

DRAFT

**Paper for consideration and approval by
Beaudesert and Henley-in-Arden Joint Parish Council
at their meeting on Monday 2nd September 2024**



Purpose

Application for use of community funds of £50,000 towards two padel tennis courts at Henley-in-Arden Tennis Club (“HIATC”).

Background

HIATC was established in 1951 under the auspices of the Henley War Memorial Trust (“HWMT”). The main object of the HIATC is to provide tennis, social and other activities and generally facilitate the playing of tennis and to maintain premises at or near Henley-in-Arden. It currently has seven tennis courts and 200 adult and 100 junior members.

Padel tennis is a rapidly-growing sport, which has been subsumed under the remit of the Lawn Tennis Association (the “LTA”), who made the strategic decision in 2019 to embrace this “fun, easy to learn and extremely sociable” form of tennis. With that in mind, we have the opportunity to make this more-accessible sport available to the community of Beaudesert and Henley-in-Arden.

Introduction of Padel Tennis

HIATC has been through a thorough and comprehensive process to explore the possibility of introducing padel tennis at the Club. The Management Committee of HIATC has been researching and debating the introduction of padel tennis since the start of 2024. This has included consideration of padel provider, experience of a similar tennis club, site of the courts, funding and income projections, importantly alongside the availability to the community.

Padel Provider – This has involved a tender process with 4 potential padel companies, 3 of which submitted proposals for two padel tennis courts to be established close to the existing HIATC tennis courts. Each of these 3 companies has presented to the Management Committee of the HIATC. Following those meetings, the Management Committee has agreed on their preferred provider of Portico Sport, who have over 15 years of experience, having installed over 3,500 courts across 35 countries. Total costs are £193,000, with a full breakdown of the costs included in the Appendix.

Experience of a similar tennis club - Extensive discussions have taken place with the Kenilworth Tennis Club, who, at the time of our visit in March 2024, had the only two padel tennis courts in the whole of Warwickshire. They were kind enough to share details of the process they went through, including the financing and their experience of the use of the padel courts and the income generated. After only one year, they are already planning to add further padel courts.

Site of the courts - The site of the padel courts has been considered carefully, in terms of the environmental effects, the security and safety of the courts and future-proofing should we wish to add further courts in years to come. Indeed, we have been working closely with the HWMT to discuss our plans, especially in terms of the site of the courts, particularly being mindful of any impact on other sports clubs. In the event, our preferred site would have a minor impact on the cricket field, but this would be accommodated by bringing in the boundary by 3 metres and the wicket being moved to a similar extent. These adjustments would be made at the cost of HIATC. As a result, both HWMT and the cricket club are fully supportive of our padel tennis plans. A plan showing the site of the padel courts is included in the Appendix (only courts 2 & 3 ‘or’ 3 & 4 would be in-scope initially).

Funding and income projections - As mentioned above, the total costs are £193,000, which we plan to raise from three sources:

- An LTA loan of £115,000, representing 60% of the total, which is available on an interest-free basis over a period of up to 7 years;
- Community funding of £50,000 via this application; and
- Our own HIATC funding of £28,000.

It is important to note that the project would not be feasible without the community funding.

Projected income levels are at least £35,000 per year, which would cover the LTA loan repayment and restore HIATC finances, with a contingency margin. Income projections are included in the Appendix.

Availability to the Community - The padel courts would be available to the Beaudesert and Henley-in-Arden community via several facilities:

- A “pay and play” facility, so that the courts could be used without having to become a member of HIATC;
- Two open days per year, where local residents could try playing padel tennis for free; and
- Twice-monthly availability to Henley High School students.

We look forward to discussing this application at the meeting on 2nd September 2024.

**The Management Committee
Henley-in-Arden Tennis Club
August 2024**



HENLEY -IN- ARDEN TENNIS CLUB

Memorial Playing Fields Stratford Road Henley-in-Arden Warwickshire B95 6AP

www.clubspark.lta.org.uk/HenleyInArdenTennisClub
henleyinardentennis@gmail.com

Appendix Detailed Cost Breakdown

Portico Sport UK Costs	
• Two padel courts	£55,300
• Shipping / delivery	£4,160
• Groundwork	£72,380
• VAT	£26,368
Sub-Total	£158,208
Additional Costs	
• Eco survey	£2,400
• Geotech survey	£2,000
• Noise survey	£2,400
• Lighting survey	£2,400
• Planning costs	£2,400
• Doors & security	£10,000
• Electrician	£3,000
• Parking / viewing area / cricket adjustments	£10,000
Sub-total	£34,600
Grand total	£192,808

Projected Incomes

Different income projections have been conducted to test the incomes that might be achieved from the padel courts. Income received would need to be used to finance the LTA loan, as well as restore the tennis club's own finances. The figures below are considered to be a realistic scenario of the take-up of "pay and play" use of the courts as well as increases in memberships for those wishing to play padel regularly:

Pay and play usage	10 hours per week at £20 per hour per court	£10,400
Expanded memberships (existing tennis club members adding padel to their membership)	60 members at £60 additional annual subscription	£3,600
Padel-only memberships	50 new members at £150 additional annual subscription	£7,500
Court usage of members	1 hour per week per member at £10 per hour per court	£14,300
Total income (per annum)		£35,800

Membership subscriptions and court fees are subject to confirmation.

Maintenance and running costs would be incurred, but, based on the above, the income levels are expected to be sufficient to repay the LTA loan and restore the tennis club's finances over a period of around 4 years.

Padel Courts Sites

The aerial shot below shows the site of the proposed new padel courts relative to the existing tennis courts. Initially, only two padel courts (labelled Court 2 & Court 3 'or' Court 3 & Court 4) are in-scope but there is future-proofing in that there would be room for further padel courts (the site of Court 1 below is purely illustrative and not part of our current phase 1 plans).

