

Radwinter Recreation Ground Charity

(Registered Charity number 1160503)

Community and Sports Pavilion and Recreational Facilities

Development Plan (2018-2021)

v1 September 2018

our journey from this



to this – and our future plans and next steps



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Executive Summary

1.1 AIMS: Radwinter Recreation Ground Charity (RRGC)'s aims are to help improve the health and wellbeing of the community through the availability of easily accessible community, sporting and recreation facilities.

These aims fully align with Essex County Council's [Vision for Essex](#) and [the ESSEX ORGANISATION STRATEGY 2017-21](#), especially 'helping people get the best start and age well'.

1.2 PROGRESS: The Development Plan also summarises or references substantial progress made during Radwinter Recreation Ground Steering Committee's Business Plan to develop new facilities 2013 - 2018.

- a) Radwinter Village is a community of around 240 houses and 600 people, approximately 5 miles to the east of Saffron Walden in NW Essex, with strong community support and spirit.
- b) The recreation ground is situated just off of the central village crossroads and has just undergone the most significant changes in its 60 years history.
- c) In 1948, 2.3 hectares of land was purchased with funds raised by wartime sixpenny "hops" and finally opened to the village as a recreation ground in 1958. A further hectare of land was transferred in spring 2016, under a signed Section 106 agreement, linked to a residential development within the village.
- d) Radwinter Parish Council owns the Recreation Ground. It was operationally managed by a Recreation Ground Management Committee for many years and leased to Radwinter Recreation Ground (RRG, charity no. 28357, registered 1982).
- e) A mandated Steering Group of volunteers drawn from the local community, Parish Council and Recreation Ground Management Committee was formed in 2013 to design, raise funds and build a new Community and Sports Pavilion, to replace the existing small, wooden building which was no longer fit for purpose. This had been a village ambition for 20+ years and has now been achieved.
- f) In February 2015, a new incorporated charity – **Radwinter Recreation Ground Charity** – was registered with the Charity Commission as a Charitable Incorporated Organisation (Charity No. 1160503) using their template constitution and assets from RRG were amalgamated within it. RRG was removed from the charity register in 2018.
- g) In April 2015, Radwinter Recreation Ground Charity signed a new 99 year lease for the Recreation Ground, until March 2114.
- h) The Group conducted a formal consultation process in the village regarding the new pavilion and facilities. The earlier Parish Plan also revealed a need for a hard surface play area and a new pavilion. The Parish Council acted on this evidence of needs during their negotiations about Section 106 agreements.
- i) Projected finance required to meet the cost of the total project for a new pavilion, Multi-Use Games Area (MUGA), new children's play area, additional football pitch, access road with additional parking and landscaping was **£416,340**. Undaunted, work was prioritised according to need and available finance and funding sought.
- j) **A new pavilion** overlooking the cricket square and having the picturesque backdrop of the village church, almshouses and the surrounding fields was granted planning permission in December 2013 and opened in 2016, at Post Code CB10 2TX and Grid Ref. TL 606-373. It acts as a hub for the activities on the recreation ground and helps generate interest in starting other new activities.

- k) **A Multi-Use Games Area (MUGA)** comprising a 5 a side football area or basketball court or 2 tennis courts was opened in 2017.
 - l) **A new gated access road** from the existing recreation ground car park with additional car parking was constructed between 2016-18.
 - m) **A zip wire** was added to the children's play area in 2015.
- 1.3 PHASE 2. RRGc seeks to use this Development Plan to:
- increase the number of people using and benefitting physically, mentally and socially from the existing facilities
 - manage the facilities to ensure financial sustainability (long term)
 - consult widely and evidence the priorities to introduce or develop over the next 3 years to help meet these needs.
 - Raise funds and / or facilitate change to meet our aims.

The Development Plan

Local fund raising, Section 106 money and donations already secured relating to the new housing amount to **£360,00- (June 2018)**.

Users and customers of the recreation ground currently come from Radwinter, several surrounding villages and from Saffron Walden town. The improved facilities and resources have increased the numbers involved in activities and the range of activities available in the village so far.

