 65,001 | |
| Clubhouse expenses | 6 | 100,834 | | 71,857 | |
| Administration | 7 | 118,426 | | 68,744 | |
| Finance | 8 | 111,137 | | 33,668 | |
| Depreciation | 9 | 56,104 | | 52,351 | |
| | | | 709,094 | | 536,004 |
| (DEFICIT)/SURPLUS FOR THE YEAR BEFORE TAXATION | | | 28,333 | | 44,480 |
| Taxation | | | 168 | | 187 |
| CLUB RETAINED (DEFICIT)/SURPLUS | | | 28,165 | | 44,293 |
| SENIORS SECTION (DEFICIT)/SURPLUS | 10 | (250) | | (2,563) | |
| LADIES SECTION (DEFICIT)/SURPLUS | 11 | 783 | | 367 | |
| 100 CLUB DESIGNATED FUND SURPLUS | 12 | 76 | | 922 | |
| OVERALL RETAINED (DEFICIT)/SURPLUS | | | 28,774 | | 43,019 |

KNIGHTON HEATH GOLF CLUB
COMPANY LIMITED BY GUARANTEE
TRADING AND PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 JUNE 2022

| | 2022 | | 2021 | |
|---|-----------------|-----------------------|-----------------|-----------------------|
| | £ | £ | £ | £ |
| 1. Subscriptions | | | | |
| Subscriptions | | <u><u>537,938</u></u> | | <u><u>474,983</u></u> |
| 2. Surplus on amusement machines | | | | |
| Subscriptions | | <u><u>4,197</u></u> | | <u><u>1,060</u></u> |
| 3. Bar and catering profit | | | | |
| Bar income | 189,128 | | 82,368 | |
| Bar purchases | <u>(66,297)</u> | | <u>(29,134)</u> | |
| Bar gross profit | | 122,831 | | 53,234 |
| Catering income | 115,033 | | 46,964 | |
| Catering purchases | <u>(50,099)</u> | | <u>(18,237)</u> | |
| Catering gross profit | | 64,934 | | 28,727 |
| Bar & kitchen stock written off | | - | | (858) |
| Total gross profit | | <u><u>187,765</u></u> | | <u><u>81,103</u></u> |
| Wages and salaries | (160,571) | | (120,484) | |
| NIC on wages and salaries | (8,749) | | (6,102) | |
| Staff pension contributions | (5,364) | | (4,814) | |
| Job retention scheme | - | | 54,142 | |
| Equipment maintenance | (14,901) | | (11,124) | |
| Crockery replacement | <u>(791)</u> | | <u>(407)</u> | |
| | | (190,376) | | (88,789) |
| | | <u><u>(2,611)</u></u> | | <u><u>(7,686)</u></u> |

KNIGHTON HEATH GOLF CLUB
COMPANY LIMITED BY GUARANTEE
TRADING AND PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 JUNE 2022

| | 2022 | | 2021 | |
|--|---------|----------------|---------|----------------|
| | £ | £ | £ | £ |
| 4. Upkeep of course | | | | |
| Course wages and salaries | 140,001 | | 135,892 | |
| Employers National Insurance contributions | 12,373 | | 11,477 | |
| Staff pension contributions | 5,187 | | 5,029 | |
| | | 157,561 | | 152,398 |
| Job retention scheme | | - | | (3,264) |
| Course maintenance and improvement | | 38,494 | | 23,479 |
| Course machinery repairs and maintenance | | 13,562 | | 15,358 |
| Water rates | | 4,087 | | 10,741 |
| Course sundries | | 1,750 | | 1,461 |
| Furniture | | 161 | | 2,300 |
| Health and safety | | 2,632 | | 2,424 |
| Materials | | 38,096 | | 32,205 |
| Fuel and oil | | 8,231 | | 6,896 |
| Course phone | | 46 | | 385 |
| | | 264,620 | | 244,383 |
| 5. Services to members | | | | |
| Professional retainer | | 22,589 | | 16,610 |
| Affiliation fees | | 9,018 | | 8,296 |
| Juniors Designated Fund | | 3,579 | | 1,738 |
| Competition | | 3,811 | | 4,221 |
| Sponsorship | | 1,552 | | 1,510 |
| Members rebate | | - | | 24,500 |
| Bar discount | | 12,530 | | 5,767 |
| Catering discount | | 4,894 | | 2,359 |
| | | 57,973 | | 65,001 |

