MINUTES OF PART A OF THE TRUST BOARD MEETING

HELD ON 29th MAY 2025 AT 19:00

Present (In person):
Jon Workman (JW) Chair
Alan Cecil (AC) Finance Lead
Nigel Kingston (NK) Member & Volunteer Engagement
Ben Dunlop (BD) Vice Chair (minute taker)
Plus 7 Trust members

Present (via Zoom):
Dan Clark (DC) Marketing Lead
Plus 14 Trust members

Apologies
Tony Hector (TH) Trust nominated member of the Football Club board, Society Secretary
Trevor Stroud (TS) Trust nominated member of the Football Club board

Guests:
Karen Adams, WWST President

1. Minutes of previous meetings

The minutes of the April 'A' meetings had been published in advance of the meeting. There were no comments and JW signed both sets on behalf of the Trust board.

There was one Matter Arising asking whether the output from the fan survey undertaken by the club earlier this year had been made available to the Trust. It was confirmed that the Trust are still awaiting sight of this.

2. Trust Strategy Update

2.1 Trusted Advisor role (including Club Update)

As neither TS or TH were able to make the meeting they had sent JW a summary of the update which JW duly shared. The key points were:

Football Club Board Meeting: The next football club board meeting is planned to be held of June 12th.

Pitch Replacement: The pitch replacement is going well and is expected to be ready in time for the start of the season. In order to let the new pitch settle, there will be no home pre-season friendly matches at Adams Park this summer.

Season Ticket Sales: As of 28th May the club had sold a total of 2027 season tickets (including rolling subscription) which is down from 2,500 sold on the same day last season. Of those sold, 172 were for under 14s seeing fans taking advantage of the new deal of a season ticket for £25 plus a new home shirt. Trust members are encouraged to promote the sale of season tickets but in particular the under 14's deal which is a welcome innovation for this season.

Marking Manager: The club are in the process of recruiting a marketing manager. The ownership group have restated that fan engagement and associated activities remains a priority and this appointment is a clear indication of that.

Fan Feedback: The Trust has received feedback from fans over the last month regarding the functioning of the women's toilets and disabled car parking spaces. This has been fed back to the club to the relevant people.

2.2 Good Landlord

Memorabilia Audit: AC explained that a full audit of the memorabilia the Trust is custodian for was underway with a working group involving FALL directors, Trust President Karen Adams and others. The aim is to create a full inventory of all the memorabilia.

KA noted that ownership of the memorabilia is split between the Trust and the Ex Players Association but that the Trust are seen as the custodians of it all, a role the Trust is very happy to undertake.

2.3 Growing the Supporter Base

DC explained that as the output from the club survey hadn't yet been shared the Trust had developed a specific survey covering the match day experience for fans. Members and all fans generally are requested to complete the survey which only takes 5 minutes to complete. A link to the survey was issued to Trust members on the Very Connect update email that was sent to members on 21st May.

Following a question from a member it was confirmed that the survey does allow for both abled and disabled fans to give their experience as it is noted that their experiences will be very different. DC offered to have contact with the Disabled Supporters Association (DSA) to see if any improvements to this and future surveys could be made.

3 Implications of the 2023 Lease and Investment Agreements

NK gave a reminder of the changes that were negotiated with the previous majority shareholder in regard to the lease agreement.

Cash Call on the Trust: The key change to the new agreements was the removal of any requirement for the Trust to be subject to cash funding for capital investment made by the

majority shareholder. This is due to the reduction from 25% to 10% in the Trust's shareholding in the football club.

Rent: The new agreements also increased the rent payment per year from £15k to £20k with added provision that this increases to £50k per year in the event of promotion to the Championship.

Pitch Replacement: The lease agreement also placed an obligation on the majority shareholder to replace the pitch at Adams Park.

The original pitch was laid in 2003 and has been subject to multiple patch and mend repairs over its life, sometimes mid-season. Repairs require planning as the Desso stitching machine is in constant demand around Europe. With a deteriorating pitch requiring increasing repairs a replacement was urgently required which is why the Trust ensured this was included as an obligation in the new lease agreement.