Development plans for 2019-21 include:

- An outdoor bike pump track with an all-weather surface is scheduled to be built in autumn 2018 and open by February 2019.
- Expanding the children's play area and adding accessible play equipment, plus adding to /or replacing with equipment for all ages, subject to advice.
- Participating in 'Active Uttlesford' / Active Essex, through offering new taster sessions and events, to encourage participation and behaviours which reduce inactivity, particularly by groups such as people aged 60+, women and girls.
- Improved and expanded car parking, visibility and site security
- New interactive equipment in the pavilion (Wifi, TV/screen, PA system).
- Engagement and consultation with local people, recreation ground users and clubs about needs and gaps in provision, to inform our plans and fundraising.
- The Recreation Ground needs to be sustainable. Current expenses for maintenance of the Recreation Ground are met by income from the pitch fees, fund raising and a contribution from the Parish Council.
Development plans include encouraging local employment opportunities which increase options and meet our aims regarding health, well being, social interaction and rural isolation.

RRGC would like to acknowledge grants and donations for the projects so far. These include The European Agricultural Fund for Rural development (LEADER) grant, Uttlesford Community Grants, Essex Community Interest Foundation grants, Stansted Airport Community Fund grant, Cllr Simon Walsh's District

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Facilities*

Council allowance, Roundtable, Waitrose Community Grant and dozens of donations from individuals. Details are included within the document.

Justification of Need and Local Consultation

A more complete record of justification of need and extensive local consultation is available in the [Business Plan 2013-18](#) and is ongoing.

Our aims then and now, to provide facilities to help combat rural and social isolation and make sporting facilities more accessible to all, to help improve the health and wellbeing of the community, accord with national and local policies including Active Essex, Active Uttlesford

Radwinter is a rural community which suffers from very poor transport links, so provision and improvement of local facilities is vital to the community. Rural isolation affects everyone without their own transport, in particular children and young people who are unable to take part in sporting and recreational activities unless their parents are able to drive them into the nearest town. It is also very important that older people have local services and amenities that can be easily accessed.

Evidence of need and co-production can be drawn from both the volunteer and financial support from the community throughout and the increasing numbers of people using the recreation ground.

Impact of new facilities

The Recreation Ground Committee aims to provide a positive impact on the lives of the people using the recreation ground and its facilities. We do this through three main goals:

- Improving the health and wellbeing of local residents
- Improving community cohesion for local residents
- Improving and quality and recreational amenities available to local residents

With the successful completion of our new pavilion and MUGA (Multi-Use Games Area) we have been able to vastly improve what we offer to members of our village community. We have been able to run more activities, which has allowed more opportunities for our residents within the village and social interactions between residents. The new activities have also encouraged residents who weren't previously engaged in our community activities to volunteer and take on leading roles in existing groups and setting up new activities for the village. By having more local amenities, residents no longer have to travel by car, reduced the overall carbon footprint of the village.

Below is a summary of our current work:

YOGA -We have four new classes Yoga classes in the pavilion at different times throughout the day in order to be flexible with our residents availability. These classes have attracted 50 men and women of all ages and fitness levels every week. The majority of attendees are local and use green methods of transport to attend, contributing to a reduced carbon footprint for the village.

TENNIS CLUB – With the opening of the MUGA we received requests that a tennis club was set up, in order to offer a more structured activity for the village. We felt it was important that the MUGA was available to all residents and that no group was able to dominate its use and so the tennis club was set up in a way to ensure that local residents are not disadvantaged by not being members of the club. The club consists of

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approximately 20 people, individuals of which meet regularly to play and this works well with local residents to maintain equal access to the facility. There have also been individual coaching sessions.

CRICKET CLUB – There has been no cricket club in the village for many years, but the new pavilion has inspired a new resident in the village to revive the club and currently has 30 people involved and interested in playing cricket. Volunteers, not previously known to us have joined the club and been involved in completely overhauling the cricket square in preparation for play next season.

