

Roman Park
Changing Rooms & Pitch Hire Review
June 2021

Overview

The Roman Park has modern airconditioned changing rooms with 2 grass football pitches: a full size and a junior pitch. The changing rooms were built by Herefordshire Council in exchange for the land and easements needed to provide the flood alleviation scheme situated on the Parish Council's land at the Community Centre.

From inception the changing rooms were busy with many youth and adult football teams using the Roman Park as their Home pitch. The hire fees helped to maintain the Roman Park with grass cutting and routine maintenance of the changing rooms. The teams as well as volunteers from the Parish Council and village helped to line the pitch and run the hiring of the facilities.

Sadly, as volunteers moved on, new volunteers did not come forward and by 2018 the pitch was being used by 1 team approximately 10 times a year. Consequently, the changing rooms and pitches have become somewhat unloved and in need of updating/maintaining by the Parish Council.

The buildings condition surveys completed by the Parish Council in 2019 revealed the following estimated costs to bring the changing rooms up to standard:



	ESTIMATED COST (£)			TOTAL COST (£)
	YEAR 1	2-5 YEARS	6-10 YEARS	
Repair costs total	2,270.00	3,205.00	1,175.00	6,650.00
Professional fees @ 10% of repair work cost	227.00	205.00	117.50	665.00
Total	2,497.00	3,510.00	1,292.50	7,315.00
VAT @ 20%	499.40	702.00	258.50	1,463.00
Total including professional fees and VAT	2,996.40	4,212.00	1,551.50	8,778.00

In addition, the Goal posts need repainting, and the pitches need to be rotated so that repairs to the goal mouths can be completed.

Prior to the pandemic 2 teams were hiring the changing rooms and grass football pitch at a cost of £25 per game generating an annual turnover of approximately £400.

Annual Running costs are as follows:

Electricity	£360.00
Water	£ 90.00
Insurance is included in the Parish Council's overall insurance, estimated	£180.00
Cleaning	£240.00
General Maintenance	£120.00
Grass Cutting (assumed 50% of Roman Park Cost relates to pitches – 21cuts)	<u>£800.00</u>
Total	£1670.00

Since receiving the building condition survey report in 2019 a significant amount of the repair work has been completed and the remaining works are scheduled to be completed this year. Routine tasks are now scheduled with the village contractor.

The condition of the goal mouths is poor, and the posts need repainting.

Market Research

Several pitches with changing rooms are available for hire in Herefordshire as follows:

Halo (Leisure Centre, Leisure Pool, Lady Hawkins Community Centre)

Outdoor Grass Pitch Standard £51.70 Young Person £34.50

The Point 4

Astro Pitch £32.50 per hour Sports Hall £45 per hour

Herefordshire FA (Artificial Pitch)

Pay & Hire £65 per hour Key Partner Club £52 per hour

Hereford 6th Form College

3G Astro Pitch £45 per hour

The Hereford Academy

3G Astro Pitch £66 per hour

All of these prices include provision of a ready to use facility; pitches are maintained and lined ready for use, changing rooms are cleaned however a robust agreement is in place and formal booking procedure to ensure no losses or issues.

At present no formal agreements are in place, the football teams are responsible for lining the pitch and bookings take place on a "self-service" arrangement; quite often without the knowledge of the Parish Council prior to its use, the clerk or village contractor find out by other means. The junior pitch is not being lined and the equipment is being left in the changing rooms between games (no storage cupboards/buildings are available).

Another issue is that the changing rooms do not have separately lockable rooms to allow for spectators to use the toilets whilst providing secure storage of valuables. Future consideration should be made for realigning the stud walls to allow for separately accessible toilets with lockable changing facilities. This would make the park more user friendly.

Future

There are 2 adult football teams using the Roman Park at present and a new team has approached us to look at setting up Credenhill Football Club.

Following a meeting with Mr. Connor Stackhouse (Credenhill FC Manager) we need to agree a pricing structure for the hire of the facilities as well as a longer-term plan that sits along side the Roman Park Improvement Project. During the meeting Mr. Stackhouse set out the following plans:

- To initially setup a men's team for 2021-22 football season

- Several of the team have their level 1 coach training so they are looking to setup a junior team possibly from 2022-23; initially having a couple of open sessions to gauge interest.
- Possibility of running fund raisers/tournaments on the Roman Park.
- After use they would mop clean the changing rooms and remove all equipment
- They will line the pitches and are willing to paint the goal posts and help relocate them.
- They will look at funding opportunities to improve the pitch and hopefully source some moveable goals (£1k-£2k each) which will allow for easy rotation of the pitches.

Many of the other pitches offer discounts for associated teams and juniors, if we adopt this approach, we will build a better working relationship with the teams and encourage youngsters by making it affordable.

Proposed Pricing and Ways of Working

Adult Pitch & Changing Rooms Hire - £35 per game (non-affiliated teams) £30 (Affiliated team)

Adult Pitch - £20 per hour (non-affiliated teams) £15 (Affiliated team)

Junior Pitch & Changing Rooms Hire - £25 per game (non-affiliated teams) £20 (Affiliated team)

Junior Pitch - £10 per hour (non-affiliated teams) £5 (Affiliated team)

Options for ½ and ¼ pitch prices will be offered.

Affiliated Team(s) Commitments

Affiliated team(s) will share the duty of lining both pitches and be a team member of Credenhill Social & Sports Club (£25 per team per year) with a commitment to have presentation evening, club meetings and after match food and drink at the Club where possible.

Parish Council Promise

The Parish Council will use pitch hire income to pay for the running costs and maintenance of the changing rooms and pitches and invest any surplus in improvements to sports facilities at the Roman Park. The Parish Council will help and support the fund-raising activities of the Affiliated Team(s).

Development

Whilst football has been the focus sport for the Roman Park, once the tarmacked area is converted to 3G and an all weather multipurpose pitch is created suitable for Netball, Basket Ball, Hockey, etc then the facilities will generate more appeal and interest which in turn will lead to more income and more investment.