

**Summary Report On The Condition Of The Courts At
Hambleton Tennis Club And Proposals For
Resurfacing And Restructuring (the “Executive
Summary”)**

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Executive Summary

This report presents the findings of research undertaken by the Committee of Hambleton Tennis Club (the "Club") into the condition of the courts at the Club and examines options for resurfacing and restructuring.

An independent survey by an LTA approved surveyor, Sports Facility Planning and Design Ltd ("SFPD"), has identified a number of major issues that should be addressed if the courts are to be preserved for future generations. The correct course of action is to reconstruct the courts as they are considered to be defective. Acknowledging the scope of such work would be expensive and beyond that of a small village club, the Committee obtained quotes from three different companies for the next best option, which is to repair root and frost damage and lay a good layer of either macadam or a synthetic turf. All options have been thoroughly studied and researched.

In the light of the capital outlay required, and the financial resources of the Club, it is not possible to overhaul all the courts at one time, unless low cost, minor repairs are considered the right option. However, there are several options to be considered, some that are affordable within the limits of the Club's financial reserves and some that are not affordable unless extra funding is secured. The Committee do not feel it is appropriate to recommend any one option because of the complexities involved but wish to involve the membership in the decision making process.

The Committee has prepared a separate report setting out the issues and the range of construction options available. The Committee wish to share these findings and conclusions in order for members to understand the risks and benefits of the various options. The decisions that need to be made are complex and will depend on many contributing factors.

1. Introduction

For some time now, it has been evident that all three courts at the Club require attention if they are to be preserved in good condition for not only present, but also to encourage the introduction of new members to the Club over the longer term.

Although it is unknown to the Committee when the courts were actually built, we have been told by a previous Club Chairman that the top two courts were constructed well over 40 years ago, and the bottom court, being the newer court, was constructed approximately 40 years ago. The courts were constructed using a porous asphalt playing surface and they have been regularly cleaned and well maintained over the preceding years.

More recently, the Club undertook a refurbishment project of all three courts in October 2014 including a high pressure clean, application of a polyurethane binder, as well as court and line repainting.

Asphalt courts are designed with an 8-10 year life expectancy before significant reconstruction or resurfacing is required as age and weather take their toll. Although the Club's tennis courts are still playable, unfortunately the courts have been built with a sub-standard sub-base material and of insufficient depth, which has degraded and caused ground movement. Consequently, the surface of all three courts are showing significant signs of deterioration.

The Committee have identified three main concerns with the courts' surface:

- a) The courts are deteriorating in areas where there have been very large overhanging trees, which creates a climate of damp, frost, shade and moss. This has broken down the court surface by causing movement in the sub structure, producing undulating ridges called heave. In an effort to address this problem, some trees and hedges around the courts have been removed. However, the courts have been permanently damaged and repair work is now needed.
- b) Although the tennis court playing lines were repainted as part of the refurbishment project in October 2014 using high grip acrylic paint, the lines are slippery, particularly after wet and icy weather and are therefore dangerous for players. In addition, as identified by SFPD, successive repainting of the playing lines has caused cracking and ridges in the tarmac along the playing lines. This is getting visibly worse, eventually ball bounce will be affected, and we have been informed that there is no long-term remedial action.
- c) There is much pitting on the courts due to weather and long-term use and the condition of the courts will continue to deteriorate at an ever-increasing rate.

The condition of the courts was discussed at the last AGM in November 2018. It was agreed then that work would need to be undertaken in the near future to consider resurfacing, and that this would be a good opportunity to consider resurfacing some, or perhaps all of the courts in artificial turf (benefits of artificial turf are detailed in Point 9 below).

Subsequently, a sub-committee was appointed (Erna Rubens, Caroline Chisholm and Alex Angelsey) to investigate the issues more fully, including obtaining a site survey, obtaining quotes, visiting and playing on different synthetic court surfaces, researching and studying the options.

Members of the Club were updated on the progress of the project's findings and research on 20 November 2018 and 8 February 2019, and the intention to proceed

with reconstructing the top two courts (Courts 1 + 2) and resurfacing with new synthetic turf was notified to members by email on 14 February 2019. The Committee identified Chiltern Sports Contractors Ltd as the preferred contractor and Tiger Turf Advantage Pro as the preferred synthetic turf.

Whilst the Committee's preferred option is, as an initial step, to resurface the top two courts with synthetic turf at a cost of £49,309 inclusive of VAT and contingencies, within the constraints of the Club's financial reserves, the other options that should also be considered are as follows:

- a. Low cost repairs and minor works to the top courts (Courts 1 + 2) and lower court (Court 3) at a cost of £43,600 inclusive of VAT and contingencies.
- b. Partially reconstruct Courts 1 + 2 and resurface with a new asphalt playing surface at a cost of £42,951 inclusive of VAT and contingencies.
- c. Partially reconstruct Court 3 and resurface with a new asphalt playing surface at a cost of £34,000 inclusive of VAT and contingencies.
- d. Full reconstruction to one-third of Court 3 and resurface with either a new asphalt playing surface at a cost of £34,534 inclusive of VAT and contingencies or a new synthetic turf at a cost of £38,890 inclusive of VAT and contingencies.

There are further options to renovate the courts which are currently not affordable and would require fund raising. As the time commitment is considerable, and the Committee do not feel they have the time to undertake such a task, this is not a viable solution.

2. Recommendations

The Committee has called an Extraordinary General Meeting ("EGM") to be held on Tuesday 19 March 2019 to consider the matter and for members to vote on a series of non-binding indicative votes. The results of which will assist the Committee in making decisions in the best interests of the Club and to proceed with an appropriate strategy going forward, subject to approval of the Sports & Social Club (the "S&SC") and the Trustees.

