

Llanfairfechan Tennis Courts/MUGA – Renovation Project
Project Max Cost £130,000.00 (inc 5% contingency)

Project need and summary of works to be undertaken

Llanfairfechan Town Council has been looking to renovate the tennis courts in the recreational area for some time, after much feedback from the residents of Llanfairfechan. As the football club grows in the town, and the general appetite for recreational sports increases, funds are now available to complete a renovation of the area. The renovation will support the growth of sports beyond football, allowing tennis, pickleball, badminton, netball and tennis to be played on the site again.

The renovation will include the following.

- i) Resurfacing of both courts to allow multisport use on one, and football on the other.
- ii) Upgrading of floodlights from halogen to LED heads.
- iii) Clearing of ivy and overgrowth.
- iv) Repairs to fencing.
- v) Upgraded gates, to include electronic smart-locking system.
- vi) Upgrade worn benches to new seating.
- vii) Kickboards and aesthetic work on court walls.
- viii) Installation of small metal football goals on green space between Shore Road West and Bowling Club.
- ix) Installation of ball-stop netting next to Bowling Club.

Projected Funding Contributions

SPF CCBC - £34,077.00 CONFIRMED

Llanfairfechan TC – (up to) £5,000.00 CONFIRMED

Cymru Football Foundation – (up to) £91,000.00 UNCONFIRMED (decision panel 04/03/2024)

Project Costs & Quotes

Item	Contractor/Provider	Cost (ex VAT)
LED Floodlight Upgrades	Abacus	£13,034.00
Artificial Turf*	TVS Group	£40,380.00
Polymeric Surface	Soft Surfaces	£31,176.00
Sports equipment, Seats, Ball-stop nets (including delivery)	Networld Sports	£7,571.32
Clearing ivy and overgrowth	Elmer & Son Llanfairfechan	£250.00
Electrics for smartlocks	Jones & Whitehead	£500.00 (est.)
Metal repairs, installations	Blacksmith Llanfairfechan	£1,000.00 (est.)
Smartlock system and gates	CIA	£11,000.00
Kickboards/Venue signage	Autotop	£11,000.00
Storage Container (including delivery)	Portable Spaces	£2,050.00
Westermann Honda Astro Turf Power Brush WR870	SPA Power Machinery	£2,105.00
Kercher Commercial Jetwasher	Kercher	£624.99
Sand	Astrowarehouse	£260.79
	Total	£120,952.10
	5% Contingency Included	£126,999.71

*Including shockpad £7,700.00

Floodlight Upgrade

The current floodlighting is the old-style halogen bulb type. This type of lighting is high cost, low sustainability with an average bulb lifespan being far lower than LED. There is also a cost associated to having the bulbs changed, due to the height of the masts the lights sit on.

An LED floodlight upgrade would bring the cost of running the floodlights down by as much as 80%, allowing for further usage, whilst also taking an income on the longer floodlight hours.

Venue Hire/Charge

TC want the courts to be free to the public, but to satisfy the Cymru Football Foundation, there does need to be an income generated from the court to create a sinking fund for future maintenance, repairs and eventually, resurfacing again.

I think a good middle ground would be to make the courts available for free all year, except for periods when the floodlights will be in use. I've noted those chargeable times below PER COURT based on sunlight hours.

2024/2025 Evening Floodlight Use Hours	Chargeable Time	Chargeable Hours (Per Day)	Total Chargeable Hours Available
Sept 1 st – Sept 21 st	8pm – 10pm	2	42
Sept 22 nd – Oct 5 th	7pm – 10pm	3	42
Oct 6 th – Oct 26 th	6pm – 10pm	4	84
Oct 27 th – Feb 22 nd	5pm – 10pm	5	595
Feb 23 rd – March 29 th	6pm – 10pm	4	140
March 30 th – April 12 th	7pm – 10pm	3	42
April 13 th – April 30 th	8pm – 10pm	2	36

Evening Floodlight Use Rates

Rates should be different for each court, as the cost to maintain and resurface the football court will be higher than the tennis/netball court. It's also important to try and get some night play out of the tennis/netball court, so offering it cheaper could encourage that. Other facilities like this one in the area charge around £35 - £40 per hour for an AGP court, so it's possible that this pricing is discouraging potential users, especially those who may only want to play recreationally and don't want to commit too much, financially. I propose the below rates during evening floodlight hours at the Llanfairfechan Courts.

