



# CRC facilities report 2023

**New committee established as of Nov 2022.**

## **Taking care of the club**

The committee has evaluated club maintenance needs, priorities and assets and we have created 3 documents to help manage club assets in the future:

1. **A Working Bee document** - This is a list of common jobs for future working bees. It will help us identify jobs that need doing, how they should be done, and provide a way for members to put their hands up for a particular job. See Working Bee [https://docs.google.com/spreadsheets/d/1cc2daw\\_hbooYRThb22IUg12HW3RF59Vj?rtpof=true&usp=drive\\_fs](https://docs.google.com/spreadsheets/d/1cc2daw_hbooYRThb22IUg12HW3RF59Vj?rtpof=true&usp=drive_fs)
2. **A comprehensive asset register for the club.** Thanks to Sheryl who has spent hours creating this. We have a list of all the assets in the club (ball machines, kitchen items, furniture, office equipment). This helps us plan for replacements, maintenance and upgrades.
3. **A Maintenance register** - This is a work in progress, but contains all regular maintenance activities that need to be performed on our club assets. The first phase, identifying and quantifying the assets and needs, has been done. The next phase is to determine the costs of these activities and to add those into the future club budgets.

## **Works Undertaken:**

There have been a couple of working bees held (April and prior to the Love Tennis day).

The squash court front walls have been replastered and 3 repainted. Suzie was successful in getting a grant to cover that cost. Side walls have been worked on to remove the worst of the racquet marks on them.

Brooky has sanded a few things in the club (tables, railings around squash courts) and these now have a fresh coat of polyurethane on them.

The new tennis astro tennis courts are looking amazing, and are playing great - especially in all the wet weather we have had. Richie deserves huge credit for his part in getting this big project over the finish line.

The club is currently progressing options on replacing the failed awnings on the deck overlooking the tennis courts. Fixed structures, as opposed to retractable ones, are being priced and considered. This cost will be mostly covered by insurance.

## **Renovation workshops**

The facilities committee hosted two club renovation workshops. We presented some concept floor plans to spark discussion. We highlighted concerns about the roof, and the facilities reflecting its age (60 years young). We touched on the tight grant application environment. Opportunities abound with our central location, the population growth of Cambridge, and the need for places where people can meet and be active community members.

For our club to succeed we are working on an activities driven facilities vision. We would like to see increasing activity in the club (more organised activities). We want to have more diverse activities (doing 'other' things in the club like fitness, yoga, Pickleball, padel, and socialising). We think it is important to our success that our facilities are more inclusive - so that our club members are a cross section of our town's population, including those with physical challenges who would struggle to even enter our club. Our members have strongly indicated that they would like a more modern and inviting facility. And we believe that as we achieve these goals the club will have a better chance of being financially self-sufficient.

See renovation workshop recap:

<https://drive.google.com/file/d/1cUqFqcRK83NzMgP6q10SKEWwx-LXFvZS/view?usp=sharing>

## **Practical advice on improving club facilities**

The club hosted Dame Susan Devoy who spoke to club members about her experiences in squash facilities, as a player and as one of the drivers behind the development of (Devoy) squash club in Tauranga. Dame Susan is confident that with the right vision, that we will be able to find the funding and partners to complete a renovation and set our club up for the next 60 years.

See Dame Susan talk video: <https://youtu.be/S1RMraZq-hs>

## **Club member input into this complex opportunity**

The committee prepared a survey to gather information about club members, how they use the club, and what their aspirations were for the club's future and for the renovations at hand. The results and summary of this survey is posted at and copies have been distributed.

See survey responses:

<https://drive.google.com/file/d/1z1yh4kET48ciWlwjPajQkeoTsRstigY-/view?usp=sharing>

There is no one right answer to what form the renovation should take. So it has been important to get input from a wide range of club members. Like in all democratic processes, there have been a large range of views and opinions heard. The majority of members that responded (60%) supported a significant renovation which would modernise the interior elements of the club. This includes the bathrooms, lounges, bar, kitchen, entry, pro shop and office spaces. There was less support for additional buildings or major structural changes due to concern over raising sufficient funding. There was support from the club

members in raising funds, helping with renovation work hands on, and early pledges of funding in the range of \$30,000.

The committee has distilled (as best possible for such a complex task) the commentary, feedback and survey rating results into a final set of floor plans for wider review.

