

# Beechwood Community Centre

Beechwood (Halton) Community Centre CIC - a community interest company

Beechwood Community Centre, Beechwood Avenue, Runcorn, WA7 3HB

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To all homeowners

April 2022

We hope you found the information pack helpful as it highlighted the Centre's history as well as a detailed overview of our financial progress over the last few years. Can we suggest that this is kept with your homeowner information as it will be of interest for potential future owners.

## Homeowner fee

In our letter dated 31<sup>st</sup> March 2021 we advised that due to the financial support provided by the Government and bank loan repayment concession we were in a position to give a partial refund of £43,000 that will be equally shared with all Homeowners. This equated to an £80 credit on the 2020/21 owners fee for each homeowner, this meant direct debits were paused for May and June 2021 and March and April 2022. Arrangements were made for those paying by other means to collect their credit. You were also advised at the AGM and in a follow up letter in November 2021 that there was a smaller refund payable of £32.27 per homeowner due to extended furlough for the Managing Director salary and a further partial business rate reduction. The cheque for this amount is enclosed. However, if your owners fee account is in arrear's we have set your refund against the outstanding amount so you will not receive a cheque. You will be contacted separately in due course if this is the case, If you pay the outstanding amount due on your account by end of April 2022 a refund cheque will be sent to you at that point. If you need further clarification about your owners account please contact: [businessmanager@beechwoodcentre.co.uk](mailto:businessmanager@beechwoodcentre.co.uk)

Of course, the good news is 2022/23 had reduced to £13.50 per month, the reasons for this were detailed in the AGM slides and accompanying notes available on the homeowner page of the Beechwood website. Although we could not predict the current national financial crisis we have managed to buck the trend by being able to make this reduction in or monthly contribution. I am sure for many of us it's a welcomed one.

COVID 19 - throughout the pandemic we have had in place a covid risk assessment and plan which kept everyone visiting or working in the building safe - thank you for adhering to the measures we put in place. All restrictions are now lifted, but we still reinforce the need for basic hygiene to be maintained.

**Review of the action plan from November 2021** the completion dates proposed in the action plan have been delayed for operational reasons as well as staff absences due to Covid 19. Every homeowner had a copy of this plan, but feel free to contact us if you have any queries.

## Frequent User Card

This card will be another product that we sell and therefore will include VAT. At the AGM we listened to your comment and agreed that the home owner charge will be £30 per year paid at the time of purchase (each family member living in the house on Beechwood West estate will have their own card) Non homeowners can purchase a card at a annual cost of £100 per family paid at the time of purchase. Card holders will receive a 10% reduction on bar sales, general swimming. It does not relate to the Poolside Café as it operates its own customer discounts.

Terms of purchase : Card purchases can be made during normal office hours  
The annual fee must be made at the time of purchase  
A card will be provided for all members living in the household  
you will need to provide evidence of address and a passport size photo for each person over 3 years  
To access the discount you must produce your own card  
Renewal reminders will sent two months prior to the expiry date

## **OWNER ENGAGEMENT**

The monthly Director homeowner surgeries have been in place since January (third Saturday of each month 11am -12) where at least one Director and the Operations Manager have been available to meet you and discuss your ideas or address any concerns or issues you as an owner may be experiencing. We time these sessions to coincide with the Local Councillor surgeries, often the local PCSO attends. We haven't had anyone come in as yet! but please do come up even if its for a coffee and a general chat. We agreed that we would trial this for six months, obviously we do this is in our own time so if it's not needed or required let us know.

It is important that we hear the views of all homeowners about day-to-day activity in the Centre and what might interest you. To do this we have set up a number of events which we hope you will attend and would like to engage in irrespective of age or gender.

- Ladies lunch from 3<sup>rd</sup> May 1pm - 3pm - for a chat, and a two course free lunch (please call or email the office by the 30<sup>th</sup> April to book your place at the table)
- Gents pie and a pint from 10<sup>th</sup> May 1pm – 3pm - Join us for a free pie and pint (please call or email the office by the 30<sup>th</sup> April to book your place)
- Young people (12 - 17 age group) pizza and burger early evening session from 3<sup>rd</sup> May 7pm. (if your son or daughter is interested in joining us please call or email the office)
- For couples or singles of any age a cheese and wine evening from 7<sup>th</sup> May 7pm. (please or email the office by 30<sup>th</sup> April to book your table – this event will only be viable if we get 30 people, so it will be subject to cancellation – hopefully that won't be the case.

