

St Mawes Recreation Committee AGM, 8th March 2025, Minutes/notes

Recap of last AGM minutes – no comments made

Chair's Report (summary)

2024 has been quite a year for the REC! We have undertaken a major refurbishment of the building, following the closure of the St Mawes playgroup at the end of the summer term 2023. This Group had been running very successfully for 42 years, due to the hard work and dedication of Lynda Pridmore and her team. That closure was due simply to a lack of young children, and with St Mawes and Gerrans schools, both opening nurseries they have mopped up the available youngsters and with their extended opening hours are more convenient for the working parents.

So, when the Playgroups finished, the REC committee quite simply faced the question of either let it fall down as we were suffering from three major leaks in the roof and a floor that was giving way in places or, undertake some serious refurbishment.

Informal discussions took place with our Parish Council, and they indicated they would consider helping with the cost of the new roof, but needed a guarantee about the wider community benefits of their investment and noted that they felt the building was not currently being used to maximum potential. Committee itself decided that everyone would like to see it continue, but there was agreement that we needed to consider additional uses for the building.

In taking these comments on board it became quite a shopping list - how to create a space suited to the needs of the wider community and make it a family-friendly space. The first stage was to make the place watertight and safe for anyone to use.

We applied to the Parish Council for financial support to replace the roof completely and insulate it inside. We also decided to reconfigure the loos and replace the kitchen. We had to redo loo floors and chunks of the main floor with new joists and ply as there is no DPM just an air space. The heating had been an ongoing issue, and the lack of insulation made the hut a pretty cold place to use, so we put in a new ceiling, new internal insulation, and most importantly, a new heating system which has proved to be very efficient. Most of the electrics were renewed including a new distribution board and an alarm system – much of that labour provided by

Charlie *pro bono* which helped the finances enormously and for which we are most grateful. Add in a complete repaint internally which was carried out by local volunteer labour under the management of our previous Chair - Ze and replacement furniture. The only thing left to complete is the painting of the exterior, so if anyone fancies wielding a paintbrush, please let us know as we have the paint, but not the labour!

Work was funded through grants from several organisations our Parish Council, as I've mentioned, but also the Big Lottery, the Bernard Sunley Trust, our own Rec Ground reserves, and smaller amounts but no less welcome from St Just Parochial Church Council, Tiddys, the Pier and Harbour company, the Mawes Sailing Club and a private donation. The total cost was £87,320 and most of that money has been spent with local tradespeople or suppliers.

So now we have the building that will survive hopefully many more years, and we also have a replacement field shelter. That need came from a meeting held by the Parish Council, to which our teenagers were invited to make a case for facilities and so it became a part of the overall project.

The building of the shelter and the refurbishment took place in the late spring of 2024. During that period, we asked any child who was in the park what they would like to see happening there. It identified instantly that there was a need for some specific activities. The recent Way Forward survey across the village has now identified the same issues – recreational activities, more water-based activities, and more physical activities plus healthy, cooking and bike safety. For the kids, generally it's been a much simpler response - they want somewhere to play football, and 4 youngsters are desperate for a basketball court!

Our current provision is inadequate. There is a sloping field that is wet practically all year round due to the springs in the middle and its clay soil. One set of goal posts, and one basketball hoop do not provide the opportunity for any sort of a game. Furthermore, the car park gets extremely wet when there is heavy rain locally as the valley funnels it down through and it just runs off the surface and in waves down the tarmac spur into the car park - our Parish Council recognises the importance of the installation of field drainage above the skate ramp.

We want to make our facilities as low cost as possible – or preferably free to use so we have set up a tiered system of charges heavily skewed towards local/community activities at low or nil cost. The basic rate for hut hire has been fixed at £15 which is the same as we pay for one hour of cleaning.

We needed to manage the booking of the Hut/ Court, so we have adopted the same system as exists at Gerrans plus a specific QR based system for booking the tennis court. Kate set up the process and her report is added at the end.

