



“Project 100: Changing Rooms for All”



The Story

Exciting plans have been announced for Horn Park.

In recent years much-needed initiatives have taken our club forward, including:

- purchase of the ground’s freehold by Colfe’s School.
- introduction of thriving minis, juniors and girls’ sections.
- improved drainage of the pitches – funded in part by Colfe’s School.
- a new roof to the clubhouse – funded by Colfeian Grounds Ltd (CGL).
- decoration and new flooring in the hall, and improvements to other social areas – by CGL.
- upgrade of the boiler and heating system – funded by CGL.
- re-surfacing of the carpark – funded by CGL and the Rugby Club.
- extension of our lease to 2039.

However, another crucial project is now required to meet the needs of all our members, attract new players and secure our future – the modernisation of our changing and toilet facilities:

- Girls’ and women’s rugby is now the fastest-growing part of the rugby community. The lack of suitable changing, showering and toilet facilities for females has become a major issue, especially with the likely further increase in potential numbers and opportunities from the impact of the Women’s Rugby World Cup in 2025.
- We know, from recent experience, that women players, who otherwise are attracted to our club, are put off from joining because of the lack of suitable changing facilities.
- Our antiquated changing rooms and toilet areas are totally unsuitable, both for players (male and female) and for their use by social members (including children).
- We need to provide disability toilet and baby-changing facilities in the clubhouse.

To achieve this, we are undertaking “Project 100 Changing Rooms for All”. This is a major initiative to promote rugby, improve facilities for both playing and social

members and move the club forward to a new level. It will inevitably require significant work and financing. It will therefore be implemented in three phases.

Under Phase 1:

- **Two new twenty-two-person changing rooms** will be built at the pitches end of the bowls pavilion and squash courts, in the area currently occupied by the gym. They will be of high quality, in accordance with RFU recommended standard for use by females, each with integrated showers and with a separate but adjoining toilet block. There will also be a new physio room,
- These facilities will be available for everyone – men, women, boys, and girls – though females will have priority.
- The gym will be temporarily re-located to where the existing first-team changing room is.

The aim is to have Phase 1 completed by the end of August 2025, ready for the start of the 2025-26 season and the 2025 Women's Rugby World Cup.

Under Phase 2:

- **The existing toilet and shower area** will be comprehensively re-designed in order to:
- Provide new toilets for social users, completely separate from the players' toilets and showers.
- Increase, by some 50%, the capacity of the toilet and washroom facilities for female social users.
- Create a much needed and easily accessible disabled person's toilet and baby-changing facility in the clubhouse.

The cost of Phases 1 and 2 is currently estimated at £550,000.

Phase 3 will be to modernise the remaining changing accommodation and gym. Some of this will consist of additional changing rooms designed to be used by female as well as male players adding yet greater operational flexibility. The timing of this Phase will depend on completion of Phases 1 and 2 and on the fund-raising situation at that time, but we are hoping that it might be completed by 2028, which is the club's centenary.

Financing the project

This project will benefit everyone associated with the club – players (of all ages and both sexes), social members, parents, friends, and sponsors. It will also provide potential for further growth in male and female rugby, introduction of new sports (such as netball) and making our facilities even more attractive to hire out.

These opportunities, however, present us with a significant financial challenge. We will need to raise the money to pay for it through an extensive fund-raising campaign that will include:

- Grants and loans from external bodies (such as the RFU and Sport England), where we aim to raise around £250,000.
- Our own resources, through donations and loans from members and supporters, a crowdfunding scheme, and fund-raising activities by everyone throughout the rugby club and by the other users of Horn Park. Our aim here is to raise around £300,000.

All the money raised in these ways will be paid into a new, ring-fenced bank account where it cannot be used for any other purposes than the project.

If we can implement Phase 1, we will be granted a further extension of our lease to 2055. That, along with the improvements resulting from these plans, will secure the club's future at Horn Park.

We hope that everyone in the club, and in the wider Horn Park community, will feel able to contribute to this fund-raising campaign and help us to complete the project.