See work in progress floor plan ideas:

<https://drive.google.com/file/d/1z7LBxWSPV3HicGIkinEar9eSQExpWN9b/view?usp=sharing>

We hope that these floorplans will serve as a baseline idea for consideration and discussion with 3rd party groups, such as regional squash and tennis bodies, councils and feasibility study providers. The plan will be further refined through technical and architectural review, priced out, and phased to provide a blueprint / vision for future work.

Summary of responses:

- **About our respondents/members**

- An even balance of Squash and Tennis players responded.
- Socialising is important to a good portion of our members.
- There are a number of activities running at the club. Competitive squash (between clubs) is popular; relatively fewer tennis player compete at interclub level; regular games with friends is popular.
- The average respondent has been a club member for 11 years.
- Weekends and evenings are the most popular times to use the club, less so in the mornings and during the day.
- 80% of respondents use the club at least weekly.
- Most survey respondents are between 36-60. The average respondent is 48 years old. 25% of respondents were under 40 years old.
- 68% of respondents report their kids use the club.
- Most people join the club facilities to play squash and tennis. For a lot of people it is also important for socialising and for fitness. Our members choose our particular club because of its location, the management, and their fellow members.
- Respondents aspire for the club to a community where people come, be active and socialise. They want a place that is vibrant, active. We received a lot of feedback saying members want a modern, inviting, clean facility. And of course members want good courts to play on.
- To attract more people to our club members think we could increase the amount of socialising at the club (hosting events, pool, TV for sporting events); as well as adding in new activities and services (like rower accommodation, dance, professional tournaments, padel, pickleball)

- **About our renovations**

- The most utilised facilities are the bar/lounge, courts, car park, changing rooms, and kitchen.
- 80% of members support a renovation that involves more than just a lick of paint and new carpet. Members are split whether there should be a 'minor' or 'major' renovation/redevelopment.
- There was good support for extra activities like external clubs, games, lessons; fitness sessions; table tennis; darts; and pickle ball.

- Some members commented that we need to be realistic about priorities, money, and expanding what we do past a core of tennis and squash.
- 43% of members were OK with paying something extra on their membership for a nicer facility. 59% were happy to assist with hands-on work. 20% indicated they would like to be involved in fundraising.
- The average annual fee that members would pay to belong to our club (with improved facilities) is \$345/year. 20% of members would pay \$450 or more. 20% of members would like to pay \$230/year or less.
- Most (52%) respondents would not make a one off contribution to fund the renovations. 44% of members would consider a \$300-\$4000 amount.
- In general comments we hear that the renovation will cost money, be a big project, and require a lot of fundraising. We are reminded that essential repairs (e.g. roof) need to be a priority.
- There was strong support for renovation projects to: modernise lounge; replace carpets; repaint; replace furniture; modernise the bar.

### **Council**

The club is working to have a productive relationship with the council.

We have met with the council twice over the last 16 months. Recently, we met with the parks staff who oversee the reserves to give us an overview of what can and can't occur in our location.

The club made a submission to the Council's Ahu Ake spatial plan. This was an opportunity to get ideas in front of council like better pedestrian access around the club - better connecting it to places like the lake, the guides building, exercise area, and paths along Thornton Rd by the hedge.

<https://drive.google.com/file/d/1cfhn7y4GX8DqdSPnCeM5cix9g6uEkq0M/view?usp=sharing>

We met with council staff to discuss the hedging along Thornton Rd. The hedging is near the end of its life. We discussed ideas like having a proper footpath along the courts. As well as options that could be used to replace the current hedge. Plus ideas like better parking along the road. As well as safety things like moving the club entrance slightly further away from the intersection; and putting in pedestrian islands on Thornton Rd for people crossing the road there.

### **Renovation next steps**

We have a failing roof on the building, and some cladding work is required. We have lots of ideas on how to improve the club, and we now have member remit to proceed with our investigation.

We do not yet have costings or a complete design that could be used for costings. We do not yet have a concrete fundraising path to fund any major work.

The next goal for the facilities committee is to create a brief describing the changes we would like to make at the club. This would include the floorplan ideas we have been considering. It would also address things like lighting, heating and the needs for interior spaces. We are working towards having a feasibility study completed, which is typically required for grant funding applications, and we hope to secure external funding to perform

these studies. We will then work with architects to create plans/concepts for the club that could be costed, phased/staged, and budgeted, so that we can start work in a planned, considerate and future focussed way.

### **Ngā mihi**

Thank you to the committee for all the hard work with planning and organising. It has been very rewarding to have a strong team striving to find ways to improve the club. There is lots of work to do and we welcome all the help and support we can get. And thank you to all the club members who voiced their aspirations for the club and are helping us understand what is needed.