



THE COLLECTION

At Garon Park

Building Communities
through **Legacies**



Create Positive Change

The Collection

'A group of people that share a common purpose, one that involves a sense of belonging, connection and mutual support among its members'.

Community

'A body of people who share something in common, whether it's a geographical location, shared interests, or a common identity,'.

Legacy

'A gift to show how you want to be remembered in future years'.

The Inspiration

Garon Park is a cherished 200-acre green space, kindly bequeathed by Norman Garon to benefit primarily young people in the local community. Nestled in St Luke’s Ward, one of the most disadvantaged areas in the UK, it stands as a vital oasis of nature and possibility. Philip Tolhurst - Chairman of the Norman Garon Trust (NGT) comments “When Clive Shiret first approached me with his ideas for using the land, I could instantly see the fit. The scale and ambition of his plan was exciting and suited our own trajectory.”

In Southend, access to green spaces falls critically short. The area offers less than half the recommended provision, placing it in the bottom 5% of local authorities for public park availability and in the bottom 20% for tree canopy coverage. These environmental deficits are not just aesthetic concerns, they also have profound implications for the local community, affecting health, wellbeing and social inclusion.

The lack of natural spaces disproportionately affects our vulnerable communities, limiting opportunities for active lifestyles, mental restoration and community connection. This imbalance is especially stark in our schools, where the absence of green environments restricts children’s opportunities for healthy physical development, creative exploration, and cognitive growth.

However, the future vision for Garon Park is one of hope and transformation. It was specifically designed to be a catalyst for Climate Justice, and a living example of sustainable and inclusive development. NGT established the popular Garon Park Golf Complex and are working closely with the Garon Park Community Interest Company (CIC) around environmental issues, youth provision and community resilience, underpinning our joint approach into the future.

Garon Park CIC is fostering a healthier, more balanced, and resilient future, where community, environment, and opportunity thrive together. This vision is reflected in the park’s growing popularity, with over 210,000 visitors in 2024 alone, including 46,000 who accessed the Well Being Garon Park facilities.



Welcome to The Collection

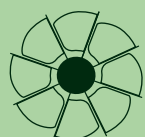
An Invitation to Create a Living Legacy at Garon Park

Garon Park is proud to present The Collection, a series of thoughtfully curated investment opportunities designed to nurture, enrich and sustainably develop our cherished 200-acre green space in the heart of Southend-on-Sea.

This unique initiative invites you to be part of something greater, a bespoke community programme that weaves together people, place and purpose, whilst directly aiding and supporting those experiencing deprivation and creating lasting impact where it's needed most. By investing in Garon Park, you help preserve a vital natural haven that promotes wellbeing, resilience and connection for generations to come.

More than just open space, Garon Park is a living landscape, a space where nature thrives, communities gather and individuals grow. The Collection offers inclusive investment pathways, welcoming all levels of support to help enhance biodiversity, support youth development and strengthen the social fabric of our local community.

Whether your passion lies in environmental stewardship, supporting young people or simply ensuring that future generations can enjoy the restorative power of green space, your contribution becomes part of a shared legacy. Join us on this transformative journey. Together, we can shape a future where community, nature and wellbeing grow hand in hand.



THE COLLECTION
At Garon Park



Get Involved

At Garon Park, we offer a range of meaningful and fully customisable investment opportunities designed to suit all budgets and intentions.

Membership to The Collection, our community of dedicated supporters, can be achieved through upfront investment in a specific project, or by joining one of our longer-term capital or revenue programmes. However you choose to engage, we recognise the importance of visibility and brand alignment. We're happy to work with you to ensure your contribution is acknowledged meaningfully, through tailored branding and marketing opportunities that reflect the values of your organisation or personal legacy.

We view every investor as a valued partner. We understand that the idea of "return" goes beyond financials. It's about personal legacy, community transformation and being part of something enduring.

You'll be supported every step of the way by a dedicated Collection Manager, who will guide your involvement, provide regular updates and deliver an annual review so you can see the tangible difference your investment is making in the lives of local people.

As a member of The Collection, you'll also enjoy exclusive benefits, such as our members- only Afternoon Tea events, invitations to key sporting fixtures and access to a variety of community gatherings. These moments provide the chance to connect with other like- minded individuals and organisations, deepening both your network and your impact.

We invite you to explore some of the inspiring projects currently within The Collection or speak with us about shaping a unique opportunity that reflects how you wish to be remembered. Together, we can build a legacy that truly matters.



The Peter Butler Oval

Peter and Linley Butler first got involved at Garon Park in the 1990s when Essex Cricket were looking for a new home in Southend and through their **EASST** charity, together with Joe Sims and donors to the charity, they raised and spent significant funds on installing the magnificent Garon Park Festival Cricket Ground, the start of their Collection, which was quickly followed by the Nets. In 2014, Peter was a founding Director of Garon Park CIC and his passion for cricket, football and youth development fitted perfectly with the other Board members and he served until his passing in 2021. Rachel, Peter's daughter, has joined Linley in administering **EASST** and their passion for sporting development is unabated. They have added to the '**EASST Collection**' with the Southend United Community Trust School premises.

Peter was a long term planner and understood the need for term provision to be made to ensure facilities were fit for purpose and since 2014 oversaw the refurbishment of the scoreboard, the updating of the cricket equipment (site screens etc) and had the pitch relaid. It also means that **EASST** make generous donations each year towards the maintenance of the site and ensures Essex Cricket have 40 days of top class facility for their development teams and senior fixtures. In tribute to Peter's passion, drive and commitment to Garon Park, the Cricket Ground has been named **The Peter Butler Oval** in his honour.