AFTERNOON TEAS – One of our aims when building the new Pavilion was to create an environment where people from the village could socialise with each other. In particular elderly people who loved on their own. For the last six months we have been running a village tea room twice a month. This has been successful in not only attracting elderly people, many of who live on their own, but also children and parents as they come out of school and recently retired people. On average we get 20-30 people on each occasion and the sessions are run by volunteers.

COMMUNITY ACTIVITIES – Having a new building and community space has increased our ability to hold social and fundraising events and support other activities on the recreation ground. Since it has been built, there have been more village social occasions which has led to more villagers helping with community activities, such as planting trees and ground maintenance. We have had offers of help-in-kind from local businesses, farmers and residents.

Below are our current development projects:

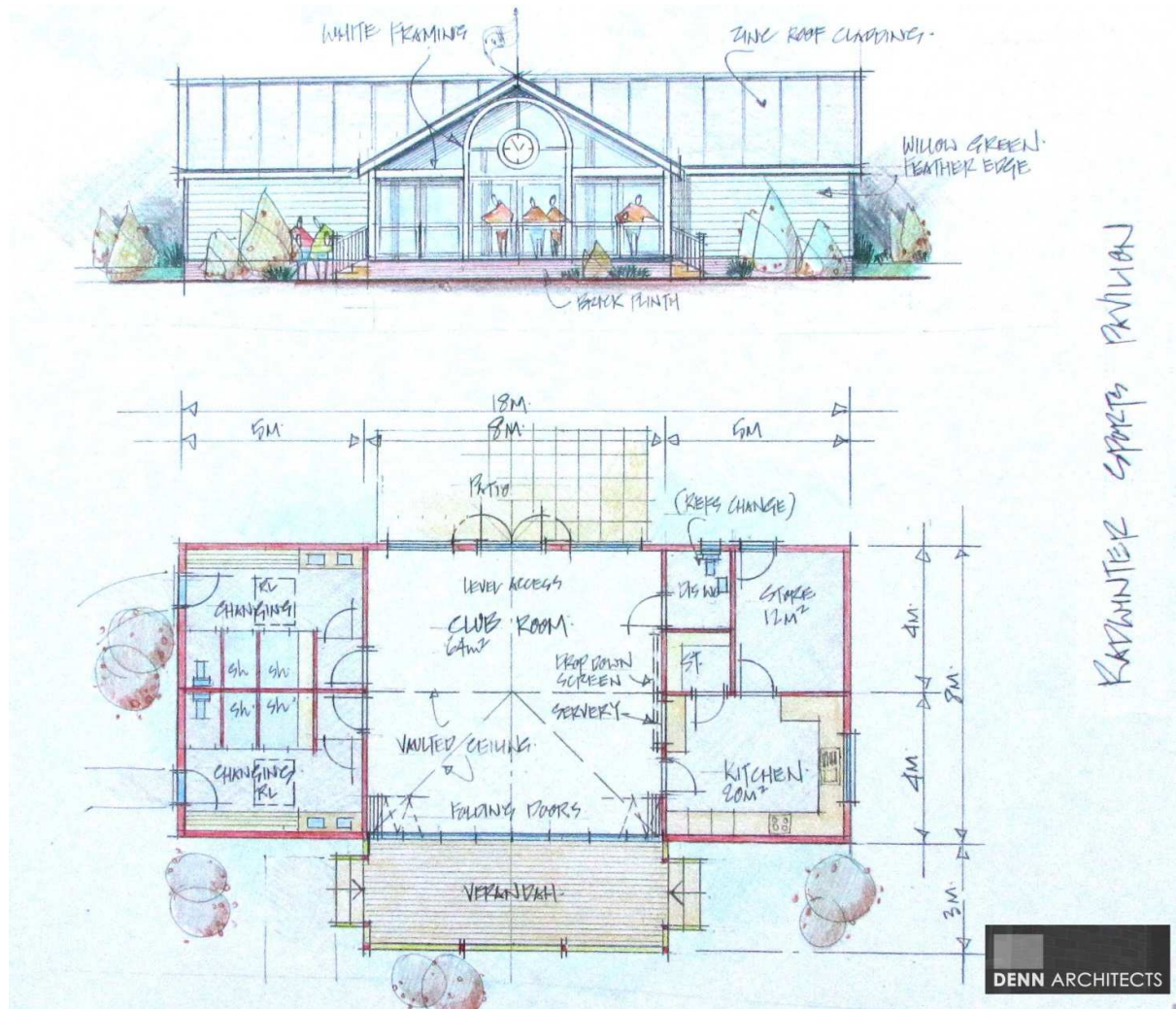
BIKE TRACK – Inspired by young people biking on the discarded mounds of mud from the foundations of the pavilion and MUGU, we conducted an extensive village survey to explore the need for a more formal and permanent structure. The survey found a clear need and desire for this and we have secured funding for this, aiming for it to be completed by Spring 2019.