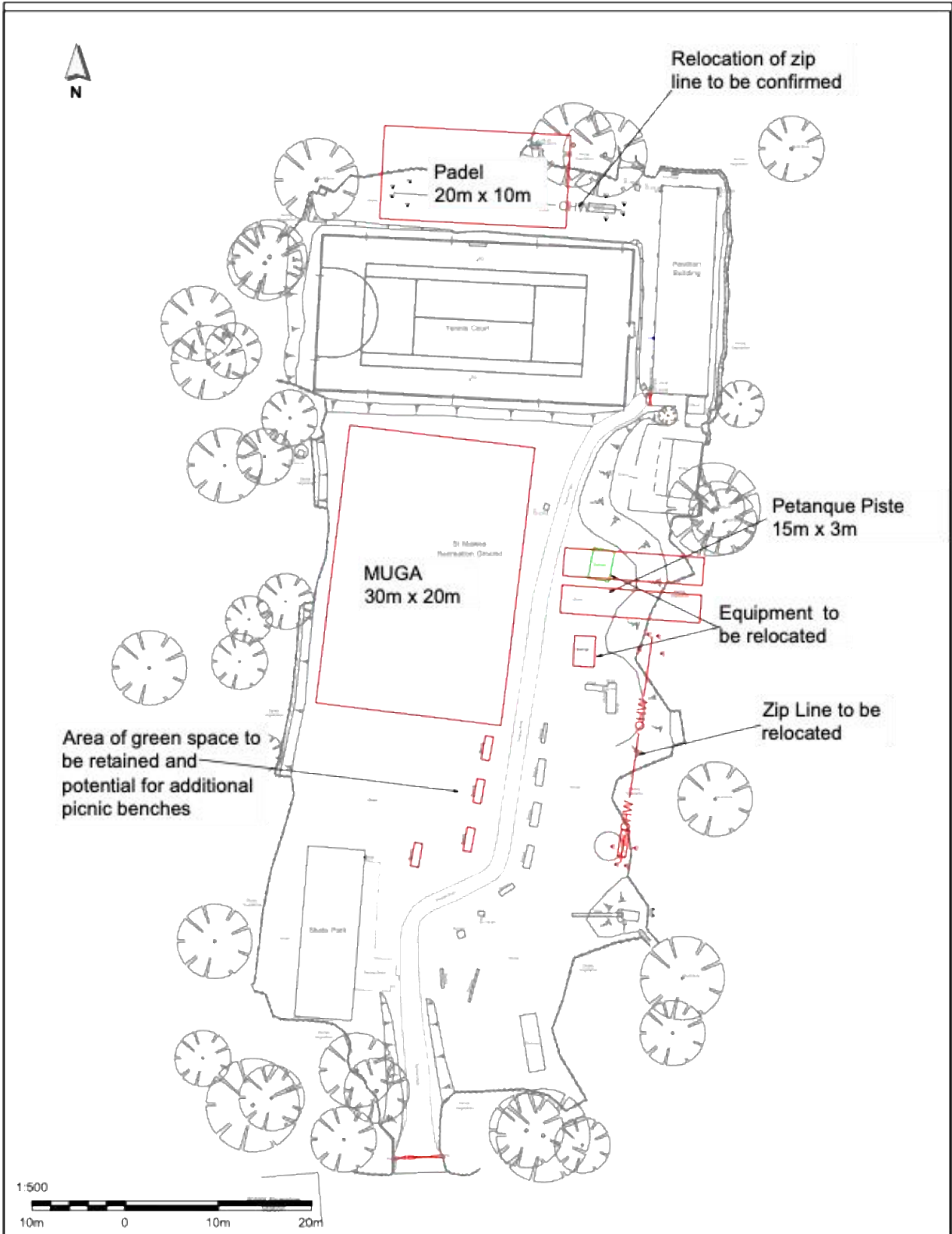
Now I want to take this AGM opportunity to report on the proposals that technically should form a part of the report in 2026, but I do so now so that everyone is aware of the decisions that have been taken and the direction of travel we intend.


The response from the youngsters about needing somewhere to play football started me thinking about creating an all-weather pitch – known as a MUGA - to satisfy their need and resulted in the plans that have been on display. The Football Club enthusiastically supports the idea of a local MUGA and would use it for training, running coaching courses for youngsters and perhaps adding a walking football activity too.

Others locally then suggested a Padel court and Petanque pistes creating recreational facilities that would suit the full age range of our community. We got a grant from the Community Capacity Fund to cover the costs of a survey and an architect to draw plans. That went before our committee and received support albeit with reservations about the loss of so much of the grassy area.

In view of the significant changes proposed to the Park area it was important that we consult the community. Four sessions were held. At the first 27 people attended and 21 voted in favour of the proposal, the six remaining not agreeing and mainly on the layout/issue of the loss of green space. During the three other sessions we asked for written comments to be left about the proposal.

