

## **East Dean and Friston Cricket Club and Parish Council**

### **Minutes of the Pavilion Project Group Meeting held on Thursday 18<sup>th</sup> September 2025 at 7.00pm in the Pavilion East Dean.**

**Present:** Jason Woodford and Mark Pankhurst (EDFCC), Cllr Harvey, Cllr Hill & Cllr Morris.

**In attendance:** Clerk Phil Burgess.

#### **1. Apologies for Absence** Cllrs Baker, Fowler and Seeley.

#### **2. Background & Aspirations**

The Cricket club would prefer the pavilion to be seen as a sports and social club rather than solely a cricket club.

In order to optimize funding from the ECB the CC will need to prepare a development strategy. The club has already won the Sussex Cricket Innovation award on two occasions in respect of the bar and establishment of a veterans team and the club has expanded from a Sunday team and first 11 to 3 teams plus a T-20 mid-week session.

Further development is required in the 12-16 age group particularly. The club is strong in younger age groups, allowing a £10 membership for kids and hosting summer events for 50 kids at a time. There are plans to introduce ladies walking cricket and to appoint a female to head up the youth team. The club has run an outreach session in collaboration with the Residents' Association to attract more interest.

This bucks the village cricket trend as several teams in nearby villages have experienced challenges, with many players choosing to join larger clubs such as Eastbourne and Hailsham.

The club has an arrangement with Selmeston CC to use their pitch as a second site. Once the MUGA is in place groups from different sports will need to use the pavilion.

#### **3. Current Facilities and deficiencies**

- The current facilities are inadequate and in very a poor state of repair.
- Only single gender changing rooms are available. Although the club does not currently have a women's team, visiting teams are sometimes mixed.
- There is no bad-weather provision for events and kids' sessions.
- The pavilion itself is used for storage.
- Kitchen facilities are poor
- The CC is holding back on the purchase of a Tricutter mower as there is no suitable storage. Grants of Eastbourne (our current grounds maintenance contractor) don't have the equipment for a close cut on the wicket.
- No provision in the village generally for younger people.
- No parking
- Inaccessible for the disabled.
- The scoring hut is currently used to house the roller.

#### **4. Cricket club key requirements**

- A shared social space to accommodate at least 30 people and space to encourage social interaction for all age groups.
- Office space with multiple potential uses. Facilities manager, Parish Council Office, Beachy Head Chaplaincy and potentially a scoring shed which needs to be separate from the changing facilities.
- Outside accessible storage area to store mowers rollers, and equipment for the new MUGA when in place.
- Proper toilet facilities including disabled units. \*
- 2 entirely separate changing areas including shower facilities. \*
- Separate shower and changing for umpire. \*
- Catering Kitchen close to or allowing easy food transfer to social space.
- Bar Area
- Car Park for at least 20 vehicles - site to be decided.
- Scoring hut separate from changing facilities if not accommodated within office.\*
- Underground water storage – greater capacity and better visually.  
“Nice to have”
- Gym Area
- Balcony

\*ECB requirements both for funding and admission to higher level leagues

#### **5. Council Key requirements**

- Sunken design to allow the ridgeline to remain as it is now whilst providing two storeys. (agreed in principle with the Estate)
- Reduced ground level footprint to avoid restrictive covenant issues
- Potential modular construction to reduce cost as opposed to traditional building methods and to increase fuel efficiency. A traditional façade could still be achieved by cladding.
- Post meeting note - block plan of “squared off” current site measures 15x11 metres; 165 per floor or 330 sq metres overall rather than the 360 sqm quoted. It would however only require a 1m extension at the front or back to achieve 360 sqm overall (equivalent to design 1).
- Design must achieve full accessibility.

#### **6. Potential Income Sources**

- Tennis coach from Old Town would utilise MUGA and pay a fee.
- Bar takings would rise
- Externally accessible toilets would charge £1 for “tap and go”.
- Additional revenue from casual MUGA sports and associated pavilion use.
- Rental from sports clubs
- A sauna would generate £100 p.w.
- Income from village groups
- Cost neutral or cost negative energy

#### **7. Considerations**

Electricity supply similar to light domestic at present. May need a 3-phase supply.

#### **8. Next steps**

1. At the October 2<sup>nd</sup> Parish Council meeting, debate the inclusion of other stakeholders (RA, Village Hall etc) in the project group.

2. Invite Peter Shoesmith to a project group meeting to give a specification for outline sketch plans to accommodate minimum requirements within the block plan. (Mid-October)
3. Outline sketches to be available to November Parish Council Meeting.
4. Present those plans to the Estate at a subsequent Pavilion Project Group meeting.
5. When detailed drawings are in place, consider a Quantity Surveyor for accurate pricing then go to public consultation.