

# **Resurfacing the tennis courts**

**Project background and reasoning**





# TOTTEN & ELING TENNIS CENTRE





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6,587 courts  
booked per year

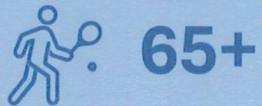



  
690 regular  
users

£200,000  
maintenance  
investment



Future target  
demographic:



 60% of  
players from  
SO40

£110,000  
project cost



Court lifespan  
extended by  
11 years



Social value  
£2,802 per  
person



£12,000 project  
contribution



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## Background information - participation statistics (April 2025)

Junior coaching (aged 4-18)	251 (37% female)
Adult coaching	75 (55% female)
Tennis Centre members	159 (35% female) (25 & under: <b>30 members</b> ; 26 to 49: <b>58</b> ; 50 to 64: <b>50</b> ; 65+: <b>21</b> )
Courts hired (past 12 months)	880
Unique hirers (past 12 months)	358 (estimate ~895 people); 205 booked 2+ times
Customers from SO40	Members 53%; Court hirers 55%; Coaching 63%
Court utilisation (past 12 months)	6,587 courts booked
School attendees in Summer 2025	594

Therefore, it is fair to say that the tennis centre has 690 regular users.





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## Social Value – applying national research to the tennis centre

- *“It has long been known that sport and physical activity makes people happier and healthier, and that it can play a unique role in bringing communities together.”* Tim Hollingsworth, CE, Sport England
- Primary Value – the direct benefit and value to individuals of improved wellbeing
  - The social value of an inactive adult becoming active is £2,500 p.a. (Sport England)
  - For a child, the social value is greater - £4,100 p.a.
  - Establishing which participants we have encouraged to move from “inactive” to “fairly active”, or from “fairly active” to “active” is challenging, but the existence of facilities such as the tennis centre is vital to facilitate volunteering and participation opportunities
  - Sport England estimates the annual primary wellbeing value to society to be £97bn
- Secondary Value – the wider value to society, including the state
  - There are demonstrable health benefits from physical activity, e.g. reduced GP visits, prevention of depression, type 2 diabetes, etc.
  - The value per participant, taking into account elements such as cost to the NHS, is £302 p.a.
  - Sport England estimate the annual savings (secondary value) to be £10.46bn



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## Deteriorating courts - the challenge ahead

- The lifespan of tarmacadam is limited and the tennis courts have now entered the final stage of their useable life. There is an increasing prevalence of court breakup, cracks appearing and puddling
- The courts were laid in 2004 and are therefore now in their 21<sup>st</sup> year of use, which far exceeds the expected lifespan of the surface
- According to LTA guidance, *“porous macadam should be resurfaced every 8-10 years”*
- In December 2024, site visits and quotes were organised with three contractors, with a view to repainting the courts. All three stated that re-painting was no longer advisable / viable
- Chiltern Sports Contractors – *“It is clear these courts have been looked after exceptionally well having surpassed the life expectancy of a porous asphalt surface by some considerable distance. Typically, these surfaces are resurfaced every 10-12 years and sometimes earlier”*
- Trevor May Contractors – *“The courts are approximately 20 years old and have been maintained well over the years”*
- Quotes obtained suggest a project cost of ca. £110,000+VAT (December 2024)
- The tennis centre has committed to contributing £12,000





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## Ongoing court maintenance schedule

- Daily inspection and clearing of litter, spillages, etc.
- Weekly walk-around to ensure that all areas are safe to play on, and there is no damage, e.g. to gates, fencing, etc.
- Monthly maintenance of tennis nets, including repair of anchors
- Regular Hoovering of courts to remove leaf and branch debris (concentrated in spring and autumn)
- Regular treatment of weeds around the edges
- Chemical treatment of moss and algae takes place 4-6 times per year
- Washing of the courts, using professional tennis court cleaning equipment, takes place every 18-24 months
- Regular inspection of the floodlights with a qualified commercial electrical engineer
- Annual inspection of the access gate and floodlight controls



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## The cost of maintaining the tennis centre

- Tennis centre expenditure on court and general maintenance averages £6,906.60 per annum
- This includes elements such as purchasing chemicals, maintenance contracts, engineer repair visits, etc.
- The management team of the tennis centre makes an in-kind contribution to the maintenance of the facility, as we undertake much of it ourselves, e.g.
  - Labour cost savings from court clearing / hoovering – ca. £900 p.a.
  - Labour cost savings from chemical treatment – ca. £1,200 p.a.
  - We also purchase the chemicals directly at trade prices
  - Average cost of commercial court cleaning company – £3,360 every 18-24 months
- We therefore feel that it is fair to conclude that our annual investment into maintenance at the tennis centre is more than £10,000 p.a.





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## Plans for the future

- Resurface the tarmac courts in 2026, before they become unplayable and dangerous
- Target an expansion in participation amongst the 65+ demographic:
  - Install a minimum of four dedicated Pickleball courts, losing at least one dedicated tennis court
  - Pickleball is one of the fastest-growing sports in the world, due to the ease of playing it
  - We can also utilise the smaller court to run a variety of additional activities, e.g. Walking Tennis, Touch Tennis and Mini Tennis
- Address the issue of being a single-sport / single-activity facility by providing alternative options
- Consolidate existing areas of growth, e.g. junior coaching, with a refreshed facility offering
- Address the risk of losing customers due to a deteriorating facility
- Prepare the facility for its next 20 years at the heart of the local community



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## Conclusion - protecting the site for the next generation

- After 20 years, the tennis centre continues to thrive, with 690 regular customers, around 60% of whom live in an SO40 postcode
- There is a significant social value to the local community due to the activities at the tennis centre
- Multiple professional opinions have concluded that we have maintained the courts effectively, extending their lifespan by as much as 10 years, and arguably resulting in a saving of £100,000+
- We continue to invest £10,000 per annum into the maintenance and upkeep of the tennis centre, and have done so every year since 2004. The resulting facility investment is over £200,000
- There are some significant opportunities to appeal to a new demographic, not least Pickleball, as well as modernise the facility into a multi-activity venue
- The current state of the courts means that they could conceivably be unusable by next year
- The tennis centre will make a financial contribution of £12,000 to any facility renewal