The Project 100 Committee

26 March 2024

Project 100: Question & Answers

There will undoubtedly be a number of legitimate questions that might reasonably be asked as to why the rugby club is taking the lead on this project, how others might contribute and who will actually benefit. Below are a few of the most common questions asked which we have endeavoured to answer.

Q. Will Colfe's School benefit from these plans? What are they contributing towards the project?

A. Our link with Colfe's is of considerable benefit to the club.

- Colfe's purchased the freehold of Horn Park from the Royal Estate ten years ago, when our previous lease ran out. We would not have been able to afford the vastly increased rent (£40K p.a., with annual uplifts) under a new lease, and would have had to move out.
- We pay no rent. In exchange, the school has priority use during term-time weekdays. We (CGL) have use during evenings and weekends and can hire out any spare capacity not required by the school.
- The school have funded recent improvements including:
 - Drainage of top pitches (£130K)
 - Front security gates.
 - Fencing along the driveway and outside toilets.
- The school provide us with the use of their buses to take teams to away grounds and let us use their Leathersellers ground when we need extra pitches.
- We and the School share the cost of maintaining the pitches, which is beneficial to both parties.

Q. Who are CGL (Colfeian Grounds Ltd) and what are they contributing?

A. CGL is an over-arching body which serves the interests of all the users of Horn Park. It was set up to run the facilities which existed when Horn Park was purchased by the school in 2013. It attempts to cover all running costs by hiring out the facilities (clubhouse and grounds) and running the bar.

- Its income comes from the bar and fees paid to it by the rugby club, other users (such as Cricket), and social hirers of the ground and facilities.
- Its responsibilities include maintaining and improving the infrastructure, paying the bar and cleaning staff and contributing to the cost of maintaining the pitches.
- It operates on a non-profit basis. Any surplus it makes is paid into a special capital fund which is used to fund repairs etc to the clubhouse.

Major infrastructure improvements that CGL has paid for include:

- Asbestos removal, compliance and restoration of hall ((100K).
- New floor in hall (13K).
- New floor in main bar.
- New showers and boilers (50K).
- Pitch drainage ((156K).
- New clubhouse roof (£70K).
- Refurbish kitchen (10K).
- Bowls pavilions refurbish and new floor (£31K).
- Back bar (£10K).
- Main bar refurbish, equipment, furniture, cameras etc (£55K).

In addition, there are on-going repairs, decoration and maintenance to all internal and external areas (approx. 20K p.a.)

Q. Why is all the fund-raising going to be paid to the rugby club?

A. The reason why the funding and expenditure for this project is being run through a rugby club account is because of the financial advantages. The rugby club is an HMRC-registered Community Amateur Sports Club (CASC) which is entitled to substantial tax reliefs. Donations made by individual taxpayers to a CASC qualify (like charities do) for Gift Aid, under which the CASC gets relief of 25% of every donation made by an individual taxpayer. So, if an individual donates £100 towards the project, and pays it under Gift Aid, we can claim an additional £25 from HMRC.

Another significant benefit of CASC status is that we are entitled to an 80% reduction on the annual rates bill.

These arrangements are of very substantial benefit to everyone in the club and to other users of Horn Park.

Q. What IS the cricket club contributing to the project?

A. The cricket club leadership stands fully behind any project which improves the facilities at Horn Park for rugby and cricket alike. As such, the club is committed to taking a pro-active role in supporting and promoting the fund-raising activities, working closely with the rugby club.

Q. What about other users of Horn Park?

A. Social hirers of Horn Park not only pay a rental fee but, in many cases, contribute significant income in the form of bar takings. Improved facilities increase the chances of additional hires which in turn increases revenue streams. This will result in a greater likelihood that CGL generates annual surpluses which HAVE to be reinvested back into the club's infrastructure through maintenance and capital improvement projects. We also have regular hirers / clubs etc that rent Horn Park facilities and as beneficiaries of improved facilities will be expected to make financial donations commensurate with their abilities to do so.