We had 47 people through the door, and 34 of them left written comments. Several people left saying *great* but didn't write it down. Of these 34 comments, 26 are much in favour – so a 76% supportive vote which matches the figure for the first set of feedback. There isn't a single response that says don't do it – the remaining 8 slips raised questions that we have addressed with the revised plan. This takes into account those concerns and does not use up the whole of the grassy area between the skate ramp and the tennis court. See below



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Now there is room for picnic benches, or it could be just left open. The use of the MUGA as the carnival collection point, or as a wedding reception venue will be preserved.

The relocation of the Padel court to the area above the tennis court would not involve cutting down of trees just clearance of the scrub layer, to create a flat space for a 20m x 10m Court. It will, however, involve extra drainage as that area is very damp. It will also involve a relocation of the zip wire, but that would be beneficial to both its users and the tennis players.

Based on the knowledge of the bookings at Trevoise and the Point, (cost £27 and £24 per hour respectively) we have calculated a likely – albeit extremely cautious - income of around £20,000 based on a standard hourly rate of £20 - the equivalent cost of two cups of café coffee per person for a game! We are working up a business plan to enable us to apply for grants and financial support for this next phase.

By building a Padel court, we can secure the future of the whole recreation Ground facility, as it will generate a significant revenue stream and should easily cover the costs of the maintenance of all the facilities. We calculate annual maintenance will be circa £15,000. So even if our cautious figures are incorrect there is still wiggle room and reassurance that we can cover costs. Obviously, we hope to achieve more as that creates a sinking fund to be built into the model and enables programmed surface refurbishment for all Courts in addition to general maintenance.

We will look at offering a percentage commission rate to the hotels and B&Bs to encourage holiday users, which should be of benefit to our local tourist trade. These places could help us with advertising by adding it to their websites as a locally available activity, which we believe could be attractive to both guests and proprietors.

Whilst we see this development as the only way of generating an income to maintain the facilities properly, **we are absolutely determined that the facilities will be managed primarily for the benefit of our community** .

There will be free access to the MUGA for anyone for the time when not required by the football club plus several hours for free use of the Padel court by school-age kids and use of the Petanque pistes would also be completely free for anyone at any time. For parents, waiting for their children to complete their activity in the park, Petanque could become a new hobby – we know this is a popular sport locally as Tregony has one of the biggest set ups for Petanque in the Southwest.

The Padel court is the source of income to secure the long-term future of the park facilities. Numerous times in our committee meetings, we worry about the cost of the maintenance of the Park – specifically for the adventure trail. So far this has been carried out by volunteers, specifically Charlie and Ze, and to whom the Committee – and in fact every user of the Park, owes an enormous debt of gratitude. Both those gentlemen wish to give up having wrestled with undergrowth and repairs for many, many years – Charlie has been Mr Fixit for 40+ years, Ze for about half of that – and never with any wish to be paid for their time both seeing it as supporting our Community. Thank you is inadequate to convey gratitude for this level of support but genuinely meant – thank you both very much indeed.

This proposal therefore needs to be a complete package not only to provide additional activities wanted by many in our Parish and open to all - but to ensure that the future of these facilities is secure and independent of volunteers.

The preliminary construction costs - £50,000 for the MUGA, £51,000 for the Padel, £20,000 for site drainage, Petanque £5,000 to include the re-location of the swings and zipwire so we are looking at circa £125,000.... BUT given the work being undertaken and the necessary disruption to the Park we would also like to take the opportunity to re-surface the tennis court and renew some of the fencing. That will add at least another £20,000 to the bill, plus another £20,000 contingency so making a total estimated budget of £165,000. (Note post meeting - with the suggested toddler area reconfiguration this is too low)

How do we raise that - so far, we have £50,000 of that promised, we have applied to the Community Fund for another £30,000, There are many possible sources of funding, and we will make applications to any we can find. We will request that the Parish Council provide funding for the drainage and towards the MUGA as there was 100% support for it from our Community. If anyone would like to help with fundraising then please let us know.

So that's an exciting future in prospect for the REC, and for our Parish, but I need to conclude by referring to the past and in particular to thank the members of the committee who are now stepping down after many years of support, - Claire Rogers who has had a keen interest in the adventure trail and Forest School initiative and Chris Williams who came as a Parish Council representative and has been an essential link with that organisation. Thank you both. I don't think there are enough thank yous for Zoe Baltazar who has been nothing short of amazing in the many years that he has worked willingly and without payment to support all areas of the

Park whether cutting back undergrowth or killing Moss on the tennis court, wielding a paint brush or fixing things that needed repair. He has been fantastic and will be sorely missed. A massive thank you to Ze.