MEN'S SHEDS – Following discussions with the Council Voluntary Services Uttlesford, we will be collaborating in setting up a Men's Shed in our old pavilion building. Men's Shed is a national initiative to reduce the loneliness and social isolation among Men. Following research that has shown the vast negative impact that these issues can have on your health, we felt it was important that we are able to provide this space in the village, as older men are less likely to have networks of friends and spaces where they feel able to share their feelings than women of similar ages.

BEES – A local resident will be setting up bee hives at the side of the MUGA. As well as providing honey to sell to raise money, it is hoped that they will be used for education purposes for those in the village as well as partnering with the local primary school in the village.

OTHER ACTIVITIES - We were fortunate in being successful in securing an Active Essex grant to enable us to provide activities for those who currently do less than 30 minutes exercise a week and are in the process of doing a survey to find out what activities would attract the most people.

New Pavilion – opened in 2016



RRGC would like to thank Jeremy Denn of Denn Architects for *pro bono* architectural support and M J Halls (builder chosen by tender).

RRGC are also grateful for financial and grant support from the Rural Development Programme for England LEADER grant, Uttlesford Community Projects grants, Radwinter Parish Council and local land owners, plus members of the community for donations, donated volunteer hours and support for fundraising events.

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The New Community and Sports Pavilion



Multi Use Games Area (MUGA) – opened 2017



Radwinter Parish Council negotiated some funding as part of a Section 106 agreement for a housing development in the village. A £17,000 grant was received from Essex County Council Community Initiatives Fund (CIF).

The MUGA is available for all ages to use. Hire charges apply during school hours and we have seen uptake from children after school, at weekends and during school holidays.

Users and Customers

The new pavilion will attract additional usage from existing village groups and from groups further afield. It will also encourage additional use of the recreation ground. The function of new pavilion will primarily be to support activities taking place on or enjoying the environment of the recreation ground itself. Larger events such as the village show and fete can use the village hall and pavilion in tandem. We are working closely with the local school to encourage more use of the facilities.

Regular and Established Users of the Recreation Ground

- Bowls Club
- Football Club
- Car Boot sales
- Dog show
- Village Gatherings
- Birthday Parties
- The Big Lunch
- Cricket Club
- Rounders Group
- Village Fete
- Musical Evenings
- School events
- Boxing Day Walk
- Start/end point for cycle races

(All current summer and winter village activities and events)