HOW CAN YOU CONTRIBUTE?

We are pursuing a number of funding / financing avenues in order to raise the money required to deliver the project.

Some of these initiatives will go live in the coming weeks.

They range from:

- Grants and Loans: such as RFU, Sport England, Marathon Trust, ECB etc.
- Substantial donations from benefactors.
- A crowd funding initiative which will be matched, in part by Sport England.
- Corporate Sponsorships.
- Individual or collective sponsored fund-raising activities.
- Advertising.
- General fund-raising events: such as quiz's, music nights, beer festival, BBQ, exhibition matches etc.
- A potential investment Bond.

We also require between 12 to 15 individuals to stand as guarantors in support of an RFU interest free loan we are applying for.

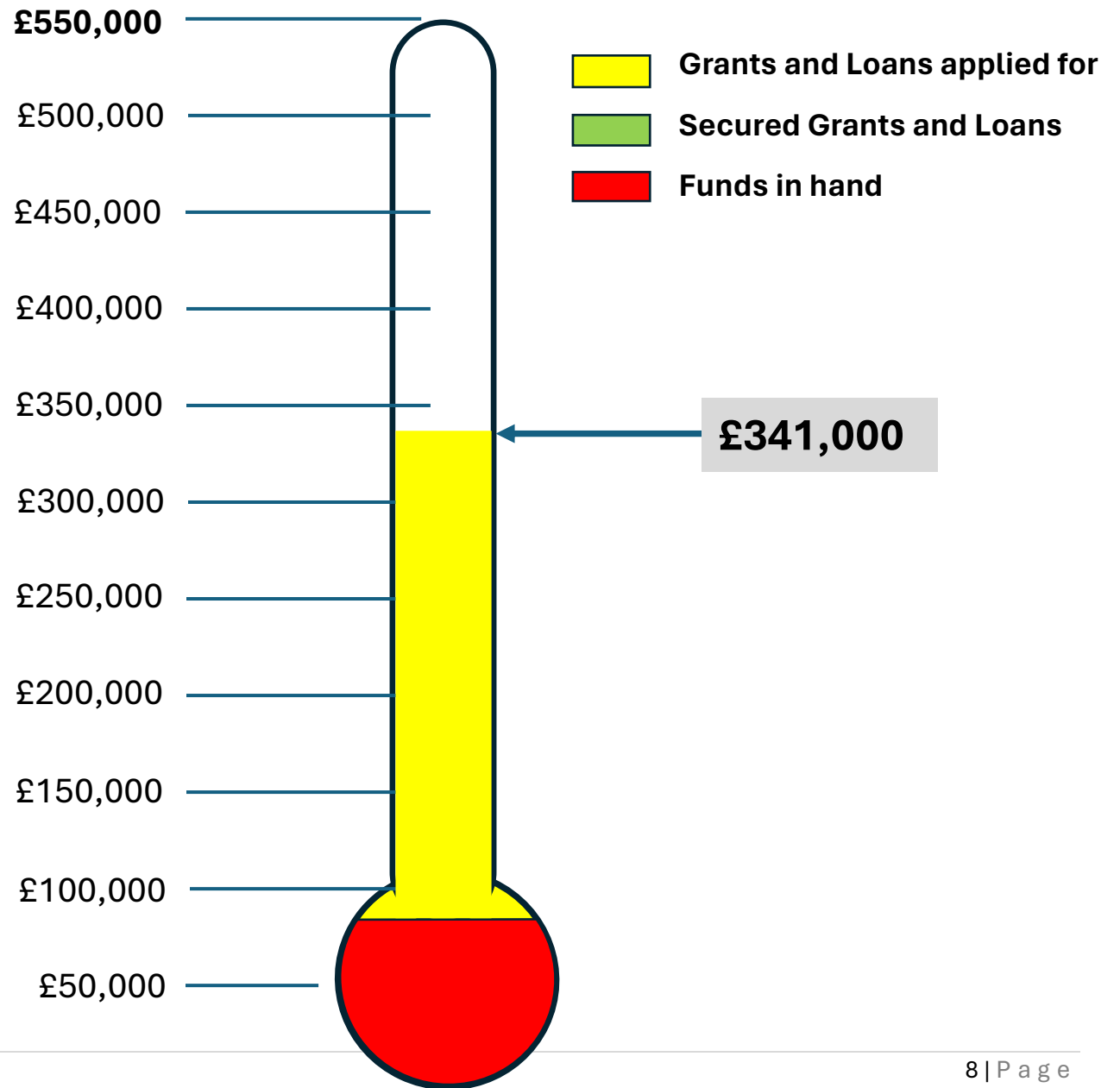
Please contact a member of the Steering Committee for further details and to discuss the area(s) you are willing to or are best able to support the project. (Contact details can be found on the club website, match day programme, fixtures booklet).

