



## **Devizes RFC Facility Ltd AGM Report**

As a re-cap, in August 2022 we formed 'Devizes RFC Facility Ltd' (DRFCL) to be the company that would take the lease of the building for a 35-year period from the 'Landlords' (DRFC and DCC), this is a wholly owned subsidiary of DRFC.

From inception, DRFCL has continued to run the building, car parks and surrounding hard standing areas. Following this we have been in continued negotiations with DCC for the finalization of the long-term lease of the building, driveway and car parks as well as both with DCC and DTC as 'users' of the club's facilities.

The legal matters of the lease have been agreed along with the financial splits of the associated costs from the dissolution of the Sports Club. The final agreements that have been presented, discussed and agreed in principle by the respective chairs are now being signed off by the committees of both DCC and DTC.

Over the past 3 and a half years we have looked to move towards a position where the Facility can be very much a self-supporting business that provides the long-term home for our rugby playing activities alongside creating a growing 'contingency pot' to help deal with maintenance requirements of the building.

The full running of the 'club' by DRFCL has officially been in operation since 1 January 2023 although we have managed the building almost in its entirety since the changeover of the Cricket to Rugby season back in September 2022.

Over this period, we have made and continue to make a number of investments in the club and the car parks. These include works to the car parks and driveway to improve the surfaces and alleviate the flooding in the driveway. Kitchen improvements and equipment replacements such as the purchase of a new catering oven, fridges and freezer storage. For the bar we have purchased additional fridges, new racking for the cellar, replaced the glass washer and ice makers this year and invested in a large commercial scale coffee machine for behind the bar.

We also have the constant ongoing maintenance expenditure in cleaning – both with our internal team as well as external for professional cleaning of extract ductwork, electrical works and replacements such as the emergency lighting in the last period, plumbing works and keeping systems operational.

We have made agreements with cricket and tennis for their use of the facility, such as the toilets and changing rooms. Meters have been installed on both the water and electricity supplies so that we can clearly separate usage and the costs associated.

We are finalising a more formal agreement with Wiltshire Police for their continued use of the lower car park during the week for staff parking, the enhanced usage costs have been





in place since January 2025 but to date have been on a more informal arrangement, the new agreement provides a longer-term commitment from them.

External usage continues to gain momentum, however we are still faced with having to turn down a considerable amount of bookings that fall within the rugby playing season as the club does not have the capacity to accommodate 2 'functions' at the same time.

There are possibilities of this for the future which will require reasonable investment and a staged plan of implementation over several seasons to fully complete, this would be very much dependent on the support of the membership and offering support to help reduce the costs of the changes. There are discussions to be had with 3<sup>rd</sup> parties over the coming months that could help with the development of areas but these are only at very early stages to date.

This is my last report to the AGM and after a 'mainly' enjoyable 12 years – 8 coaching and then the last 4 with the facility team, I felt it was time for a change and allow others to step forward and lead the next chapter of the club, I'm not going to say it has been easy and cleaning sick out of toilets on Sunday mornings has been a particular highlight on various occasions!!! But what we all need to at times step back, look at the club as an extension of our home because as members that it what a club is, we need to think more about others and leave the building in the same state as you expect to find it when you walk in, the more people that can offer some support and a contribution of time no matter how much and whenever, then the easier it is for everyone involved and the more sense of ownership you will all feel and we will all feel the benefit of the collective efforts.

As I have said before and what it has been for many of us over the years,

'you don't choose your club, you inherit it!!!

One club, one community, Devizes Rugby

On behalf of the

Directors of **'Devizes RFC Facility Ltd'**

Del Poole

Niall Maclean