Next Steps

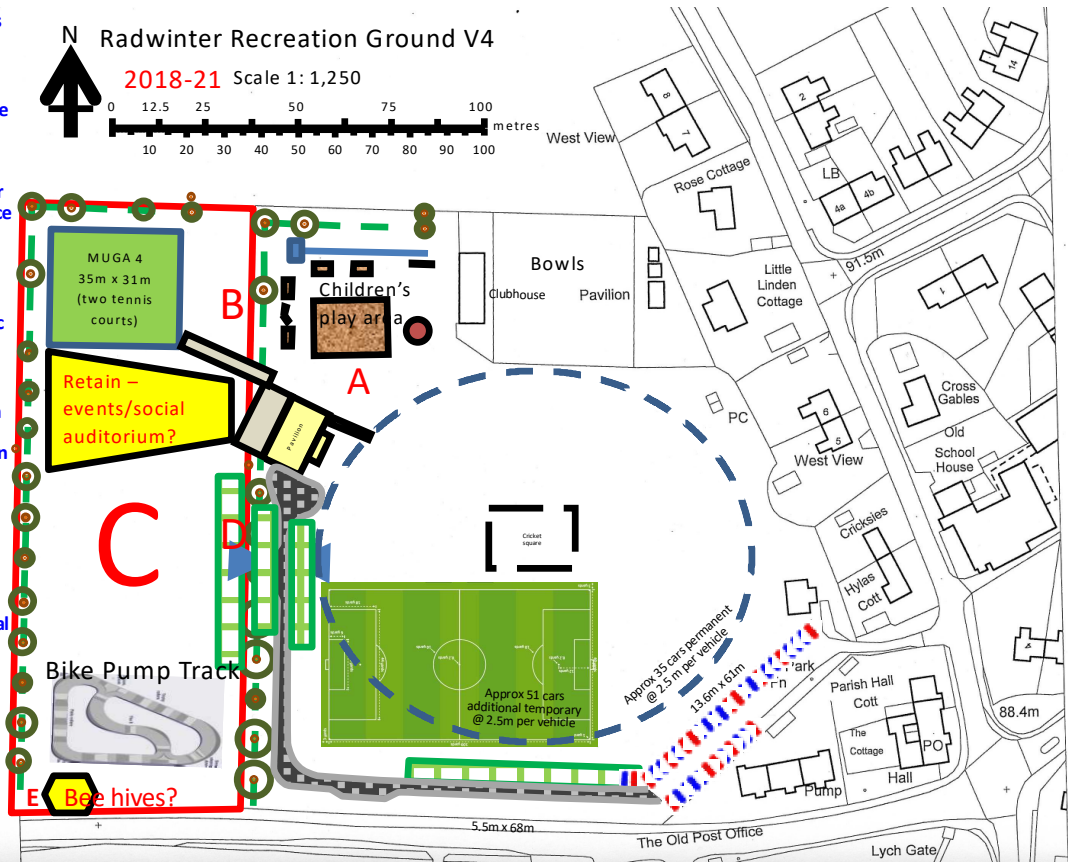
Consultation

Further engagement with users and customers to evaluate suggestions; plan and cost proposals, research funding opportunities and continue to fundraise.

Suggested projects include:

1. Children's Playground (Repair, replace + add new, inc accessible equip)
2. Adults outdoor fitness+ balance equipment
3. Boules court
4. Walking / mobility trail around the Rec
5. Wild flower area
6. Built barbecue and pizza oven area
7. Extend wooden barrier around cricket pitch and relocate parking (3)
8. Additional football pitch and / or permanent goal posts
9. More storage (container?)

Key:
Areas (ABCDE) available



Bike Pump Track

Due to be completed by March 2019. Funding has been secured for this from an Essex County Council Community Interest Foundation grant, Uttlesford Community Projects Fund, Roundtable, District Cllr Howells, private donations and our charity, RRGC.

Children's play area

The 2013-18 Business Plan estimated that funds of £41,400 were required to upgrade the children's play area. Only a double ended Zip wire was added in 2015, with thanks to grants from Stansted Airport Community Fund and Uttlesford Community Fund.



A Royal Society for the Prevention of Accidents (RoSPA) inspection is due in 2018.

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The Steering Group will work with villagers, families and the school to design and cost the upgrade as the priority for 2019. Additional funding will be required and grants sourced and work may be phased over more than 1 year.

Boules court

An area for people to play boules (petanque) will be created by March 2019, using RRGC funding and volunteer resources.

All age fitness

Adults outdoor fitness+ balance equipment, Walking / mobility trail around the Rec, Additional football pitch and / or permanent goal posts

Social use

Events area for performances and pavilion enjoyment, extend patio area, permanent barbecue and pizza oven area, wild flower or similar to enjoy area

Other

Extend wooden barrier around cricket pitch, additional safe parking, equipment storage

Non-capital projects to increase use and available options

Support clubs and individuals to increase programme (e.g. subsidise, promote, prioritise) and become self-sustaining - Cricket club, tennis club, junior football so far. Use of old pavilion by 'Men's Sheds' group.