- Rob Gardiner – Steering Committee Chairman
- Dickie Oliver – Vice Chairman
- Clive Corlett – Grants and Loans
- Dave Hodgkiss – Finance committee Chairman
- Mary-Jane Moore – Director CGL
- Brian Edwards – Director CGL
- Ann Muldowney – Rugby Club Treasurer
- Steve Edwards – Project Manager
- Ian Smith – Construction Consultant

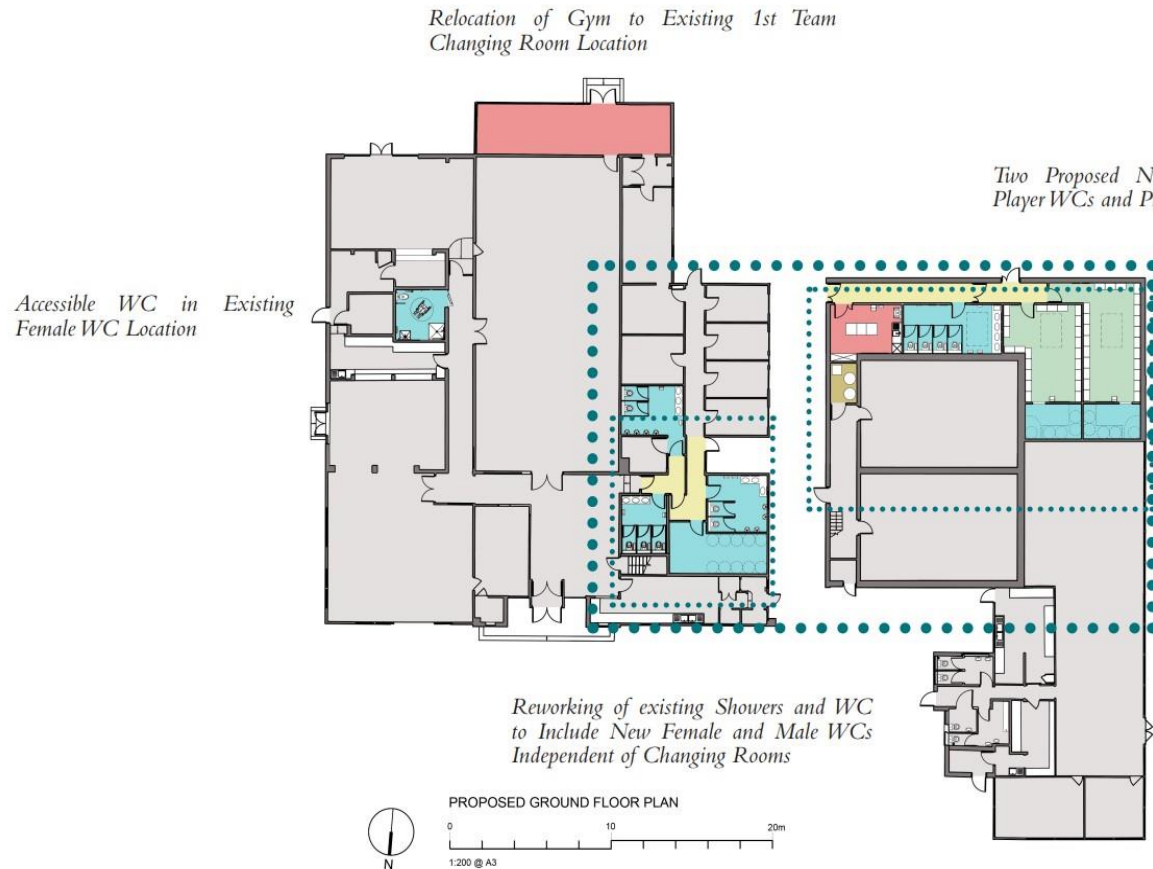
FUNDING PROGRESS

To Date:

- £250,000 – Grants / Loans applied for
- £50,000 – From Rugby Club reserves
- £40,000 – Benefactors
- £1,000 – Fund raisers