2024,/2025 will be another exciting time at the REC as we aim to create something that meets the needs of our community and of which it can be proud by getting something built within the village that helps counteract the geographical and social isolation of St Mawes. If you have any ideas for other things that we might try to put on here, then please let us know AND if anyone feels they wish to join us and lend a hand in Committee - we do have some vacancies and would be very happy to talk with you.

Points made by attendees 1. Development – could we add a refurbishment and update of the toddler play equipment at the bottom end of the Park – the see-saw, metal slide and horse being seen as now unsuitable? E.g. Monkey bars and balance beams being preferred. SK suggested we set up a small group of younger parents to consider this – any volunteers? Could we find a way of delineating this area? Do we need the wooden fence around the field shelter? Could it be open railings to allow parents to supervise their children from a seating position?

2. Other – (a) potential noise of Padel as reported in the media - explained as attributed to multi-court areas not a single court installation. (b) Cost of single person tennis membership – discriminatory – to be considered in review currently underway of charges.(c) Concern that the toddler play area is being neglected. Suggestion that it could be fenced off to create a secure space. However that could also make the recreation ground feel smaller. Suggestion that a re-vamp of the toddler play area should be considered as part of the wider plan and added into the budget.

These helpful points will be considered when the detail of the plans is discussed again in Committee.

Simone Kennett
Chairperson
stmawesrecground@gmail.com

Tennis Club Report – Di Garside

1. The 2024 financial year began with the Tennis Club Membership Annual Renewals. The fees rose from £50 to £60 for a Single Member and from £70 to £80 for a Couple. As I write, we have 39 Members, some joining during the year.

2. In time for the summer rush, Committee Member, Kate Morse got the online tennis court booking system up and running. Thank you, Kate . We informed all the hotels, holiday companies, Visitor Centre, Post Office etc that the Visitor Centre would no longer take bookings for the court and Posters were distributed around the village. The system worked well from the start and any glitches were easily ironed out.

3. In August we had 29 children booked in for the Junior Summer Tennis Programme on 5th, 12th, 19th and 26th at a cost of £5 per session, per child. Sadly, the last 2 sessions had to be cancelled when the Coach suddenly became unavailable, and I couldn't replace him at such a busy time of year.

The first two sessions were much enjoyed by the children who took part, but the programme ran at a loss of £155 when the last 2 sessions were cancelled.

5. At half-term on 17 February 2025 nine children between the ages of 5 and 9 took part in an hour of tennis coaching with Joss Bailey. The charge was £5 per child and after paying Joss his £40 fee we were in the black by £5.

6. In January 2025 Joss Bailey joined the Tennis Club and has taken on the coaching role for Members and Visitors and will be with us until 16 June. He's then away until 15 August but I'm hopeful a friend of his who is fully qualified will fill the gap.

5. I continue to organise tennis games on Mondays, Thursdays and Fridays throughout the year for a 20 strong group of Members.

6. Membership fees from 1 April 2025 will be notified in writing next week.

Treasurer's Report

Started the year with a balance of £29,630.99

1st October 2022 – 30th September 2023

Total Income: £30,170.60

Total Expenditure: £34,953.80

Deficit: £4783.20

An improvement on last year as we had a deficit of 9,462.73.

The accounts up until 30th September show we ended our financial year with a balance of £24847.79.

Since then however we have paid our debt of £25,124.00 to the Parish Council which currently leaves very little in our account. Quite amazingly though we have managed to fund with the help of the Parish Council a refurbishment of the hut which came in a total cost of approximately £87,320.

The current balance of our account is £3228.33.

We've had a lot of issues this year with SWW, which after a lot of hard work have now been rectified. We are currently in credit with them for £954.00. I've applied to the Parish Council for reimbursement of our yearly insurance premium, plus we may have a possible loss of earnings payment from SWW.

Our electricity is still provided by Octopus and I've renewed our contract to continue with a zero daily standing charge. This seemed to be the cheapest option by far when considering providers.

Gift Aid has been applied for – they wrote to me at the end of February requesting proof of our bank account, I have sent that information off so I hope we should be approved soon.