Project Funding – 2018-19

Fundraising strategy

- To make grant funding applications to local, regional and national funding bodies.
- To continue to fundraise locally through events – target £10,000 pa.

Essex County Council Community Initiative Fund	Play area	£20,000	Application October 2018
Lottery Awards for All	Play area	£10,000	Application November 2018
Uttlesford Community Fund	Play area	£3,500	Application June 2019
Stansted Airport Community Grant	Play area	£1,500	Application spring 2019

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Finance

Annual accounts to y/e 31.03.2018

Accounts reflect the significant 'Project related' change in income in 2017 and 2018

	2018	2017	2016	2015
	£	£	£	£
Fixed Asset				
Land improvements (MUGA)	5,602.54			
Buildings	244,497.40	90,753.19		
Total for Fixed Asset	250,099.94	90,753.19	0.00	0.00
Bank				
Barclays Saver Account	1	1.00	1.00	1.00
Saffron Building Society - Deposit	0	20,737.42	27,362.60	27,362.60
Saffron Building Society - Tracker	0	27,362.60	20,737.42	20,737.42
Barclays Current Account	17,093.25	79,622.29	13,692.84	4,417.72
Total for Bank	17,094.25	127,723.31	61,793.86	52,518.74
Current Asset				
Cash on Hand	137.92	17.93	55.00	274.85
Accounts Receivable	3,000.00	1,290.00	3,685.00	505.00
Other Current Asset	0	0.00		6,000.00
Total for Current Asset	3,137.92	1,307.93	3,740.00	6,779.85
Total Assets	270,332.11	219,784.43	65,533.86	59,298.59
Liability				
Current Liability				
Accounts Payable	1,159.93	274.20	692.00	218.40
Accruals / Other Creditors		0.00	0.00	0.00
Total Liabilities	1,159.93	274.20	692.00	218.40
Equity				
Pavillion Fund	250,099.94	189,476.16	32,165.78	19,557.00
Retained Earnings b/f	30,034.07	25,365.70	26,914.41	25,515.70
Current Year Earnings	(10,961.83)	4,668.37	5,761.67	14,007.49
Total equity	269,172.18	219,510.23	64,841.86	59,080.19
Total Liabilities and Equity	270,332.11	219,784.43	65,533.86	59,298.59
Income & Expenditure		49,661.95	154,668.37	

Balance Sheet to y/e 31.03.2018

Reflects the change in status from cash to fixed asset on completion of the pavilion.

	Note	Unrestricted funds	Restricted income funds	Endowment funds	Total this year	Total last year
		£	£	£	£	£
		F01	F02	F03	F04	F05
Fixed assets						
Tangible assets (Note 9)	B01	250,100	-	-	250,100	90,753
	B02	-	-	-	-	-
Investments (Note 10)	B03	-	-	-	-	-
Total fixed assets	B04	250,100	-	-	250,100	90,753
Current assets						
Stock and work in progress	B05	-	-	-	-	-
Debtors (Note 11)	B06	3,000	-	-	3,000	1,290
(Short term) investments	B07	-	-	-	-	-
Cash at bank and in hand	B08	17,233	-	-	17,233	127,741
Total current assets	B09	20,233	-	-	20,233	129,031
Creditors: amounts falling due within one year (Note 12)	B10	1,161	-	-	1,161	274
Net current assets/(liabilities)	B11	19,072	-	-	19,072	128,757
Total assets less current liabilities	B12	269,172	-	-	269,172	219,510
Creditors: amounts falling due after one year (Note 12)	B13	-	-	-	-	-
Provisions for liabilities and charges	B14	-	-	-	-	-
Net assets	B15	269,172	-	-	269,172	219,510
Funds of the Charity						
Unrestricted funds	B16	269,172	-	-	269,172	219,510
	B17	-	-	-	-	-
Restricted income funds (Note 13)	B18	-	-	-	-	-
Endowment funds (Note 13)	B19	-	-	-	-	-
Total funds	B20	269,172	-	-	269,172	219,510

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Operating Income and Expenses

Operating income comprises contributions from the Parish Council for ground maintenance, plus fees for the hire of the pavilion, MUGA and pitches and will be self-financing in the medium term. Charges will cover the cost of maintenance, cleaning and running costs, plus provision for future expenditure. Any operating surplus made will be used for necessary replacements and improvements of all facilities.