KNIGHTON HEATH GOLF CLUB
COMPANY LIMITED BY GUARANTEE
TRADING AND PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 JUNE 2022

| | 2022 | | 2021 | |
|--|--------------|----------------|--------------|---------------|
| | £ | £ | £ | £ |
| 6. Clubhouse expenses | | | | |
| Rates including sewerage and trade waste charges | | 19,179 | | 5,431 |
| Insurance | | 11,040 | | 10,779 |
| Heat and Light | | 22,851 | | 14,495 |
| House maintenance | | 12,040 | | 19,251 |
| General maintenance | | 2,667 | | 1,278 |
| Cleaning | | 18,457 | | 10,476 |
| Security | | 3,559 | | 2,162 |
| TV and music licences | | 588 | | 520 |
| Sky TV | | 6,399 | | 3,057 |
| House sundries | | 879 | | 824 |
| House equip hire/lease | | 1,114 | | 1,118 |
| Other liceneces | | 976 | | 773 |
| Health and safety | | 1,085 | | 1,693 |
| | | <u>100,834</u> | | <u>71,857</u> |
| 7. Administration | | | | |
| Administrative staff salaries | 60,406 | | 56,820 | |
| Employers National Insurance contributions | 4,825 | | 4,330 | |
| Employers National Insurance allowance | (5,000) | | (4,000) | |
| Staff pension contributions | <u>2,899</u> | | <u>2,781</u> | |
| | | 63,130 | | 59,931 |
| Job retention scheme | | - | | (17,768) |
| Telephone | | 7,314 | | 7,133 |
| Printing, postage and stationery | | 3,551 | | 3,179 |
| Office equipment maintenance | | - | | - |
| Computer software maintenance | | 8,169 | | 7,107 |
| Staff welfare | | 898 | | 900 |
| Sundry expenses | | 844 | | (458) |
| Advertising | | 1,807 | | 1,193 |
| Legal and professional fees | | 26,683 | | 2,227 |
| Stock-taking fees | | 870 | | 645 |
| Accountancy fees | | 760 | | 655 |
| Auditors remuneration | | 4,400 | | 4,000 |
| | | <u>118,426</u> | | <u>68,744</u> |

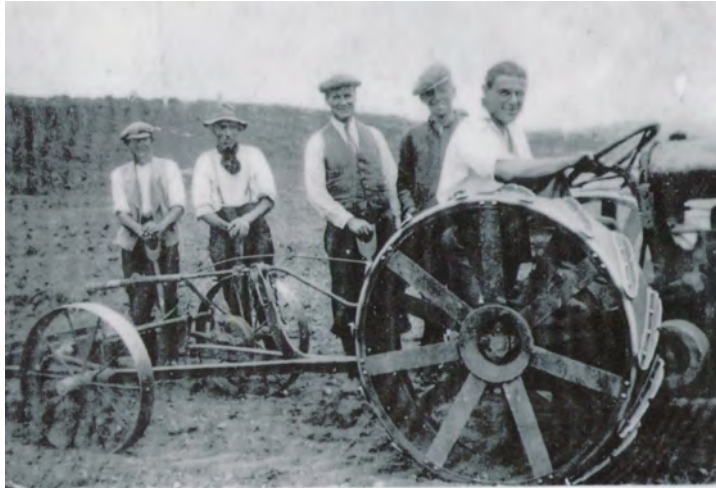
KNIGHTON HEATH GOLF CLUB
COMPANY LIMITED BY GUARANTEE
TRADING AND PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 JUNE 2022