The series of non-binding indicative votes will follow a set form, as shown in the attached flowchart in Appendix A. The result of each stage of the voting process shall be determined by the total number of votes received. Members who abstain from voting or do not vote will not be counted.

All members who are 18 years and older will be eligible to vote. Members will be able to vote in person at the EGM or via an on-line voting tool.

3. Financial Position

The Club's cash funds currently stand at £60,663, of which £52,422 is deposited in a saving account (the "Court Maintenance Fund") and £8,241 in a current account.

The Court Maintenance Fund represents the balance of monies generated by the Club over a number of past years. It is the Committee's view that our funds should be used judiciously, such as preserving the courts when they are past their best and/or investment to attract new members to the Club. The Committee do not consider it is in the interests of the Club to spend money on overhauling the courts such that the Club's monies are reduced to less than £10,000.

The Club's annual income is expected to be in the region of £10,899 from membership subscriptions and coaching charges.

The Club has regular annual expenses of circa £5,640. This is made up of the Sports & Social Club membership, contribution to the Pavilion, LTA registration and insurance fee, court maintenance, purchase of tennis balls, competition fees and coaching retainer.

4. Taxation Considerations

The Tennis Club is an integral part of the Hambleton Sports & Social Club ("S&SC"), which is VAT registered. It is the Committee's understanding, and confirmation from the S&SC's firm of accountants, that as a VAT registered entity, the S&SC is required to charge VAT on taxable supplies and services and is also entitled to reclaim VAT that it incurs on costs where the supplies or transactions are taxable.

VAT is not chargeable on supplies and transactions that are classified as 'exempt', and in regard to the Tennis Club, this includes membership fees, coaching lessons, and the provision of tennis courts. The S&SC is therefore not able to reclaim VAT on costs, such as improvements to the court surfaces, which relate directly to the exempt supplies.

Calculations for the cost of repairs and improvements must include the VAT element at the current rate of 20%.

5. Ongoing Costs / Court Maintenance

Porous asphalt tennis courts generally require a maintenance regime that includes six monthly applications of moss and total weed killer and power washing as well as re-painting every 4-5 years and resurfacing after 8-12 years. The cost of six-monthly moss killer and power washing is circa £250 per court (excluding VAT) and re-painting circa £1,150 per court (excluding VAT).

Synthetic tennis courts generally require a maintenance regime that includes 6-monthly brooming/drag brushing to re-distribute sand, and annual power brushing, topping up of sand infill levels and moss killer circa £450 per visit. Resurfacing is expected after 15+ years.

6. Timing of Works and Site Access

The works are best carried out during the hottest Summer months, when lorries can gain access to the adjacent areas of soft grass and directly access the site. However, the Committee recognise the courts are more frequently used in the Summer months and anticipate works to be carried out in the Spring or Autumn months, subject to contractor availability.

Access route to the site is through the public car park, via the Dene, and across the hard core track so far as it goes to the courts. From there ground sheets will be laid to protect the ground as far as possible. Permission will need to be obtained and granted from the Culden Faw Estate, who own the car park for clear access suitable for large lorry traffic and the S&SC, for access over the Dene, as well as ensure the timing of works does not conflict with scheduled events on the Dene.

Sub-structure work and laying of synthetic turf or asphalt macadam can be completed within a 3 week period providing no weather disruption.

7. Contingency Costs

A contingency reserve of £1,000 has been included in the cost calculations for ground repair where there is damage beyond the reasonable control of the contractor, and if necessary removal and reinstatement of the Rebo wall if works are done to the bottom court (Court 3).

8. Conditions of Contract / Guarantees / Warranties / Insurance

The Committee recognise the importance of contract conditions, and will ensure the chosen contractor has sufficient cover for:

- Warranty for workmanship and materials
- Warranty on playing surface (if applicable)
- Public liability insurance
- Employers liability insurance
- Contractors all risks insurance

The Committee will ensure appropriate tennis club property insurance and public liability is maintained during the works.

9. Benefits of Synthetic Turf

Many clubs are now resurfacing their tennis courts with artificial turf, which is an effective alternative to asphalt. This surface is becoming increasingly popular for a number of reasons:

- Whilst health and injury ramifications have yet to be clearly defined, it is generally accepted that artificial turf gives increased cushioning under foot, and is therefore more forgiving on the lower extremities.
- It is playable in most weather conditions. Snow and ice are not harmful and it is possible to clear the snow with brushes before playing, however some infill material may come away. When the sand base is frozen, there may be standing water on the court, but once the ice melts the surface will drain normally. Providing foot traction is adequate, the court can be played on when icy.
- Tennis can be played soon after rainfall due to drainage from the court's playing surface. With frequent rainfall in the area this a significant advantage.
- In damp conditions synthetic courts have superior foot traction.
- It is durable, with a surface life of 15-20 years.
- There is no requirement for repainting the court surface or playing lines.
- Tiger Turf is made of synthetic polyethylene short pile texturized fibres. It is a soft durable short pile carpet and once laid, is in-filled with a free draining specially graded silica sand to produce the final playing surface.
- Tiger Turf Advantage Pro has a International Tennis Federation ("ITF) court pace rating ("CPR") of 4, medium / hard. CPR measures the effect of ball-surface interaction.
- Tiger Turf surface colour comes in standard green or two-tone green and the court is supplied with permanently in-laid playing lines.
- It is less expensive than hard courts when the lifetime and replacement is taken into consideration (synthetic turf courts last longer).

- Synthetic grass courts help to protect the underlying asphalt substrata from cracking.
- Tiger Turf responds well to all types of spin and is suitable for all levels of play including tournament level play.