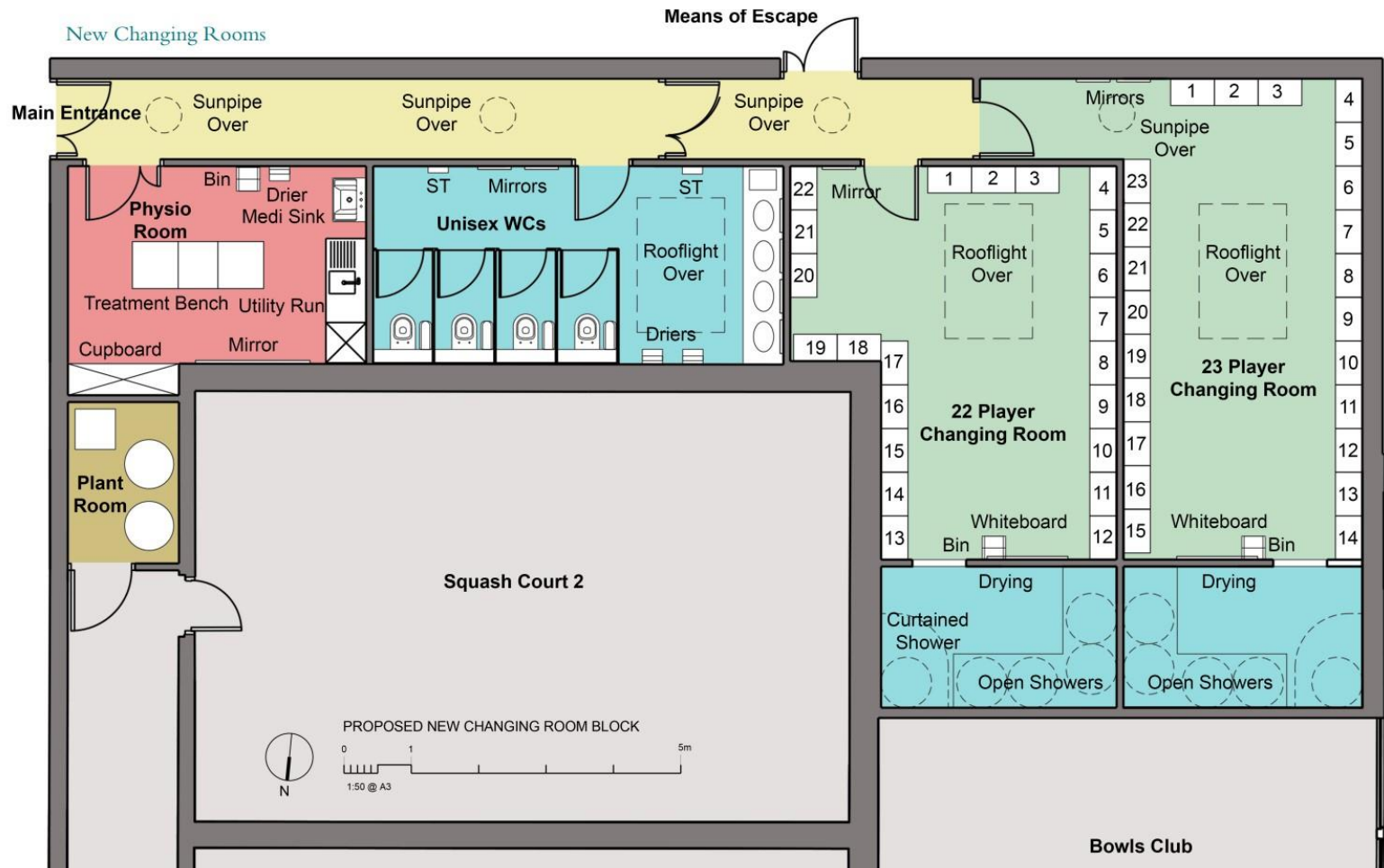


Site Summary

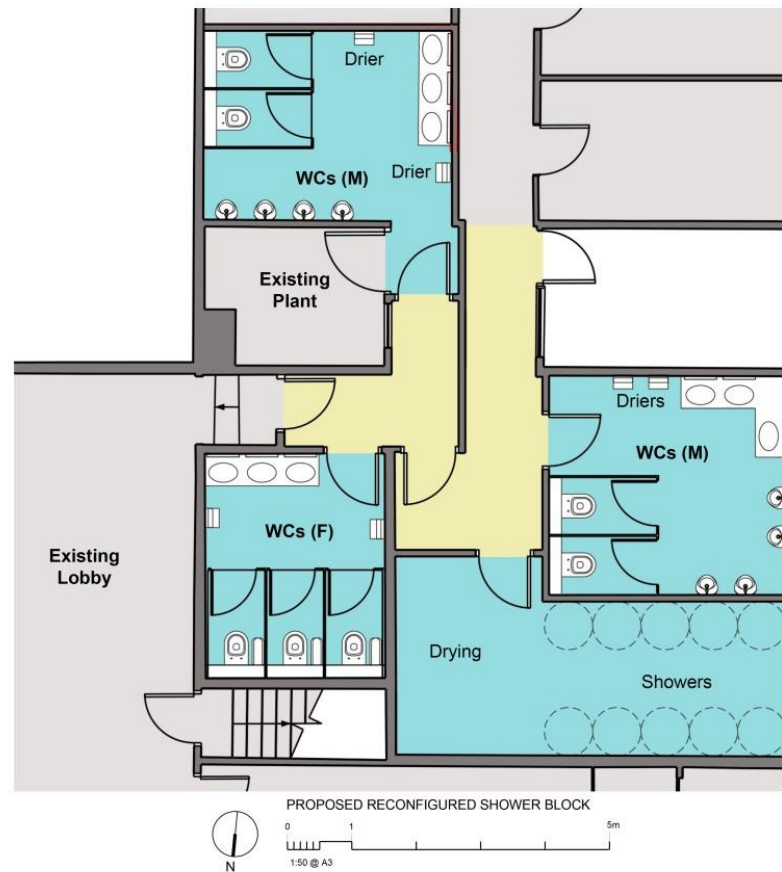


THE PROPOSAL GENERAL LAYOUT

- Phase 1
 - Two 22 person changing rooms with integral showers.
 - Separate WC block.
 - Physio suite.
 - Plant room.
- Phase 2
 - New male public WC facility.
 - Relocated and enlarged female public WC facility.
 - Reworked private showers and toilet facilities for players.
 - New accessible WC and baby facility.



PHASE 1 FLOOR PLAN
NEW CHANGING BLOCK DETAILS



PHASE 2: FLOOR PLAN

Key objectives:

To offer privacy to players by separating WC and showers from general public use.

To provide a new separate WC block for general public male usage.

To provide an enlarged WC block for general public female usage.

To provide a new accessible WC facility.



Elevation From Pitches



Elevation From Bowling Green

**ARTISTS
IMPRESSION
OF
ELEVATIONS**