| | 2022 £ | 2021 £ |
|---|----------------|----------------|
| 8. Finance | | |
| Bank interest payable | 11,103 | 4,031 |
| Hire purchase and finance lease charges | 540 | 1,538 |
| Bank charges | 14,655 | 5,181 |
| Irrecoverable VAT | 84,839 | 22,918 |
| | <u>111,137</u> | <u>33,668</u> |
| 9. Depreciation | | |
| Depreciation of plant and machinery | 29,346 | 25,848 |
| Depreciation of fixtures and fittings | 18,010 | 18,927 |
| Depreciation of huts and washdown | 7,068 | 7,068 |
| Depreciation of watering system | 1,680 | - |
| Loss on disposal of fixed assets | - | 508 |
| | <u>56,104</u> | <u>52,351</u> |
| 10. Seniors section | | |
| Income | 14,355 | 8,631 |
| Expenditure | (14,605) | (11,194) |
| | <u>(250)</u> | <u>(2,563)</u> |
| Bank balance as at 30 June 2022 | <u>8,686</u> | <u>8,869</u> |
| 11. Ladies section | | |
| Income | 6,443 | 2,417 |
| Expenditure | (5,660) | (2,050) |
| | <u>783</u> | <u>367</u> |
| Reserves available as at 30 June 2022 | <u>3,775</u> | <u>2,992</u> |
| 12. 100 Club | | |
| Income | 2,910 | 1,740 |
| Expenditure | (2,834) | (818) |
| | <u>76</u> | <u>922</u> |
| Bank balance as at 30 June 2022 | <u>3,109</u> | <u>3,033</u> |

BOURNEMOUTH & EAST PARKSTONE (DIRECT SUPPLIES) LTD NORTHBOURNE GOLF CLUB

On 1st February 1932 a company was formed by Messrs Douglas Maxwell and Eric Waller following the sale of some of their grocery and fruiterer business premises.

The aim was to find a golf club under their new company name of Wallisdown (Bournemouth) Golf Club. Shares in the company were created contributing to the capital of £8,000 which the company had amassed. In December 1932 negotiations



were initiated with Lord Wimborne for the purchase of land on Canford Heath. By the end of March 1933, the deal was sealed.

The then Board of Trade refused to sanction the chosen name for the company, which then remained as B & EP (Direct Supplies) Limited. The golf club was registered as Northbourne Golf Club.

Through the previous 12 months the heavy manual work of building the course resulted in an undulating 18-hole course created to the design by Cecil Wren, latterly the Professional at Crichel Golf Club, north of Wimborne.

Creating the course in 1933. Wren is wearing the tie!

On the 31st of May 1934 the rules and byelaws for Northbourne Golf Club were read and approved. The first AGM of the club took place on 30th June 1934. By then the membership was around 250 enjoying annual subscriptions of £4.4.0d for men and £3.11.6d for ladies. The first club committee members were Messrs King, Mitchell, Tarrant, Lester and Little. The club was formally opened with an exhibition match between Percy Alliss, professional at Ferndown GC, and Alf Padgham. Both were well known professionals at the peak of their games. The photograph depicts the original clubhouse alongside the current Poole-Ringwood Road situated somewhere between the start of Littlemoor Avenue and Paddington Grove.

The entrance to the course was through a wrought iron gateway.



Exhibition 1934 -
Percy Alliss is seated
centre in a black
jacket

Sadly, the summer that year turned out to be one of drought proportions and the course, though not the greens, suffered badly as it was newly constructed. In January 1935 the subscriptions were reduced as compensation to the members. 1936 saw its recovery and an expansion of membership to 400. Times must have been hard financially then too, as the company took out a mortgage from a wealthy local man but also secured the club house land, car park and the clubhouse itself as well as a close by house in which, later, the Secretary lived. The crisis must have been severe as the directors opted to take no salary and relied instead on profit from the mushroom trade which was based in buildings on the current greenkeeper's site.

1937 did not turn out to be too good a year either as on 13th April the greenkeeper's shed burnt down and with it was lost all the machinery and seed and other materials. A new shed was built in the pit alongside the fairway of the current 13th hole. New equipment was also purchased including a "quintuple" mower and a new tractor.