We now need to concentrate on creating an income from the Hut and Rec Ground and hopefully by increasing what we have to offer such as the planned padel court, multi surface pitch we might start to improve our financial position. The vast majority of our income from last year came from grants and donations.

ST MAWES RECREATION GROUND ACCOUNTS**Year ending 30th September 2024**

Charity Number 300618

Brought forward	£
Current account - Lloyds	29,630.99
Total funds at 1st October (opening balance) 2023	29,630.99

INCOME	Current Year (2023/24)	Previous Year
	£	
Rent/Hut Bookings	40.00	430.00
Electricity Meter	0.00	620.00
Reimbursement of Insurance PC	1,625.86	0.00
Donations	23,615.84	0.00
Tennis - Membership	2,050.00	1,433.00
Tennis - court bookings	1,208.90	1,057.72
Bags	910.00	1,950.00
Coronation Party Income	0.00	2,321.20
Misc	0.00	250.00
Tennis Coaching	720.00	1,788.40
TOTAL INCOME	30,170.60	9,850.32
EXPENDITURE		
Roseland Guide/Advertising	273.58	182.90
Pennon Water	1,666.21	60.21
Coronation Party Expenses	0.00	3,384.38
Ground Expenses/Hut Refurbishment	28,178.31	1,352.46
Electricity (Opus/Octopus)	879.38	730.26
Play Equipment	1,386.00	0.00
Insurance	1,591.12	1,625.86
Tennis court maintenance	0.00	10,232.00
Inspection of Play Equipment	271.20	180.00
Cornwall Wildlife Trust	18.00	18.00
Tennis Coaching	690.00	1,546.98
TOTAL EXPENDITURE	34,953.80	19,313.05
SURPLUS/DEFICIT FOR THE YEAR	-4,783.20	-9,462.73
Total funds at 30th September 2024	24,847.79	
Carried forward	24,847.79	
Current account - Lloyds	24,847.79	

Marketing and Communication Report

Historically, information about the Recreation Ground has been effectively shared through the 'Love St. Mawes' Facebook page and posters displayed around the village. While these methods will remain in use, the committee believed it was time for a more unified marketing approach. To facilitate this, a new website has been created and recently launched: www.stmawesrecreationground.co.uk

The new website serves two main purposes. Firstly, it aims to make information about the Recreation Ground and its facilities more accessible to both the local community and tourists. This is especially significant since other community venues, such as The Roseland Centre and the St. Just Institute, have their own dedicated websites. Secondly, it allows the Recreation Committee to direct users to our two new booking systems, designed for seamless online reservation of both the tennis court and the recently renovated REC hut.

The website features straightforward navigation and a clean aesthetic, designed to highlight the available activities and facilities through engaging photography, inviting text, and clear calls-to-action, such as booking the tennis court. The design is responsive, adapting to various screen sizes, so users can easily access it on both desktop computers and smartphones. Additionally, the website includes a CMS (content management system), allowing the committee to quickly edit text and images, and to add new pages or content in the future. A notable example will be the upcoming section detailing the future development program for the Recreation Ground.

In Spring 2024, the committee introduced an online booking system for the tennis court, which was previously managed manually by the Visitor Centre. The committee oversees this system, with technology provided by 'courtbookings.org'. It has been successfully operational for nearly a year, enabling users (both members and non-members) to check court availability in the coming weeks, select a date/time, and pay instantly via PayPal. This booking system will be promoted on the new website, as well as continuing to be marketed through the 'Love St. Mawes' Facebook page, posters featuring a QR code on notice boards across the Roseland (including Tregony, Veryan, Portscatho, St. Just, and St. Mawes), and by Diana personally distributing posters to local hotels.

Following the success of the tennis booking system, it was logical to also implement a professional online booking option for the newly renovated REC hut. This will simplify the hiring process for the community and

streamline booking and invoicing management for the committee. We have selected the 'Hallmaster' system, a widely used platform in the UK, which allows users to view availability via a monthly calendar and request provisional bookings. These requests are then reviewed, approved, and invoiced accordingly. Details on how to book, including example pricing and terms, can be found on the new website at www.stmawesrecreationground.co.uk/the-rec-hut/. This booking system is now active, and its success will be assessed and reviewed over the next year.

As the Recreation Ground evolves, we now have the necessary technology to keep the community informed and provide users with efficient, professional booking methods to enhance usage and revenue.