



WHANGANUI COMMUNITY SPORTS CENTRE INC.

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Basketball, Badminton, Boys & Girls Club, Cricket, Futsal, Indoor Bowls, Inline, Hockey, Netball, Pickleball, Roller Sports, Table Tennis.

63rd Annual Report

2025

On behalf of the Board it is my pleasure to report on the year's activities ending 31st December 2025.

Overview

2025 was the first full year of a Board and governance format. Moving to this format was very timely as the pool of volunteers rapidly diminishes. This move helps to future-proof the Centre as the societal volunteer base diminishes. Adding to this mix is the factor of registering under the Incorporated Societies Act, 2022. Six of our member bodies have completed the registration process and five have yet to do so. The 2022-registered sports produce 70% of the member sport income.

The Springvale Stadium Extension was used for 364 days during 2025. The big question is how to eliminate the one-day of no usage. And how to increase the usage for the remainder of the facilities. Locked doors generate no income.

Net cash reserves are sitting at a healthy figure of \$464,185 which is an increase of 15.48% on last year. \$16,355 has been received for work that has been committed to at the start of 2026. Close inspection of parts of the building foundations indicate that there will be big-ticket items of maintenance in the very near future.

Participants spent over \$65,000 during 2025 through the four website-based booking systems that operate in the Springvale and Jubilee Stadiums. Valuable information is also provided with the bookings which helps with the understanding of how today's society want their sport delivered – when they want with who they want and how they want. Two systems in the Jubilee Stadium became operational in March 2025.

For the second year all the maintenance and improvements planned for the year have been completed within the current year. This is a rare occurrence as normally the December work spills over into January.

The current Insurance Reinstatement Valuation of the Stadia is assessed at \$19,210,000.

Solar power for the Jubilee Stadium is currently being investigated with the aim of greatly reducing, or eliminating, that power bill.

Board meetings

4 meetings were held during the year with a full attendance of 5 members and 4 at the other one (apology given). Meetings have focused on governance issues resulting in 1 hours and 50 minutes of total meeting time. Comprehensive information, including financial and maintenance details, was sent out with the agenda to ensure that the board members had the capacity to be well briefed for the meetings and the resultant decision making. Some matters decided required much research to define the issue and involved comprehensive discussion at the table.

Usage

Rental income for 2025 was \$294,181 (2024 \$248,598; 2023 \$242,864; 2022 \$229,921; 2021 \$207,415; 2020 \$127,458; 2019 \$175,239; 2018 \$170,617; 2017 \$159,195).

The 2025 rental income is 36.61% of the potential income calculated at the member-sports rate. This is an increase of 18.34% compared to 2024 income.

Percentage of use for the previous 16 years were: 2009 33.6%; 2010 34.05%; 2011 32.11%; 2012 34.66%; 2013 26.9%; 2014 22.84%; 2015 26.73%; 2016 23.87%; 2017 25.91%; 2018 26.74%; 2019 27.46%; 2020 23.8%; 2021 31.34%; 2022 32.43%; 2023 34.25%; 2024 30.85%.

Income came from four categories of users: The 4 founding sports (Badminton, Basketball, Bowls and Table Tennis) produced 24.85% (2024 25.94%; 2023 27.72%; 2022 25.35%; 2021 28.0%; 2020 29.3%; 2019 33.4%) of the rental income while the 4 'new' groups (Cricket, Futsal, Link Netball and Pickleball) generated 20.69% (2024 21.48%; 2023 22.08%; 2022 29.32%; 2021 32.2%; 2020 28.3%; 2019 20.5%) and 12.24% (2024 22.50%; 2023 18.71%; 2022 12.10%; 2021 18.0%; 2020 17.1%; 2019 18.8%) came from the other member-associated sports. Income from non-member groups (other bookings and casual) accounted for the remaining 42.22% (2024 30.08%; 2023 31.49%; 2022 33.22%; 2021 21.8%; 2020 25.3%; 2019 27.3%). The diverse range of non-member users is playing an important part in the generation of income for the Centre,

Pickleball is a keen relatively new sport that produced \$22,357 of income. Badminton's employment of a Development Officer is reaping rewards with the sport increasing their annual rental to \$31,701.