The greens were still kept in good order by the services of Cecil Wren and his handy hand mower as may be seen from the photograph below! Wren must have been quite an accomplished golfer for he set the Professional Course Record of 66 in 1938. With the equipment and quality of balls then available that was no mean feat. Cecil Wren's clubs, bag, umbrella, and a few balls were donated to the club in 2007 and are housed in a display cabinet in the lounge.



This is green cutting in the late 1930's!

Things soldiered on until the outbreak of war in 1939. Mr Toley of Broadstone still held a mortgage deed on the club; Cecil Wren was still the professional and a whole series of stewards had been employed and lost until Bill and Vera Freeman entered the scene in May 1938. Some years later they were destined to become owners of the club. Capt (Retd) Malcolm Clarke, who had been secretary since December 1935, was called to the Colours once more, in September.

Entrance fees were abolished for the duration of the war and Mr Clarke's house was furnished and let! Subscriptions for membership were frozen in 1940 and, in a gesture of great generosity all members who were serving in the Armed Forces were retained as members and given courtesy of the course for the duration of the war. The club limped through the early war years until June 1942.

Even Mr Toley assisted by reducing the interest payments he required from the club on his mortgage to 3% for the duration of the war. Come mid 1942 petrol restrictions and the consequent impact upon public transport led to a massive reduction of play on the course.

Further financial problems arose with the bank reducing the permitted level of the overdraft. In spite of it all and considering the inability to obtain adequate supplies of fertiliser and the lack of available labour, the course was declared to be in good condition. By the end of December 1944, the use of the course had improved so that most of the debts, except that to Mr Toley, had been paid off. There were then only 70 full paying members. However, the number of "special rate" 5 day and non-playing members brought the membership total up to 280. It would seem that there were a lot of social members at the club!

June 1945 saw Cecil Wren carpeted for not putting in sufficient time on the course. He was kept on as Professional/Groundsman and given a warning that unless he improved his professional's post would go to another. Captain, now Major, Clarke was also about to return as Secretary. By July even the Club members voted Cecil Wren out as Professional. In January 1946 JA Paterson was appointed as Club Professional whilst Cecil Wren stayed on as a greenkeeper. Mr Toley had now died, but naturally his widow was claiming the interest but now at the pre-war rate. Jim Paterson reached the final of the Daily Mail Tournament in 1946 and played in a number of other National tournaments. 1946 seems to have been an auspicious year as an offer was made for the purchase of the course by Mr Waller – the same former director of the company. The company asked for £20,000. When he declined the purchase, it was also offered to Poole Corporation who also declined the privilege. The year saw fires on the course which destroyed most of the trees on the boundaries and the first of the long running saga of children invading the course using it as a playground. An early watering system was also installed comprising mainly a trailer on which was mounted a war-time pump.

Interest in the purchase of the course continued in 1947 as throughout the year enquiries were made. The Professional, Jim Paterson, and his wife were appointed as stewards of the club, whilst he continued his golfing efforts nationally. 1947 also saw Northbourne Golf Club hosting its first Bournemouth Golfing Alliance meeting which continued in subsequent years. The Dorset County Golf Union also staged the annual County Championship at the club for the first time in May 1948.

Things were not altogether satisfactory with the new stewardship as account discrepancies forced the club membership to demand some form of action from the company. Financial difficulties continued into 1949 with the application of legislation affecting wages taking its toll until the company was forced to raise subscription rates.

Eventually a buyer was found for the course in the person of Bill Freeman; he had previously bought one of the company's grocery and fruiterer businesses and had had a brief spell as Steward on the club in 1938.

The Freemans took over ownership of Northbourne Golf Club in late 1949 and our interest in the B and EP (Direct Supplies) Ltd ceased.

In 1959 it was renamed New Northbourne Golf Club by the new owner, Mr Billy Knott. He sold it on in 1972 but the new owner went bankrupt in 1976. The club members were offered the opportunity to raise capital for the purchase of the course. This was successfully achieved, and the club was renamed Knighton Heath Golf Club.



Knighton Heath Golf Club Ltd

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