

Questions on Padel Proposal

Please bear in mind that the reason we are putting this proposal to a members vote, is because we want to understand if the members support this proposal before the club starts to invest more time and energy into moving the proposal forward.

Remember we are all volunteers, many of us with full jobs – so we will not have full answers to all questions as all of the finer details have not been worked out yet

Number	Question	Answer
1	Have we considered getting it built and run by an external company	Yes. A proposal to do this was brought in front of the committee originally by John (our previous chairman) and then again by the current chair a year or so later, and the committee felt very strongly that the commercial deal being offered was not attractive. You are essentially allowing an external company to run a Padel business on your land, and take the lions share of the profits.
2	Could the old clubhouse be refurbished	This was one of the proposals originally considered by the committee, not a refurbishment as such which we felt was not realistic, but instead a rebuild. It was going to still cost something like £120,000 to do, and we felt that this was not a good use of club funds, especially as this would all have to be raised via fundraising.
3	Will the container be removed	This is something the committee has discussed and yes, we would like to get rid of it, this will go on the agenda for the next committee meeting, we will first need to make sure there is nothing inside we want to keep.
4	Will it impinge on car parking	No, the Padel court would start at the edge of the fencing around court 9, and come down to the current edge of the old clubhouse, so the parking area should not be affected.
5	Will we lose the bike sheds	No, we intend to keep the bike shed, but it will need to be re-located, possibly to the site of the container
6	I might support, but only if it was a member only facility. Can the voting reflect this? E.g. Do you support the Padel proposal?: 1. yes, 2. yes but open only for members' use, 3. no	At this stage, unfortunately not. We want the vote to be a clear choice for members, you are either supporting the Padel proposal or not. One of the down sides of considering it as a members only facility, is that this would greatly reduce the income opportunities and therefore increase the time taken to pay investors back and generate a return on investment for investors and the club. If it became clear there were other funding options at a later stage, i.e. grants etc. then this may be a reason to re-consider.

7	Do we know how other clubs who have built Padel courts have funded them	A lot of schemes we are aware of have used either private funding, or had the courts built and run by an external company. This is not something we are interested in doing, see question 1.
8	Is the projected return on investment over several years	Yes, the return on investment for investors is shown as the total return (on top of the initial investment) over 5-7 years.
9	Would there be a delay on return because planning and building take a long time	Building should not take long, I would expect the project could be less than a few months from beginning to end. The planning may delay things, as may discussions over the trees overhead. However, this could all happen prior to the investment, so the returns for investors should start within 3-6 months from the point of investing.
10	Could it be a combined padel/pickle court	No, and a Pickleball court was considered too noisy
11	Would there be membership options	This has not been established yet. We certainly intend to offer a pay and play option, so non-members could book a Padel court.
12	Will coaching be available	Yes - Craig (SMASH tennis) has expressed an interest in providing Padel coaching, but the details have yet to be discussed
13	Will the Q and A sessions be completed and reported before voting	Yes, the voting will not start until these Q&A's have been issued to all members
14	Do we really think that members will pay an additional £28 per hour to play padel, I play in Europe and pay nowhere near that amount, usually less than 10 euros,	Yes we do. Existing local Padel courts cost at least £28, and some more for the hour. I have seen costs of up to £42 per hour. Remember this fee is usually split between 4 people, so a £28 per hour is actually £7 per person.
15	Are the club looking at a reduced price for club members or even an additional one off membership fee.	Yes, one of the ideas that we have is a reduced fee for CLTC members, and maybe also a longer booking window for CLTC members before courts are available to the general public
16	Have the club explored whether or not any grants exist.	This is something we will be looking into if the members support the proposal

17	Almost 50% of the cost is to put a roof on the court, is not having a roof an option that is being considered, after all none of the tennis courts are covered.	No, we feel strongly that a covered court is important, for two reasons. 1) Part of the appeal of this proposal is to provide somewhere for SMASH tennis to coach juniors when the weather is not suitable for outside court coaching. 2) Given the weather in the UK, if we did not have a canopy, then it would greatly reduce the potential booking hours (and therefore income) if people were put off by playing in the rain or potential rain.
18	The padel court proposal sounds great, though I'm not sure calculations assume 100% utilisation of the court over 10 years?	We have not assumed 100% utilisation. We have assumed only 5 hours of bookings per day, so if you assume the court is available from 8am to 10pm, this is only 35.7% utilisation. It is quite possible that this is a considerable under-estimation of usage.
19	I wonder if the car park could also be extended at the same time?	Unfortunately not, there is not enough space to fit a Padel court and increase the parking area
20	What is the current usage of the old clubhouse and particularly for any junior activities is there any alternative option for them?	The old clubhouse is sometimes used for junior coaching when it is raining, and sometimes for table tennis. It's use is infrequent however. A Padel court with a canopy would be the alternative option.
21	The car parking area is limited and can be chaotic at busy times. Particularly if non-members have access that could add another 4 cars during peak times. Has there been any thought about levelling the 'grass bank' and putting the new building there giving the possibility of creating additional parking?	Unfortunately the grass bank area is not big enough to fit a Padel court. One of the options for the Padel court users is to ask them not to park in the club car park.
22	If open to non-members, what are the security and other risks of non-members being on site? Will they have access to clubhouse? Will they (should they) have access to toilets? Impact on already tight parking?	Yes it will be open to non-members. However they will simply be accessing the Padel court and nothing else. They will not have access to the clubhouse or toilets. We can decide how to handle parking but one option is to ask them to park outside of the club.
23	Is a one court facility viable?	Yes we feel one court is completely viable.

24	Entry by pin code - what's to stop this pin-code being shared widely within and outside the club (or is each code unique?)?	The PIN code will be unique to that individual booking
25	Proposed booking system - 'Playtomic'? Is there a hosting cost if Playtomic, and what is it? If not Playtomic, who will manage bookings?	This is a level of detail we have not gone into yet, but we are looking for a hands-free system as much as possible so some kind of online booking system or app would be the preference.
26	What other models of funding were considered? Sport England? Lottery? Cheshire East?	No serious effort has gone into other forms of funding yet, we are not aware of anything significant apart from an LTA loan, which is not our preference, again, all of this will be considered in greater detail if the members support the proposal
27	Impact of proposal on member fees?	Initially none. It is possible that after investors have been paid back we could use the surplus profits to subsidise the membership fees.
28	Was a junior facility considered, rather than Padel?	Yes, a proposal to re-build the old clubhouse was considered, mostly to support the junior coaching in inclement weather. This was rejected (see question 2). The reason that we would like a Padel court with a canopy is to potentially give a dry area for juniors when it is raining.
29	Can you clarify the reasons for the proposed court hire fee as it seems low compared to other local venues?	We wanted to use a court fee in the financial models that was achievable and not overly optimistic. The actual fee we end up using may well be higher, but at least we know that even with a very low fee at £28 the models work.