The charity usually had an income below £20,000 p.a. before the Pavilion project excluding fundraising (see below). Trustees have taken the responsible approach to budget from income for a 'sinking fund' annually for maintenance and to maintain a sum of c.a. £20,000 in reserves for contingency expenditure related to the fixed assets.

Income statement (actual results to y/e 31.03.2018) and budget at April 2018

Radwinter Recreation Ground Charity					
FINAL Results for year ending 31 March 2018					
ESTIMATES for year ending 31 March 2019					
	2019	2018	2017	2016	2015
	£	£	£	£	£
INCOME					
Income - Summer Fete	0	0	0	1,550.21	1,686.35
Income - Events	1,000	2,154.82	4,677.85	2,291.05	4,497.43
Income – Pavilion Fund Donations			141,700.00	1,742.74	6,425.00
Income – Eastern Plateau Grant re: Pavilion	15317	48,843.14	15,840.47		
Income – Grants & Corporate Contributions	12,000	19,691.00		3,217.00	
Income – Clubs & Pavilion Hire	6720	549.00		495.00	665.37
Income - Investment interest		410.86			
Parish Council Support	3000	3,000.00	3,000.00	3,000.00	3,000.00
Total Revenue	38,037.00	74,648.82	165,218.32	12,296.00	16,274.15
EXPENDITURE					
Payroll – Salary & Wages	2004	512.41			
Pavilion Security	600	3,116.16			
Pavilion & MUGA Maintenance	3370	113.60			
Kitchen Expense inc Equipment	2000	8,352.99			
Grounds Maintenance	3500	2,724.35	1,766.20	4,261.18	2,040.80
Playground Equipment	1000	5,174.62	6,928.32	2,021.98	
Bike Track	15000				
Inspection Fees	1000	1,900.00	703.20	581.60	78.00
Utilities	1800	1,287.42	847.31	1,388.11	109.06
Insurance	1300	969.67	299.92	298.44	-
Lease Costs	5	5.00	5.00	5.00	5.00
Office Supplies	115	830.65		-	33.80
Total Operating Expenses	31,694.00	24,986.87	10,549.95	8,556.31	2,266.66
SURPLUS / DEFICIT FOR YEAR	6,343.00	49,661.95	154,668.37	3,739.69	14,007.49

Funds raised

To date we have raised or been promised £360,000

This is made up of the following:

Local Fund Raising and Donations	37,612
Parish Council Donation	20,000
Section 106 funds	11,000
Private donations from landowners	178,000
Grants	113,388
Total	£360,000

Appendix 1: about Radwinter

Radwinter is an Essex village approximately 5 miles to the east of the Market Town of Saffron Walden with four outlying hamlets and a population of C600 people set in the District of Uttlesford. A new housing development commenced in 2017, with the capacity to increase the size of the village by about 15%.

It has a primary school, part-time post office, church, village hall and a public house. Transport links are poor, with few buses.

People without cars suffer rural isolation and it is vital that there are a wide range of local activities to suit all ages.

Even though we are a small village we have a strong community spirit and many established village activities, for example:



View from the new Pavilion



Radwinter Bowls Club

Radwinter Bowls Club is situated at the northern corner of the site, is run by a separate committee and operates as a self-contained unit; it has its own facilities, a bowling green and wooden club house.

There are several channels of communication:

- An award-winning village magazine 'Ambo' (covering 4 villages)
- Radwinter Google Group
- Village notice board
- Village website: www.radwinter.org to advertise events + calendar
- Recreation ground website www.Radwinter-rec.org
- Twitter

Radwinter Recreation Ground Charity Steering Group Members

The "New Pavilion Steering Group" is made up of village professional and business people with specialist knowledge (all volunteers). It has been mandated by both the Parish Council and Radwinter Recreation Ground Charity to coordinate the project.

For more details, see www.Radwinter-rec.org