Hopefully the feedback from these sessions will shape future activity plans.

## **OWNERS FIRST !**

We hope by now that all homeowners understand that if we want to keep our own contribution of running the centre to a minimum, and that we need non homeowners to use

the facilities. Although this is a fact, we acknowledge that we as owners should come first. We know our demographic has changed with lots of young families now choosing to live here, so the past experience of tickets being left unsold is no longer an issue. So for quite some time now we have a policy in place which states homeowners have a priority on ticket purchases for all Beechwood arranged events. (a week before they go on general sale).

### **SOCIAL EVENTS FOR BEECHWOOD WEST HOME OWNER**

Family Friday Glow Party scheduled for 10<sup>th</sup> June – 100 Free tickets

Motown evening with food scheduled for 17<sup>th</sup> June – 100 Free tickets

**SWIMS FOR BEECHWOOD WEST HOME OWNER ONLY** From week commencing 25<sup>th</sup> April, the general swim timetable (will include 'owner only sessions', we will monitor this over a 2 month period) these sessions have to be operationally and financially viable - as there is a cost impact for staffing – a lifeguard must be on poolside and a qualified pool plant operator on site whenever there are people in the pool to ensure we comply with industry requirements.

**THESE SESSIONS ARE SCHEDULED FOR  
THURSDAY AFTERNOON 2.30-3.15  
SUNDAY AFTERNOON 4.30-5.30**

**UNFORTUNATELY WE ARE UNABLE TO OFFER LATE EVENING SWIMS DUE TO THE UNAVAILABILITY OF POOL PLANT OPERATOR TIME - WE WILL UPDATE WHEN THIS SITUATION CHANGES**

### **OUR WEBSITE**

The website redesign has taken longer than we expected for many reasons, but we hope to be live from 1<sup>st</sup> June with an updated online events/activity booking system (the current one is still being used). We will be improving the Beechwood West Home Owners section where we will continue to share the formal documents, we produce from AGM's etc. However, we will also add the homeowner priority booking dates for events and activities (as well as the Facebook page) This section will be password protect starting on 1<sup>st</sup> June - the password will be **OWNCENTRE50** this is for the benefit of us as Beechwood West Home Owners to ensure that priority tickets sales etc can be made. If this is to prove useful to us all, we ask that it is not shared with anyone (even extended family members)

### **ROAD REPRESENTATIVES**

A suggestion from the meeting was for us to reinstate the road representative role back in the day this proved very useful and helped keep everyone informed if you are interested in representing your road and or would like more details please contact Kellie on [operationsmanager@beechwoodcentre.co.uk](mailto:operationsmanager@beechwoodcentre.co.uk) to date we have 3 roads where a resident has offered to represent their road. Therefore, we are considering opening up the monthly Directors meetings for owners to come along to listen and to bring any issue under any other business. The start date probably starting in September and details of this be added to the homeowner section of the website in due course, or by calling in at the office.



**JOIN US AS WE  
CELEBRATE THE  
QUEENS PLATINUM  
JUBILEE**

**Be part of the Queen's Green Canopy**

We need 30 children/ grandchildren to plant laurel trees in what will become the 'Beechwood Platinum Jubilee terrace' each child will have a plaque with his/her name on the tree they plant (to be involved a parent must accompany their child and be part of the experience) -

**Date 22<sup>nd</sup> May 2022 at 3pm**

**Leave a part of you! as we 'Bury a Time Capsule'**

We are asking you as a homeowner to take a photo of your house with your name and on the back add your address with the date you moved in, and any other comment you might want to make The Mayor and some of the children will bury this in the Centre grounds at ***THE BIG BEECHWOOD GARDEN PARTY to be held on June 5<sup>th</sup> from 12.30.*** We need your photos by Friday 20th MAY

**JOIN US** and make your 'Jubilee day' memories without having to drive anywhere at this free **Beechwood Jubilee Garden Party** where we have a host of events, activities and entertainment for you and your family. As Beechwood West Home Owners you will be able to use the attached **free drinks vouchers plus 75 children will receive free jubilee lunch box** and there will be a **free cream tea for the adults** (until we run out!).

