

## Annex B – Yealmpton Bowling Club Refurbishment

### Summary

Yealmpton Bowling Club is planning to:

- a. Refurbish its clubhouse, part of which is in a poor state of repair, and in doing so extend it to enable:
  - Use of the clubhouse throughout the year, rather than just in the summer months, for both bowling and social events;
  - Improved access for both able and less able persons.
- b. Upgrade facilities to maintain and improve the outdoors playing green to support increased and better quality bowling.

### The Club

Yealmpton Bowling Club is a constituent part of Yealmpton District Recreation and Athletics Club, and is affiliated to Bowls England and Bowls Devon. It is a private club that operates on funds raised by membership subscription; all the work required to run the club is undertaken by volunteer members. Playing membership totals 64, of which 42 are men and 22 ladies. The Club is aiming to reach a membership of 100, if the refurbishment takes place.

Men members play in two Plymouth leagues, in the South Hams Triples League and in a number of Cup games; ladies play in league and Cup games. There are also over 30 mixed "friendly" games a year. In all around 100 games are played against Devon Clubs; there are also internal Club competitions and a weekly club night. Thus there is plenty of opportunity to play at all levels. There are also social activities - the Club runs regular quiz nights, a Christmas "do", participates in the local Yealmpton Gala Day and plays charity games with the Devon Patrons.

### The Game.

Bowls is a game that can be played by men and women of all ages and all levels of fitness and ability. It has a number of variations – outdoor bowling, indoor long mat bowling and indoor short mat bowling (there is also Crown Green bowling which is not played in this part of the Country). Yealmpton play outdoors, but many of its members also play long mat bowls indoors in winter at the Kingsbridge Sports Centre and at the Plymouth Life Centre.

Bowls is a sport which is promoted by Government through Sport England, who with Bowls England, have set up the **Bowls Development Alliance**, defined as the umbrella organisation for developing the sport of Bowls. Sport England set a target to bring 12,000 more people 65+ into the sport of bowls.

The 65+ target was set because:

- The government believes that bowls is a sport which can keep the nation active for longer. There are very few sports which can be played socially and to a high competitive standard by older people;
- This age group is the bread and butter of clubs – they are the people who pay their subscriptions and keep the clubs going.

Although the initial funding focuses on growing the sport for older people, Bowls England and the English Indoor Bowling Association also work with clubs to encourage young people into the sport.

The following is a quote from the Bowls Development Alliance website ([www.bowlsdevelopmentalliance.com](http://www.bowlsdevelopmentalliance.com)):

**"Bowls –Helping people to live longer, healthier and more fulfilling lives.**

The UK population is ageing rapidly and by 2024 an estimated 50% of the population will be over the age of 50. 15.4% million people in England have a longstanding illness and this is set to rise with many of the illnesses linked to lifestyle and ageing.

Older people are characterised as having an increased risk and incidence of coronary heart disease, stroke, type 2 diabetes, cancer and obesity. In addition, retaining physical and cognitive function becomes a major challenge as are the avoidance of debilitating mental illness, such as dementia and depression.

Older adults want to stay healthy and fit enough to do those things which are important to them; stay pain free/maintain capacity to get out and about/retain independence. They are also keen to stay engaged with their community and make useful contributions to family, neighbours and society. All of these contribute to higher levels of mental well-being. Staying active most definitely benefits health and well-being in later life.

Playing the sport of bowls for a minimum of 30mins per week will keep people active both physically and mentally. It provides social interaction and the opportunity to have fun as well as the chance to play competitively at both club level and to a higher level if so desired. Bowls can help people to live longer, healthier and have more fulfilling lives."

### **The Objectives**

Yealmpton Bowling Club support the sentiments expressed through the BDA and plan to enhance conditions at the Club to facilitate increased membership.

Yealmpton currently play outdoor bowls in the summer; the Club closes over the winter period. Enhancing the clubhouse will enable the club to run social events throughout the year, including winter. This will encourage new membership and will aim to provide sport and fellowship to local residents to address the social issues highlighted by the BDA. To effect this Yealmpton

intend to contact local organisations, such as the Health Centre, to offer membership to those considered relevant.

Short mat bowls has expanded greatly over the last few years. As well as providing gentle sport and exercise, it is also provides a social occasion; this mix has attracted many new members to the UK short mat game. It is proven particularly attractive to older members of the community, who may not otherwise get out or mix socially, especially in the winter months. There are also leagues and tournaments to satisfy the more competitive bowler.

The neighbouring village, Brixton, has a thriving short mat club with over 30 members; and have demonstrated the local demand. Yealmpton Bowling Club seek to provide such facilities for Yealmpton and District and are prepared to manage a short mat organisation, to provide the benefits described above, to cement the future of the Bowling Club and to provide a filter into the outdoor and long mat games for those. The short mat club hope to use the facilities available in the Community Centre, using the Yealmpton Bowling Clubhouse for supporting activities when the Community Centre is unavailable.

### **The Need.**

#### ***The Clubhouse.***

The Club was formed originally in 1935 but ceased in 1939 at the outbreak of war. It was reformed in 1947 but again closed in 1960 when membership dropped to only 20. In June 1977, the Club was formed yet again. When in 1981 the future had been secured by increased membership, further work was undertaken at the Club. Trenches were dug and the ground was levelled ready for the foundation of the Club House, which was to be a second hand wooden builder's hut.

Two extensions have been built replacing two of the wooden walls, but two still remain, at the back and side of the clubhouse. These wooden walls have therefore formed part of the clubhouse for over 30 years, and were second hand even then.

The Club therefore feels that they need replacing; they require continual maintenance due to wear and tear, damp etc. but also for safety (it takes the weight of the roof) and environmental reasons (heat loss).

The front wooden wall of the original clubhouse was dismantled when an extension was added, and replaced by brick; unfortunately this was single skin and, facing the worst of the weather, suffers badly from damp and mould. Maintenance work is required every Spring, even though a second plasterboard skin has been added where possible.

Due to the lack of protection provided by these walls and the fact that the clubhouse is unused during the winter months and is not heated, the interior decoration has to be attended to regularly. The lack of heating prohibits the use of the clubhouse over winter. Consequently the Club limits activity over

this period as it is necessary to hire facilities for social events. Interior decoration and furniture, and appropriate heating and lighting are badly needed.

Use of the clubhouse for winter events will require other improvements to the site as follows:

- re-surfacing the access path and club surrounds; currently these areas are large and heavy paving stones that have been in situ for many years; some are cracked, others broken and many have subsided and are uneven; they are, in fact, quite dangerous, especially for disabled access;
- external lighting.

### ***Upgrading Facilities for Green Maintenance***

The current greenkeepers workshop and store abut one of the wooden walls and it is planned to replace this hut to provide better facilities and to provide more security. Valuable equipment and chemicals are stored here that require dry and secure conditions. There is insufficient space at present and the building is damp, and leaks where attached to the wooden wall.

### **The Schedule of Work**

The schedule contains a (sketch) plan of the current facilities on the site at Appendix 1, and a plan showing the extended area at Appendix 2. The list below identifies an outline of the work required to complete the work.

### ***Work List***

- replace existing wooden walls, ;
- replace the greenkeeper's shed;
- instal heating and lighting in clubhouse;
- dry wall external wall on green side of building;
- remove any asbstos and provide proper roof insulation;
- re-decorate clubhouse;
- instal new "Honours Board";
- instal external lighting;
- possibly re-position 2 stop cocks (H and I);
- re-pave path and club surrounds.

A cost assessment produced by Barron Surveying Services, Chartered Building Surveyors of Plymouth, shows a cost of £52,201.60.