



CRC Facilities Report – 2025 AGM

Changes around the club

- Patched leaking roof over lower lounge (Fosters Maintain, \$5 k) – no leaks since. This work has bought us some time.
- Installed a wheelchair ramp (rear entrance) – used at the recent ParaFed event (thanks to Mark Higgle, Designer Concrete Solutions Ltd).
- Squash courts repainted (thanks to JL Connolly Ltd, and Resene)
- Squash court #1 light fixed (thanks to Fabian Clark)
- Repainted walls (non playing surfaces) around squash court #1 (thanks to Ian Tutbury, ITC Ltd)
- Car park lines repainted (thanks to Reti)
- Two carpet wet vacuums.

On the radar:

- New oven and stovetop (being ordered)
- Mower shed (ordered with discount from Mitre 10, needs assembling)
- Gate between public court #8 and club court #7.
- Drainage in car park (request in with council)
- LED lighting for tennis courts (needs planning, funding).

Renovation project update

2023 AGM recap. The facilities committee was formed in 2022. At the 2023 AGM we reported on member surveys, renovation workshops, and early floor-plan ideas.

2024 AGM progress.

- Engaged PAUA Architects to produce concept plans.
- Held club workshops to discuss and refine the plans.

- Commissioned a QS report: ~6-month build, costed around \$2m.
- Published information to the [club website](#) (plans, overview, funding approaches, pledge forms).

May 2025 SGM

- A member calling team - Britta Jensen, David Milson, Sheryl Carpenter - contacted members to seek support and pledges.
- A contingency path for targeted improvements (if full renovation timing/funding didn't align) was outlined.

2025 AGM (current position)

The club has \$132,000 in its savings account, earmarked for the renovation project. Club members have pledged \$126,000 towards the renovations.

The team - in particular Carli - has been working with a few key local businesses in the building sector. We have around \$400k+ of offers for sponsorship and building materials that are ready to progress to written agreements.

A club member has offered an interest-free loan to underwrite the project, enabling work to start while fundraising proceeds.

➤ Note on commercial sensitivity: Company names and exact amounts are intentionally omitted while we are in discussions prior to signed agreements.

Where we stand today

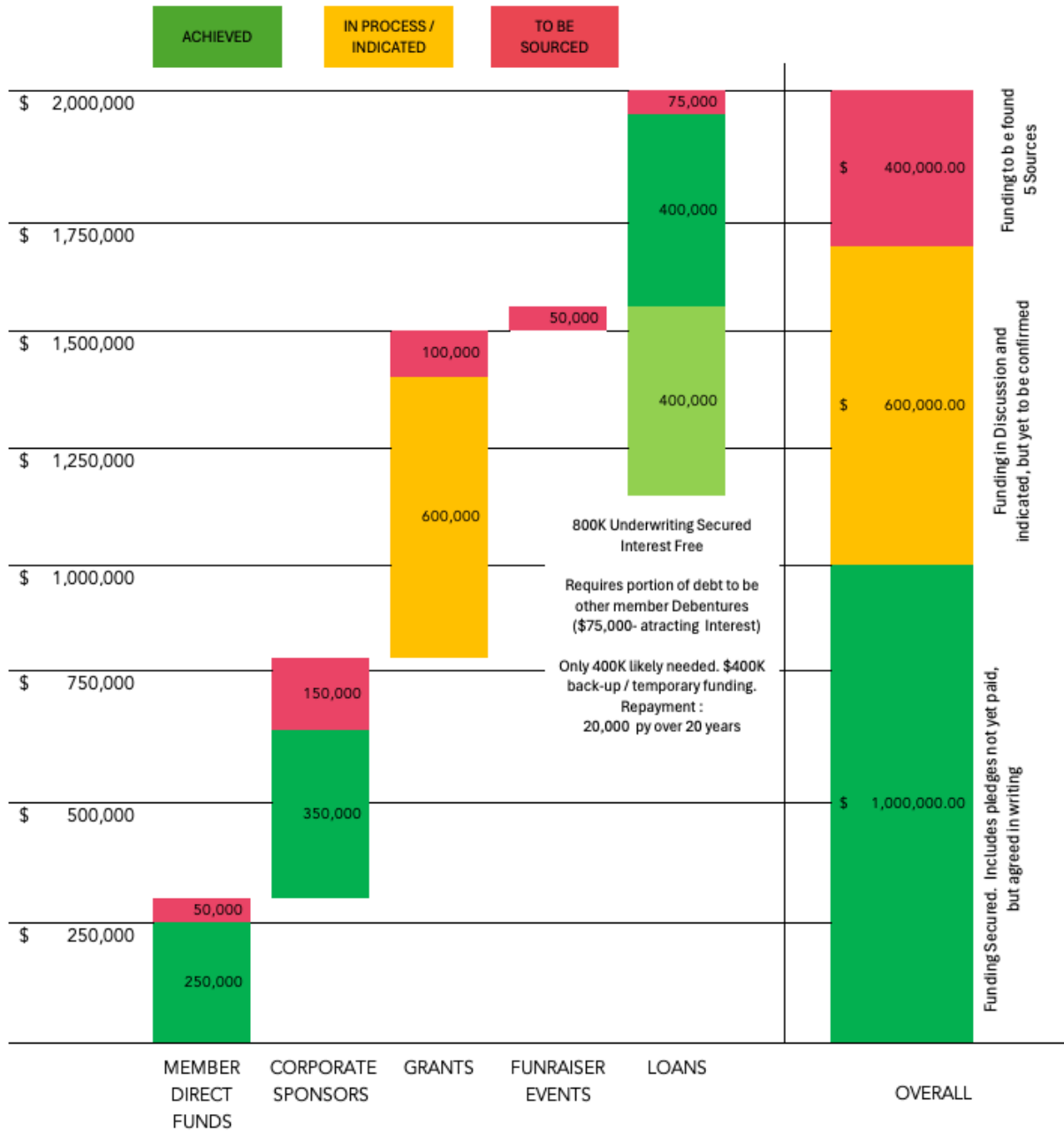
Item	Status
Concept design	✓ Complete
Roof (short-term)	✓ Patched; long-term replacement still required (buys time).
QS cost estimate	✓ ~\$2m based on concept plans (~6 month build)
Funding strategy	✓ Funding from club members, community grants, and local business support (in-kind building services, materials, and sponsorship).

