

**Mumbles Community Association**  
**6<sup>th</sup> Annual General Meeting 31<sup>st</sup> July 2022**

**Trading Period 31 March 2021 to 31 March 2022**

**Mumbles Community Association (MCA)**, is governed by a Constitution with which they obtained charitable status on 25<sup>th</sup> November 2015 Charity registration number **1164553**

**The registered address is**

8 Riversdale Road  
West Cross  
Swansea  
SA3 5PU

**PRINCIPLE OFFICERS**

**Trustees**

Simon Tse (Chairperson)  
Clive Davies  
Martin Rodwell  
Christopher Parkin  
Michael Podbielski (part year representing Mumbles Rangers then Independent Community Representative)  
Gerwyn Jones (Deputy Chair and Secretary)  
Peter C Bray (Treasurer)  
David M Wilson  
Alex Deeks  
Fiona Rees

**Special Advisor**

Meirion Howells (appointed as Special Advisor for the construction phase)

**Charity Secretary**

Gerwyn Jones

**Treasurer for the Charity**

Peter C Bray

All these officers offer their time and expertise at no cost to the charity. This is much appreciated and saves the charity considerable costs.

Charity law requires the trustees to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the charity at the year end and of its income resources and resources expended during that year.

In preparing those financial statements, the trustees are required to:

Select suitable accounting policies and then apply them consistently, making judgements and estimates that are reasonable and prudent, state whether applicable accounting standards and statements of recommended practise have been followed subject to any departures, disclosed and explained in the financial statements, prepare financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business. The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act of 2011.

They are also responsible for the safe guarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **BANKERS**

### **CAF Bank**

25 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent  
ME19 4JQ

## **OBJECTIVES OF THE CHARITY**

Improving the facilities and activities provided within Underhill Park for the benefit of the inhabitants living within the Mumbles Community Council Ward of Swansea These improved facilities will be for the benefit of all persons without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions.

## **GOVERNANCE**

MCA normally holds a monthly Trustee meeting which receives reports from the various group leads working under the banner of "Go-Underhill"

## **Lead Trustees**

Fundraising	Martin Rodwell
Planning, Design and Legal	David Wilson
MCA and MCC Joint Working Group	Simon Tse, David Wilson, Gerwyn Jones and Mike Podbielski
Marketing and Communications	Fiona Rees
Finance	Peter Bray

## **OUR VISION**

Our vision is to transform Underhill Park into a “Community Hub” for the people of Mumbles and surrounding area.

We aim to do this by improving the grounds, providing a social, learning and recreational space with modern facilities, thus maximising the potential usage of the park and create a much-needed focal point for the community. By improving facilities in this central village location and enhancing the range of users from the community, it will ensure that this green area is safeguarded from other development in the future.

There is considerable evidence that a successful community centre positively influences;

- Health and well-being
- Economic Development and Tourism
- Educational development, skills and attainment
- Social and Community Cohesion
- Individual exclusion and access to services

## **BENEFITS TO THE COMMUNITY**

The fundamental aim is to increase the number of people actively participating in active recreational activities, with the beneficial effect this will have on the health and wellbeing of the local population.

A new modern set of buildings which through its design will provide the opportunity to develop the potential of Underhill Park to act as the community hub to deliver an inclusive and wider range of sports, recreational and social activities.

We believe a set of community facilities with provision of social, recreational and sporting activities in Mumbles and the surrounding area will help break down barriers and bring people together for a positive purpose.

This project presents the opportunity for ordinary local people to contribute to the development of local services in the area. Mumbles has in the past been the focus for speculative commercial developments which has created much local dissent and opposition. It is believed that this project has the potential to bring a wide range of people together for the benefit of the whole community. It is hoped that all of the local population of Mumbles, Newton and West Cross, 16 600 people (2011 census) will benefit either directly or indirectly from our project.

There is a wider interest in the community to provide facilities that can increase participation for sections such as girls, women and people with disabilities that are not currently available.

The development will give the Council's Play Service the opportunity to provide or support holiday activities in the park.

Local schools will be able to use the facilities for their sporting recreational and fundraising events as well as using it as a base for outdoor education studies.

There is a tremendous potential for an improved Underhill Park to cater for school and summer holiday programmes and events, which could also enhance Mumbles attractiveness for visitors.

It is believed that the major benefit of the project will be the new building's ability to provide a focal point for the social interaction of the range of people involved in the activities delivered by the provision of this new venture. The community will at last have a facility where that they can meet and enjoy the wider opportunities that this project will provide. A facility, which can be used for activities both indoor and outdoor but all on the same central site.

## **CHAIRPERSONS REPORT 2021/22**

This is our 6<sup>th</sup> AGM since forming as a registered charity.