Tennis/Pickleball/Netball Court/Basketball - £10 per hour

Football Court - £20 per hour

Earnings Forecast (including maintenance)

Based on a conservative average amount of bookings of 8 hours a week, which would include around 3-5 hours a week from the football club. The club already needs 3 hours a week for floodlit training for junior teams and will likely need 2 to 3 more hours a week for upcoming teams forming in the summer. Including another 3-5 hours a week from various other groups and users over the 34 week charge period, the football court would earn £5,440.00 per annum. Anything earned on the tennis/netball court would be a bonus, as it's hard to predict how much night usage this court will attract. This totals at least £81,600.00 over a 15 year period.

The lifespan of each court surface and cost of maintenance is below.

Court/Surface	Lifespan	Maintenance Cost (per annum)	Total Cost (over lifespan)
Court 1 (Polymeric) Tennis/Netball etc	Up to 18 Years	£300.00	£4,500.00
Court 2 (Artificial Turf) Football	Up to 15 Years	£1,000.00	£15,000.00

If the town council continues to make its contributions towards paying a much-reduced electricity bill and building up a side pot of about £1,000.00 a year (£15,000 over 15 years), there would be enough funding in the sink fund to relay the courts in 15+ years.

Income £81,600.00 + £15,000.00 = £96,600.00 raised in 15 years (at least)
 Maintenance Costs **£19,500.00**
Total leftover for resurface **£77,100.00**

Considerations of steady raising of venue hire charges and TC contributions in the coming years should be considered, to keep up with potential rises in costs.

[LTA’s Clubspark \(link\) for bookings](#)

To save volunteer/staff hours at TC and the Football Club, the Lawn Tennis Association have offered to give the Town Council/Llanfairfechan Town FC access to their online booking system for free for 5 years (£120 per court, per year thereafter) on a contract-free basis. It’s possible to take block bookings, one off bookings, set different rates for different times and different periods of the year. The block bookings can be paid monthly by the group or club using it. One off bookings are paid up front online, with the funds going to a chosen bank account. This system also has the ability to control the lighting, when used with the correct equipment.

The only alternative to this sort of technology that I’ve seen is the Bookteq/Lockteq system that’s promoted by the English FA at a cost of about **£1000.00 a year before maintenance and subscription costs**, so not nearly as good on value as the LTA/Clubspark/CIA, and lacks the ability to control the lighting.

Locking and Floodlight control systems

Some options of what is possible.

- 1) Physical/Traditional locking and lighting – Keypad lock on both gates, as well as a padlocked floodlight switch. Cheap solution to security **This would require the keypad code and floodlight lock code to be changed regularly to stop unpaid use, and the codes updated on the booking site every time it’s changed. Maybe a bit much to ask of volunteers. Possible to set a timer on the electrics to shut off at 10pm, in case the floodlights are left on.**
- 2) [CIA Smart Access \(LTA Partner\)](#) (link) and locked floodlight switch – Clubspark has a partnership with keypad manufacturer, allowing the users who booked to access the court with a code they receive via email after making their booking, eliminating the need to change the gate code all the time. **Still required to have a lock/code for the floodlight switch,**

which could be changed sometimes, but would be possible to set a timer on the electrics to shut off at 10pm, in case the floodlights are left on.

- 3) CIA Smart Access with Premium Floodlight Link – The above system, but with added control of the floodlights. When a user enters their gate code, it will also switch the floodlights on for the duration of their session. This would take away any need to have staff/volunteers servicing the locks etc.

I think all would agree that the less need there is for human intervention with running these courts, the better. Volunteer/staff hours are precious as it is, so an online booking system combined with a smart locking/lighting programme is the best option, even in the initial cost to set it up is higher than other options.

Having a system that forces users to book, even when free to use, means user demographics can be measured for any future potential grant funding applications or reports to the public. It also means that anybody who does use the facility agrees to any terms and conditions set, which I believe would lead to more respectful use of the new facility.