

Notes for Open Meeting 10 August 2026

Welcome and thank you for coming to this open meeting to discuss fund raising for the new Pavilion. Before we start, I would like to explain the situation regarding ownership of the Pavilion and dispel some of the confusion regarding the ownership issue.

Background

- The whole site is leased from Conwy CBC, and they will only allow one party to have the lease for the site. Craig y Don Sports and Community Centre (CyDS&CC) was set up as a registered Charity and its prime requisite to be the lease holder and be responsible for the site.
- CyDS&CC has a Board of 8, with 2 people nominated to the Board from the each of the 4 user organisations. JH and I are the Croquet Clubs nominated people to the Board. We are not there as Croquet Club representatives.
- There are 4 user organisations (Bowls, Croquet, The Community Centre and the Tennis Club). The Community Centre is just a user organisation.
- The 4 user organisations are independent. The Community Centre is a registered Charity (with separate registered charity to S&CC. The 3 other organisations are Community Amateur Sports Clubs and registered with the HMRC.
- CyDS&CC is responsible for site maintenance, Insurance etc. and owns all the buildings on the whole site!
- Income for CyDS&CC comes from a service charge levied on each of the 4-user organisation
- The 4 user organisations do not own their buildings or facilities. Conwy CBC will not allow the lease to be sub-let, so we have a Memorandum of Understanding (MoU) agreement regarding the operation of the buildings.
- The Croquet Club will therefore technically not own the building like any lease property, but the MoU is like a lease, and we have prior use of the building.
- The Croquet club would not get grant funding as we do not have a lease, so the project is fronted by CyDS&CC, and we use their lease and their Charity Status.
- CyDS&CC Board agreed to front the project as long as the Croquet Club took full financial responsibility for the project and eventual management.
- The Croquet Committee agreed to this arrangement and a project team was set up consisting of JH, AE, RH and Richard Mercer CyDS&CC treasurer.

The Title of the Building

We made application for a grant from the Sports Lottery but were unsuccessful as they did not consider Croquet a needy sport. We then made application the Community Lottery Fund, who initially said they did not support Sports projects. After twelve months of negotiations, we convinced them Croquet has a large Community benefit as well as a sport. We have set a national precedence and Croquet England are looking at the Community benefit of Croquet.

JH is a member of a national working party to look at involving people in the community with all sorts of needs that would benefit by playing Croquet. One of the major issues was the name of the project the Lottery did not like the use of Croquet in the title or the use of any reference to sport, the project was therefore called 'CyD Community Pavilion'.

Project Finance

The project started 4 years ago and an Architect was appointed. Plans were drawn up and we went for planning permission. After long discussions with the planner's, planning approval was granted in 2023.

The project costs prepared by the quantity Surveyor and came initially to £220,000. We re-engineered the scheme several times and got the project cost down to £165,000. we went for amended planning application in 2024 for a timber framed construction to reduce the costs. £165,000 became the budget for the project. This included design fees, planning and building regs fee and a sum for inflation with an allowance for a contingency.

We then started fund raising.

We made numerous applications for grants and were successful with the followings

Gwynt y Mor Community Fund	£50,000
National Lottery Community Fund	£85,000
Llandudno Town Council	£5,000
Croquet England	£5,000
Sported Charity Wales	£2,000
Croquet Club Contribution	<u>£18,000</u>
Total funding	<u>£165,000</u>

When the funding was secured and the project formally agreed by the Lottery, we went to tender to six local contractors. The tenders were very close, and we appointed Thomas Jones of Llandudno to carry out the works.

The costs to date are

The building costs	£158,000
Design team	£2,100
Base Energy Planning Approval	£1,200
SOCOTEC Building regs inspection	£1,500
Incoming Electrical supply from community Centre	£2,684
Disable ramps	£2,000
Budgeted Costs to date	<u>£168,000</u>
Currently over budget by	£3,000
There is nothing in the budget for Croquet Club Fixtures and Fittings.	
Tables chairs carpets, kitchen equipment etc	£5,000.
If we include £2,000 contingency for future unknown costs we will have a deficit	£10,000

Fund raising

Today's meeting is to discuss what we want as furnishings and fittings in the Pavilion and how we can raise the £10,000. Over to John !