The trading period March 2021 to March 2022 has been a significant year for the Charity with significant and major progress being made to deliver on our vision for Underhill Park. My report covers this period.

Mumbles Community Council formally approved an additional grant for the build, in the sum of £365k (vired from the All-weather pitch grant), and along with The National Lottery grant and other funding we have been able to move the building project forward to implementation enabling of our vision to be realised.

The year saw the charity formally going to market for a fixed price Design and Build Contract for the Phase 1 build. This resulted in several companies bidding and unfortunately, like many construction led projects, we found that

the prices had dramatically increased because of the pandemic during 2021. There had been an 17month delay since the estimates were prepared because the Mumbles Community Council required the charity to enter a tripartite agreement whereby the Council would take a Head Lease on the park and grant an Under Lease to the charity and this too impacted on the tender prices.

Following a full assessment of the bids by David Wilson (trustee) and the Design team (appointed by MCA), in November 2021, the chosen contractors bid meant a shortfall of £565k. Mumbles Community Council in recognition of the price increases, offered £365k made up of £325k AWP grant plus £40k. It was therefore agreed that we would remove some of the build requirement for changing rooms block 5 &6 from this contract saving £200k, with the aim of revisiting this element of the build when funds became available.

As a result, a fixed price contract was entered into with T.A.D. Builders from Llanelli, and we are pleased to report that work began on site in January 2022.

I would like to commend T.A.D and their team for the excellent progress that has been made and the way in which the site manager Leyton Barnett has managed the build and his personal responsiveness in working with us, and notably the very positive feedback from neighbours to the park, the local community and park users.

During the year we also appointed Meirion Howells as a Special Advisor to the Trustees to provide his personal and professional assistance during the build phase.

*My thanks go to Meirion for all his help and support along with that of Glen Maggs from the Design Team*

### **Revised Phase 1 of the Project**

#### **Individual elements of Phase 1 revised**

Improving the existing pavilion  
New 4 block changing room including showers and toilets, plus changing facilities for referees  
Physiotherapy/medical room  
Publicly accessible toilets  
New services including, Water, Electric, Gas and plant room  
Community Hub and Café  
Storage

#### **New 2 Block changing rooms, envelop only excluding showers and toilets**

## Future Phase 1 elements to be built as funding becomes available

New 2 block changing rooms interior including showers and toilets  
All Weather Pitch

### **Block 5 & 6 Changing rooms**

Since making the decision to reduce changing block 5 & 6 from the initial contract, I am pleased to confirm that MCA has successfully raised additional £200k which has enabled the TAD contract to be varied to include the full build of the changing block 5 & 6.

### **Mumbles Community Council**

During the year Mumbles Community Council, the City and County of Swansea and Mumbles Community Association formally signed the Tripartite lease agreement, which will come into effect at a date to be agreed once building works are completed.

*Our sincere thanks go to Mumbles Community Council for this additional funding which means in total they will be granting £1.533m of support to MCA and Underhill Park.*

### **Funding Picture**

#### Previously approved

National Lottery Community Fund £489,244  
Mumbles Community Council grant £1,200,000  
Local Business and Individual Donations £25,000  
Welsh Rugby Union Grant £25,000

#### Approved and committed this trading period 2021/22

The National Lottery Communities Fund increased their grant to the £500k maximum

Welsh Government Communities Facilities Programme £250k

Mumbles Community Council £365k for the changing rooms

Mumbles Community Council £330k for the future All-Weather Pitch  
Notably our anonymous donor gave another £10k

Swansea Building Society awarded us £10k during the year.

£5k donation from former Mumbles RFC 1st XV player Nick Hansard,

£3k donation from Surfside Cafes who operate at Langland, Rotherslade and Caswell Bay

£10k from local businessman, Rob Davies, in support of local sports

£24k second grant from Welsh Rugby Union

Peter Hixson, a stalwart of Mumbles RFC who is sadly no longer with us, will be remembered through the new developments in Underhill Park after his son, Rob Hixson, made a donation of £2.5k in Peter's name.

Mallard Chartered Surveyors has made a fantastic £6.5k donation to Go Underhill. The company has been trading in Mumbles for 10 years and see the donation as a way of thanking the community for their support.

Centrus Communities, the community support arm of a London based financial services group, has made a fantastic £15k donation to Go Underhill, through its co-founder and CEO, Phil Jenkins, who is originally from Mumbles.

Amazon Smile also accepted MCA to their online buying platform in the form of charity support, resulting in 0.5% of any purchase made being gifted to MCA by those who have nominated us as their chosen charity.