This year the Member sports sporting income totaled \$143,729 which is 48.86% of hire income (2013 63%; 2014 60%; 2015 68%; 2016 49%; 2017 52%; 2018 58%; 2019 55%; 2020 58%; 2021 62.6%; 2022 66.77%; 2023 72.31%; 2024 49.60%).

The 2 web-based Pay2Play systems in the Springvale Stadium are operating well and are gaining in use as more people become aware of the system and how it meets their needs. There is enormous income earning capacity in the system as there is a 24/7 capability. Casual use is easy to control and gives an excellent record of that use. Records show that much of the bookings are made on 'impulse' rather than planned in advance. The key is that people can participate on the basis of when they want, how they want and with who they want. Similar systems for Table Tennis and Cricket in the Jubilee Stadium became operational in March. Agreements with the sports operating the systems have been upgraded and locked in with the hire charges setting mechanism.

Hire Charges

An important part of the governance procedure is in keeping the rental hire charges relevant and appropriate. From 1 January 2026 the base rate will increase to \$36 from the previous rate of \$34. Keeping the base rate adjusted to the CPI movement is important.

Finance

The Centre has solid cash reserves of \$464,185 (2024 \$401,974; 2023 \$372,910; 2022 \$330,744; 2021 \$326,046). This gives around 21 months of equivalent routine expenditure which is considered very healthy. This solid base gives much certainty in the planning and operation of the activities of the Centre.

The substantial increase in the managerial contract has been well absorbed in the finances and this is important so that the contract matches the current market conditions.

An important aspect of the finance handling is that all the Centre's income is received through on-line banking which gives safety to the Manager in that no banking of income is done by him.

NZ Community Trust \$15,000 assisted with the Springvale Stadium floor resealing.

Whanganui District Council \$5,000 was received for painting in the Springvale Stadium Main Hall. The painting will be undertaken in early January 2026.

The \$20,000 received from these two entities is gratefully acknowledged. The improvements enabled by the grants has given enhancement to our facilities. Without this funding much needed improvements to the facilities wouldn't happen.

Insurance \$11,355 was received for wind damage suffered in September. Repair work will happen in early 2026.

Rental income for the year came to \$294,181, other income (membership fees, storage, cleaning fees and interest) yielded \$33,322 to give a sum of \$327,503. Grant-aid and insurance added \$31,355 for total income of \$358,858.

- Operating expenses for 2025 were up across all 4 categories with a 16% increase in the regulatory sector. Net rental operating expenses were \$110,859 (2024 \$90,952; 2023 \$100,110; 2022 \$93,935; 2021 \$80,914; 2020 \$76,491; 2019 \$68,643; 2018 \$80,831; 2017 \$70,352; 2016 \$69,113; 2015 \$73,725).

Administration/Manager costs of \$129,197 were substantially up due to the managerial contract increase taking the full year effect (2024 \$112,504; 2023 \$81,403; 2022 \$79,149; 2021 \$79,172; 2020 \$60,313; 2019 \$65,823; 2018 \$64,660; 2017 \$64,612; 2016 \$61,491; 2015 \$59,439).

Operating and administration expenses totaled \$240,056.

\$26,760 was spent on cleaning hire but this was offset by cleaning fees collected of \$15,250 leaving a net cost of \$11,510.

In addition, maintenance and improvements came to \$29,832 to give a total spend of \$296,648 resulting in a cash surplus for the year of \$62,210.

The rental operating costs incur expenses in 3 main areas: Regulatory (insurance, lease, rates, fire alarms) \$68,415 (61.72%); Energy (power, gas) \$20,359 (18.36%); Cleaning/Repairs \$25,905 (19.92%). The percentage share has altered only slightly compared to last year.

Administration expenses of \$14,797 are up on last year. Review and accounting fees totaled \$6,035, Pay2 Play management fee \$1065 and \$7,697 for the telephone and other administrative items.

Managerial services of \$114,400 (2024 \$98,933; 2023 \$68,000) has greatly increased due to having the contract on a more realistic basis and for succession planning. The market is dictating the terms of such a task and our remuneration needs to reflect this.

The Centre is in an excellent budget situation where much of the income is known before there is a commitment to major maintenance decisions. Due to reduced income opportunities, December provides an ideal period for a shut-down for major work.

Prudent management of the collection of rental income has resulted in no unmanaged debts. Debtors rarely get past the 30-day period which ensures that there is a steady and reliable flow of income.