Also on the day at the Party the Mayoral party will judge the ***BIG BEECHWOOD BAKE OFF***, not based on the taste but the design on 5<sup>th</sup> June. So adults and children get creative and join in **just bring your entry along on the day with your name**

**CREATE A CROWN COMPETITION** All the children will have the opportunity to make a crown and this will also be judged by the Mayoral party on 5<sup>th</sup> June. **You will be able to pick up a Crown making kit from the centre** from 16<sup>th</sup> May - but better still be more creative and design your own from scratch.!

**BRING YOUR OWN PICNIC AND BLANKET WE ARE PLANNING ON IT BEING A HOT DAY !! (IF NOT MOST OF THE ACTIVITIES WILL BE MOVED INDOORS)**

**FOOD WILL BE ON SALE 'HOT corgi DOGS', 'Beefeater BURGERS', 'majestic MUNCHIES' and lots more. The bars and poolside café will be open from 11.30am (only alcohol bought from the Centre can be consumed inside or outside the building)**

The itinerary for the day is attached



## THE BIG BEECHWOOD GARDEN PARTY

JUNE 5<sup>TH</sup> 2022 - 12.30 ONWARDS

**one complimentary glass of house wine**

(valid on 5<sup>th</sup> June only)

Please present this voucher at the bar



## THE BIG BEECHWOOD GARDEN PARTY

JUNE 5<sup>TH</sup> 2022 - 12.30 ONWARDS

**one complimentary pint of Carling lager**

(valid on 5<sup>th</sup> June only)

Please present this voucher at the bar



## THE BIG BEECHWOOD GARDEN PARTY

JUNE 5<sup>TH</sup> 2022 - 12.30 ONWARDS

**Free Adult cream tea - how many**

name and address required on back of this voucher



Please put this in the box provided at the Office reception by Wednesday 2nd June





## THE BIG BEECHWOOD GARDEN PARTY JUNE 5<sup>TH</sup> 2022 - 12.30 ONWARDS

Reserve  free **Jubilee picnic boxes**  
name and address of child/ren required on back of this voucher

Please put this in the box provide at the Office reception desk by Wednesday 2<sup>nd</sup> June

## THE BIG BEECHWOOD GARDEN PARTY



**Jubilee tree plant 22<sup>nd</sup> May 2022 - 3pm**  
**Submit your child/grandchild's name by**  
**5<sup>th</sup> May 2022**

FULL NAME AND AGE:  
CONTACT DETAILS:

Please return the completed skip to the office reception desk by 5<sup>th</sup> May, we will contact you by the 18<sup>th</sup> May with the final details





THE BIG BEECHWOOD GARDEN PARTY  
IN CELEBRATION OF THE QUEENS PLATINUM JUBILEE

FORMAT FOR THE DAY  
(SUBJECT TO CHANGE AND THE WEATHER)

- 12.00 THE PICNIC AREA WILL BE OPEN - BRING YOUR BLANKET AND PICNIC no ALCOHOL (OUR LICENCE ONLY ALLOWS FOR ALOCHOL BOUGHT ON THE PREMISES TO BE CONSUMED)
- 12.30 THE LORD MAYOR OF HALTON WILL OPEN THE EVENT  
Followed by  
JUDGING THE BEST BAKE-OFF CAKE DESIGN - Royal jubilee theme  
CHILDREN'S MAKE A CROWN COMPETION  
RON'S YUMMY ICE CREAM VAN WILL BE WITH US FROM 12.30  
ENJOY YOUR PICNIC - THE BAR IS OPEN
- 1.15 INTRODUCING THE FOOTBALL DARTS CHALLENGE
- 1.30 MEET MOANA - WHO WILL BE AROUND ALL DAY TO CHAT TO THE CHILDREN
- 1.30 FOR THE REST OF THE AFTERNOON - MANY TRADITIONAL GAMES TO TRY FOR ALL THE FAMILY
- 2.00 CHILDREN TO HELP THE MAYOR BURY OUR TIME CAPSULE
- 2.30 SURPRISE LIVE SINGER TO ENTERTAIN YOU
- 3.00 - 4.00 CHESHIRE FIRE SERVICE
- 3.30 MR RAY BUBBLES WILL BE HERE TO ENTERTAIN US ALL
- 4.30 MORE FROM OUR ENTERTAINER
- 5.30 JOIN IN THE FAMILY TUG OF WAR - JUST FOR FUN
- 6.45 JOIN US IN THE LOUNGE BAR FOR A GOOD OLD-FASHIONED SING ALONG TO END OUR BIG BEECHWOOD GARDEN PARTY