

Important Notice Regarding the Club and Clubhouse

Historical Context

We are pleased to share an important update about the future of the Club and Clubhouse, a vital part of our community since 1922.

In 1922, Charles Morris established a trust transferring the land to three trustees for the benefit of the Club. Contrary to some comments, the land was never transferred to the village. The trust deed states that the land is to be held:

“upon trust for the members for the time being of the Club and permit the same to be used occupied and enjoyed by the said members...”

Under the terms of the trust deed, the Club may, amongst other things, sell or otherwise deal with the land and apply the moneys arising from any sale or other dealing as the Committee may from time to time direct.

The Dealings with the Land

Following a vote by the members, the Committee directed the trustees to enter into a transaction whereby part of the land would be sold to pay for a new clubhouse to replace the old, deteriorating one. Without this decision, the Club would have ceased to exist. The trustees acted throughout on legal advice and after receiving a report from an independent Chartered Surveyor, who confirmed that the proposed transaction was beneficial to the Club. The Committee and trustees have always acted with the sole purpose of preserving the Club as a facility for the community.

This has been a long process, but planning permission has now been obtained, and it is hoped that the new clubhouse will be open within the next few years.

Financial and Structural Challenges (2009-2016)

By 2009, the Club faced severe financial difficulties, burdened by falling membership, mounting debts, and a deteriorating clubhouse in desperate need of repair. Despite concerted efforts to reduce costs, the premises continued to decline. The Club struggled to meet basic maintenance requirements, and the unsafe condition of the building posed serious legal liabilities. The Club would have ceased to exist without immediate intervention.

The Kossway Proposal

In response to these challenges, the Committee proposed a joint venture with Kossway in 2009 to redevelop part of the land, providing funds for a new clubhouse and securing the Club's future. Without intervention, the clubhouse would have deteriorated to the point of abandonment. Members approved the plan at a Special General Meeting in 2010.

Independent Evaluation

An independent Chartered Surveyor's 2011 report endorsed the redevelopment as beneficial to the Club, highlighting its potential to address structural issues and secure long-term sustainability.

Commitment of the Trustees

The trustees have invested countless hours and considerable personal effort over many years to ensure the Club not only survived but thrived. Their dedication, often involving significant personal sacrifice, has been pivotal in safeguarding the Club's existence for future generations. The trustees have consistently acted on the instructions of the Committee, which obtained the approval of the Club members. Furthermore, an independent Chartered Surveyor had provided an opinion that the proposal was favourable for the Club. The trustees relied at all times on independent legal advice to guide their actions.

Formation of a New Company

To shield members from liability, a Company Limited by Guarantee, "London Colney Village Club (Property Holding) Limited," was established to hold the land for the Club's benefit. This structure ensures sound management and long-term stability.

Current Position

The clubhouse was closed during COVID and fell into further deterioration. Due to safety concerns, the decision was made not to reopen the clubhouse. We are now awaiting the construction of a brand-new clubhouse.

The Brand-New Clubhouse and Community Benefits

A major achievement of the development is the creation of a brand-new clubhouse, thoughtfully designed to meet the evolving needs of the Club and the wider community.

The new facility will provide:

- Modern, fully accessible amenities
- Enhanced social and recreational spaces
- Improved infrastructure to support events and activities for all ages

This development represents a transformative investment in the community's future, creating a vibrant hub where residents can gather, socialise, and engage in a wide variety of activities, including social events, educational workshops, and recreational programmes. We look forward to hearing from members about ways to make the new clubhouse a vibrant hub for all.

Trustee Integrity

Throughout this process, the trustees have acted on expert legal advice to protect the Club's best interests and ensure compliance with their legal responsibilities. Over the years, no fewer than six independent legal advisers have been consulted. The trustees have consistently acted with one purpose—to secure the Club's survival for the benefit of the community.

Looking Forward

The carefully planned redevelopment ensures that the Club will remain a vital part of the community for generations to come. We look forward to a prosperous future for the Club, fostering a vibrant and inclusive community space.