The accounts have again been professionally produced by Tait Pearce, Chartered Accountants, and reviewed by Spooner, Toy & Hood Ltd, Chartered Accountants.

Maintenance and Improvements

\$29,832 (2024 \$74,888; 2023 \$38,852) was spent this year on maintenance and improvement items.

Springvale Stadium floor reseal cost \$19,400 with the NZCT grant of \$15,000 reducing the cost to a net \$4,400.

Upstairs womens toilet replacement in the Springvale Stadium took \$3,286 and entranceway repairs added \$7,146.

User expectations, new and changing regulations plus the age of the buildings will pressure the need for additional improvements. It is important to maintain an annual programme with a sizable budget to ensure that the needs and expectations are met.

Safety

Every effort is been made to ensure that the Centre has full compliance with the Health and Safety at Work Act 2015. While the management has plans and controls in place, it requires that each Member and user also plays a part in following safety procedures and promptly reporting any short-comings.

Contracts

All of the agreements are signed and are in a current state.

Lease:

The signed lease with the Whanganui District Council commenced on 1 July 2012 and expires on 29 June 2047 with the next triennial rental review due in 2027. The Council are currently reviewing their Community Organization Lease Policy and when this is completed an alteration to the Centre's lease will be made to give more clarity to the document.

Boys and Girls Gym Club:

This 'License to Occupy' signed agreement commenced on 19 February 1987 and continues on an open-ended basis. Currently efforts are being made with Sport Whanganui to get changes made with the Council so that the Gym Club can operate totally separate from the Centre.

Springvale Stadium Storage:

Signed agreements are in place with three different parties for the use of the four storage areas contained in the Springvale Stadium Extension under-floor area. The Wanganui Rugby Union (half a unit) and Sport Whanganui occupy one area each while the Whanganui District Council (NZ Masters Games) has the use of two other areas.

Cricket:

An agreement for the Pay2Play system is signed and in place with Cricket.

Badminton:

An agreement for the Pay2Play system is signed and in place with Badminton.

Table Tennis

An agreement for the Pay2Play system is signed and in place with Table Tennis.

Cleaning and Setup Services:

A cleaning and setup service contract with Steve Meredith were renewed on 1 March 2024. This contract gives the Manager the needed break from the later evening duties especially when usage is at a peak.

Our grateful thanks are extended to Steve for his diligent operation of the contract.

Manager Services:

The signed open-ended contract for the Managerial Services, with Alan Kenny, commenced on 1 May 2024. This document now reflects a more realistic task with more appropriate remuneration.

A key strategy of the Centre is that we are a 'facility provider' rather than being 'event management'. This decision is aimed at keeping the cost structure to minimum levels and affordable for our every-day users. In keeping with this philosophy, there is just one person performing the management duties to cover the 24/7 operation. The cleaning and setup contract with Steve assists as a good safety valve for the sanity of the job.

Frequent discussions with the Chair identify the issues and then plan for a practical improved way forward. This strategy is working well in keeping the Centre's operations efficient.

Increasing regulatory demands and reporting are adding to the difficulty of the position and leave a feeling of "choked by procedures". Uncertainty with some of the regulations and requirements is adding to the stress of the task.

Manager:

The Centre offers Alan many grateful thanks for his diligent application to the job and the high quality of outcomes that he achieves.

The Centre operates in such a smooth and efficient manner in meeting the needs of everyone that this belies the quality of input that has to happen.

Alan's forward-thinking and actions has kept the Centre ahead of the issues resulting in timely and appropriate measures being taken. Reviewing the annual costs clearly shows the tight controls he has in place and the management skills used to make for a very smooth and economical operation.

Each year the wants and expectations of the users seems to get more demanding. People have instant access to information through social media and expect their needs to be satisfied in a similar fashion. Alan has developed knowledge and techniques to keep pace with this societal change and keeps the Centre sailing onwards with a smooth passage.

Providing close to a 24/7 service with all the highs and lows is no easy task and Alan's diligent and efficient service to the Centre is gratefully acknowledged. His understanding of Whanganui's recreational industry coupled with empathy for the needs of society has given many advantages to the Centre.

Board Members

Thank you to all the board members who have attended the meetings and given careful thought to the decisions that have been required to keep the Centre operating as the member bodies and sportspeople expect. Measures are in place to keep the focus on governance and enable Alan to perform the management role uninterrupted.



Graham Feist
Chairman.

13 February 2026