The cost of the new pitch, including a modern undersoil heating system and boiler, is in excess of £1m. The new lease agreement has enabled this capital investment to be made in full by the club. Had the new agreement not been in place the Trust would have been obliged to pay for 25% of the cost of this investment, something which would have been challenging and could have become a barrier to the investment being made.

JW stated that NK had led a very hard fought but successful negotiation with the previous majority shareholder and that the outcome was a set of agreements that resulted in benefits to all parties involved.

4 Wycombe Wanderers Women (W3)

NK provided an update on the W3 team:

After a strong performance this season the W3 leadership are planning a major promotion push to move from tier 5 to tier 4. This is important because at tier 4 funding becomes available for the W3 team to benefit from.

Due to the new pitch it is hoped that more W3 games will be played at Adams Park over the season following the very successful game against Reading which saw over 600 fans attend. In a move showing increasing support from the club, the W3 players will also be included in this season's new kit launch.

NK also reported that the entire elite squad had already signed up for next season with interest from elite players of other clubs expressing an interest to join W3.

The Sponsor's Cup has been delayed this season but it is hoped that it will be played at some time during August with the opponents potentially being QPR's development squad.

5 Fan Experience for Women at Adams Park

Following on from the last meeting where a member requested an update on the status of the report undertaken into this subject, NK stated that the report had been circulated to the Trust board. NK stated that he would be taking this up with the Foundation to see what action had been taken already and what will be done in future, including any support that the Trust could provide to help.

6 Member Q&A

The following questions were asked by the membership.

6.1 Marlow Road Planning Applications

A member requested (via email) to know what the status of the planning application is to cover the work being undertaken at Marlow Road. Chris Harvey (CH) was present on the call and stated that the club had engaged with the council over planning applications for any improvements currently underway at Marlow Road. CH also stated that the club was well aware of their obligations in this regard but CH was not aware of the current status of the planning approval process.

JW added that as there had been no formal statement by the club over the future use of Marlow Road all we can say as a Trust is that the club will have facilities next season at Harlington and Marlow Road for use by the first team, Foundation and academy.

6.2 Charlton Semi Final Second Leg

AC raised concern over the treatment that Wycombe fans were exposed to at the recent Charlton away game. JW stated that the club had formally submitted to Charlton FC their observations of the game and are awaiting a response.

It was noted that two Charlton fans had been charged following the game and were banned from attending the playoff final.

6.3 Memorabilia Audit

A member observed that on recent visits to the Wycombe Leisure centre and also the local council offices club memorabilia had been observed on display. This prompted the question as to whether the Trust knew where all the memorabilia was. AC explained that whilst the location of most of the memorabilia is known, there will be some items 'at large'. However finding these items is within the scope of the current audit and so it is hoped that all items will be found.

6.4 Memorabilia Access to Fans

A member asked if it was possible to enable the more significant items of memorabilia to be displayed in areas of the stadium where fans can appreciate them they are held in places where fans do not have access. AC stated that due to the mixed use of the Caledonian suite and the Business Lounge for non-football related events the club do not wish to put any football related items in those two areas.

The Trust will explore what options are available to display the memorabilia.

6.5 Roof of the Frank Adams Stand

A member asked when the hole in the roof of the Frank Adams stand would be fixed.

JW stated that a recent survey of the whole ground had recently been undertaken by a structural engineer as part of the routine stadium surveys that are undertaken. The outcome of this survey is that there are no structural or safety concerns with any part of the stadium but there are some areas where cosmetic improvements could be made. A plan was being formed to undertake these improvements over the summer. It is not known if the Adams Park roof is part of this at this time.

6.6 Access Track Status

A request for an update on the access track was requested.

The project remains very much in progress with the need for a second means of access still a requirement. There were several observations made regarding the perceptions of safety for fans leaving Adams Park on foot due to the cars leaving from the industrial estates in an unplanned manner (in contrast to the Adams Park car parks where the cars are held until the road is clearer). AC explained that the reason why this happens is that the police control the public highway and will not permit the club to do so.

Whilst the access track does not require planning permission due to its occasional use status, it was noted that in the recent local council elections, there is a growing level of support across councillors for the project.

Further updates will be provided when available.

7 QBC Draw

Karen Adams was invited to undertake the QBC draw and pulled out ball number 966. The winning prize was £1,036.