### **Community Update**

In conjunction with Cllr W Thomas and the Friends of Mumbles Parks, we agreed to boundary changes to the children's play area so that they could expand the area and provide a zipwire and in time a basketball hoop practise area.

Mumbles Rugby Club invited us to attend their annual Cracker 7's event held at the park, which turned out to be a great vehicle for raising awareness of Go Underhill as well as giving us a platform to fund raise. We were thrilled to attend what was a fantastic event.

We worked with Mumbles Rangers Football Club during the year so that they could consider how they would meet the FAW's requirements for Tier3 grass football as they progress on their own vision to move up the Welsh Leagues.

Mumbles Community Association was welcomed as a new member of the Welsh Sports Association (WSA), the membership body for the sport and leisure industry in Wales which aims to facilitate the prosperity of the sector.

## **Press and social media**

Again, as in previous years, a large number of press releases and a lot social media activity has been undertaken. These have announced a series of funding support given by individuals and local companies, good news stories and other news about Go Underhill and the park.

Our website has been enhanced with a “construction update” section which includes images that show progress on the build and which is updated twice every month.

## **HMRC**

VAT registration was completed in readiness for the Build and Operational running. Further advise is being sort on the future operational arrangements.

## **Legal Agreements**

Both sports clubs have now completed the necessary agreements which enable the surrender of their leases and occupation to take place when MCA are ready, along with Mumbles Community Council, to enact the lease agreements with the City and County of Swansea

The Tripartite between the City and County of Swansea, Mumbles Community Council and Mumbles Community Association was finally agreed and entered into by all parties during the year, another significant milestone, clearing the way to enable progress to be made with a Head Lease and Sub Lease arrangement now in place.

*Our continued thanks got to Mike Price and Arron Hayward at DJM Solicitors.*

*I would like to thank the City and County of Swansea Leader, Cllr Rob Stewart as well as Cabinet Member for Investment, Regeneration & Tourism, Cllr Robert Francis Davies, for their continued support of Go Underhill and our plans.*

*It would be remiss not to take this opportunity to thank one official, in particular, from the City Council, Mr Lewis Hinds who has been outstanding. He has gone way beyond what one would normally expect to ease the process within the Authority, working tirelessly to ensure that things are progressed, and successful outcomes achieved. Our unequivocal thanks go to Lewis without whom this would not have been possible.*



## Constitution Updated – July 2021

An amendment to the constitution was recommended and endorsed to enable individuals as well as organisations to become members of MCA. The originating Member organisations, namely the Rugby and Football Clubs had therefore been requested to modify the constitution. This had been done via written correspondence and the Club representatives had unanimously agreed to the following:

*Point 1:*

*To disapply the requirement for 14 days' notice to consider matters put before Members.*

*Point 2:*

*To amend section 9 (1) (a) from.....*

*9. Membership of the CIO*

*(1) Admission of new members*

*(a) Eligibility*

*Membership of the CIO is open to any organisation which is interested in furthering the promotion of community participation in healthy recreation for the benefit of the inhabitants of Mumbles, Swansea in accordance with the objects of the CIO and who, by applying for membership, has indicated its agreement to become a member and acceptance of the duty of members set out in sub-clause (3) of this clause.*

*A member may be any individual representing any organisation which is not incorporated.*

*To.....*

*9. Membership of the CIO*

*(1) Admission of new members*

*(a) Eligibility*

*Membership of the CIO is open to any individual or organisation who/which is interested in furthering the promotion of community participation in healthy recreation for the benefit of the inhabitants of Mumbles, Swansea in accordance with the objects of the CIO and who, by applying for membership, has indicated their/its agreement to become a member and acceptance of the duty of members set out in sub-clause (3) of this clause.*

*A Member may be an individual or any individual representing any organisation which is not incorporated. Any Trustee who is appointed becomes a member on his/her appointment.*

*Point 3:*

*The Secretary has notified the Charity Commission of the change and this has been accepted.*

## **FINALLY**

What an unbelievable year it has been for Mumbles Community Association and the Go Underhill project, after many years of planning and activity we are finally seeing the fruits of everyone's labour turning into a reality, with the spade going into the ground in January and the build now well underway.

My thanks to our Trustees, special advisors and broad range of supporters and funders, along with the professionals we have engaged. All have been paramount in making this dream and vision become a reality, it is finally happening thanks to them. They should all be proud of what we have collectively achieved for the users of Underhill Park and the wider community.

As Chair I look forward to next year when we will be officially opening the new facilities and hopefully will have raised all the funds needed to enable the All-Weather Pitch contract to be entered into, which would mean we have completely delivered on Phase One of our vision for Underhill

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**Signed by Simon Tse (Chairperson)  
On behalf of the Board of Trustees**

**Date                      July 2022**