Underwriting	 Interest-free facility available to progress while fundraising continues. Gives us flexibility on costs and when fundraising occurs.
Member funding	♦ ~\$240k to date in pledges and savings; more options coming (events, member debentures, optional membership add-ons).
In-kind & commercial support	♦ ~\$400k: Substantial support indicated so far from local businesses (sponsorship, steel, geotech, engineering, glazing, electrical, design, project management, building materials). More expected as the project progresses.
Community funding	♦ Positive early signals from major grant-makers (e.g. Grassroots Trust and Lotteries). Club members need to find at least 1/3 of the funds - including any loans.
Risks	♦ Roof ageing; tight economy limiting pledges; competitive grant environment; maintaining momentum; member consensus on scope.

The current funding situation

At the May SGM we were still working to see if we could find the funding for the renovations. Since then, sponsorship/materials negotiations have progressed, and an underwriting offer has been received. The funding gap is narrowing, and the project is shifting from **“if we can fund it”** to **“if we choose to proceed.”**

The following chart shows an estimate of how the project can be funded.



There will never be a better time than now for us to act

If we don't act now, it will be an opportunity lost.

- **Ageing building:** a 60-year-old roof is showing its age; interior is dated and poorly insulated. Upgrades are well overdue. Doing nothing risks unplanned roof failure and rising maintenance costs.
 - **Accessibility gap:** current layout excludes wheelchair users and limits community grants.
 - **Member growth & activity:** 420+ members, heavy evening/week-end use, and rising after school usage. We need a future-proof building that caters for all the activities that occur under this roof, often many of them simultaneously
 - **Funding window:** trusts and sponsors are signalling support *if* the project improves access and wider community use and *if* we have sufficient funding from members.
 - **A window of opportunity.** Club volunteers have spent time and energy working on the renovation plans. We want to maximise that momentum and want to ensure that we do what is necessary to leave the club in the best condition for the next generation of club members.
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Next steps

To move forward:

- Agreement from members to green light the project subject to management committee oversight.
- Apply for grants (typically needs QS or tender results).
- Approve the spend to prepare detailed design (pre-tender requirement).
- Go to tender (requires detailed design).
- Select a construction partner and break ground (subject to sufficient grants and final approvals).
- All the while: continue to secure member and business support (accelerates once the project is confirmed).

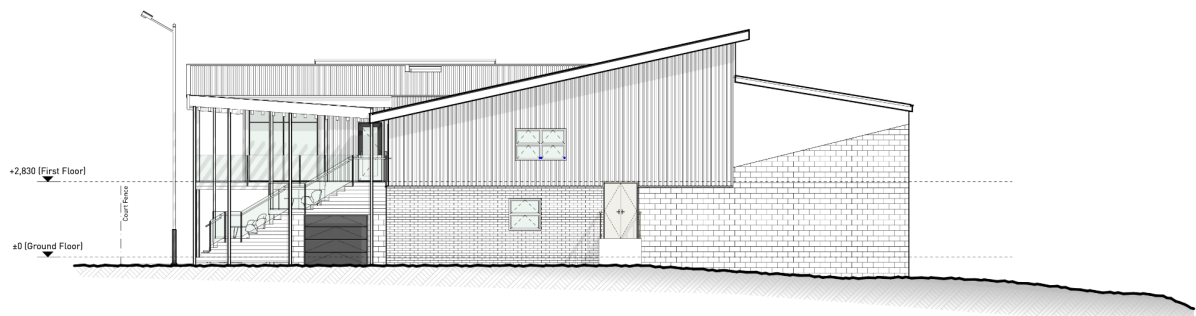
Peter Bryant
Chair, Facilities Committee
Cambridge Racquets Club

Concept plan extracts

See the [concept plans](#) for more details.



PROPOSED ELEVATION - EAST
1:100



PROPOSED ELEVATION - WEST
1:100