"Sport was always part of Peter's life and became a major part of family life and I'm delighted to say, Rachel my daughter, also has that passion and has joined me to continue the family legacy through EASST. Garon Park provides an inspiring setting for the EASST Collection, amongst other Collections, which combined provide a safe destination for the local community and young people in particular to develop and thrive"

Linley and Rachel Butler

BIG Community Projects

Garon Park presents strategic opportunities for investment in large-scale, community-led capital projects. Through inclusive programmes and green infrastructure, the park fosters social connection, wellbeing and belonging. As a growing hub of community life, it offers measurable social value and long-term impact.

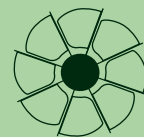
These developments are ideal for major investors seeking to align capital with purpose and help deliver sustainable, community-focused outcomes with lasting social legacy.

Extended Sports Pitches and Facilities £3.5m (or component parts)

This capital investment opportunity will significantly expand Garon Park's capacity for youth and community sport, enabling over 10,000 additional youth sporting experiences per month. The development includes:

- A state-of-the-art 3G football pitch (**£1.2m**)
- A Gen 2 hockey pitch (**£800k**)
- Purpose-built machine sheds and equipment yard (**£200k**)
- A community café to drive footfall and revenue (**£300k**)
- Modern changing room facilities (**£800km**)

This project offers high social return alongside long-term operational sustainability, making it an attractive prospect for investors seeking to deliver measurable impact in health, youth development and community engagement.



THE COLLECTION
At Garon Park

New Clubhouse £4.5m

The new clubhouse will be a flexible, purpose-built facility designed to host social events, seminars, workshops and youth activities. With multiple adaptable rooms, it offers strong potential for community impact and income generation through bookings and partnerships. An ideal investment for those seeking to support high-utility, socially driven infrastructure with lasting value.

Scoreboard conversion to multi-activity barn £400k

We plan to transform the scoreboard building into a flexible indoor hub for year-round community use. This welcoming space will host diverse activities, bringing people of all ages together to connect, participate and strengthen community resilience.

Welcome Centre £40k

A vibrant, purpose-built hub at the heart of Garon Park, the Welcome Centre will serve as the first point of contact for visitors — offering orientation, site information and engagement opportunities. It will inspire involvement in community programmes, including citizen science and environmental initiatives, while also providing essential staff support to ensure a welcoming and well-managed visitor experience. This small but high-impact investment will play a key role in connecting people, enhancing footfall and fostering deeper community participation.

Indoor Cricket Centre £3m

A flagship addition to Garon Park, this state-of-the-art Indoor Cricket Centre will serve both grassroots and elite-level sport and will feature:

- 6 professional-grade indoor lanes
- High-tech batting analysis centre
- Outdoor and grass nets for year-round training
- Modern changing facilities
- Social and spectator areas for events and community use

Designed to attract schools, clubs, county teams and national programmes, the centre offers strong income potential through hire, coaching, memberships and events.

As an investor for this development, you will directly help to deliver elite-standard cricket facilities, meaningful youth development and engagement, sustainable revenue streams and a lasting legacy for sport and community wellbeing.

The Explorer Base £480k (or component parts)

The Explorer Base will be an exciting and imaginative outdoor facility designed to give children and families a taste of adventure, learning and fun, right in the heart of Garon Park. It will include:

- 6 x covered adventure huts for group stays or activities (**£60k**) per hut
- Bespoke kids' outdoor adventure playground (**£20k**)
- Toilet and shower block for comfort and accessibility (**£40k**)
- A lively on-site café to serve visitors and generate revenue (**£60k**)

This playful development offers a unique opportunity to invest in a space that promotes outdoor learning, exploration and overnight experiences for youth groups, schools and families. It combines fun, freedom and social value, creating memorable experiences while supporting wellbeing, confidence and community connection.

An ideal investment for those looking to support imaginative play, outdoor education and family engagement in a sustainable and impactful way.

"Just came from this lovely event. Was very magical we loved it. Lights were lovely, mince pie was yummy, mulled wine delicious, activities were fun and Santa was fantastic. Thank you for organising this event x"

Sharna Marie Alderman

The Hive and Youth projects in action

Vic Thomas became involved in Garon Park from 2014 when Garon Park CIC was formed and has been a committed advocate of the aims of the site. Vic is particularly interested in giving young people the best opportunities in life and as a local businessman he has a passion to give back to his community.

The Club Room is a vital part of social life at Garon Park and Vic ensured the finance was in place together with various infrastructure additions to make the site a safe place. In the formative years of Wellbeing at Garon Park, Vic through his company Hivedome, was instrumental in ensuring the charity was able to develop, with a longterm commitment to annual funding which covered the basic overheads of the charity and allowed it to go about its business without a funding shadow. Once all the community consultations were over and the plans laid, Hivedome took on the major capital project of the Hive Nature School, our thriving greenspace for younger children.

Vic's family are part of the business and Jason his eldest is a keen follower of the site's progress and both are passionate about their commitment to the community where they have all grown up and equally passionate about the legacy their Collection, amongst those of other passionate people is bestowing on their community

"I am very pleased to be able to support the overall Garon Park project and the setup makes it so simple for me to focus my resources on such a well focused and maintained programme and site. I visit the site weekly I am physically lifted by the work and enjoyment I see all around. It is great that Jason understands and shares my passion for our community and is committed to the principle and legacy of the Hivedome Collection"

Vic and Jason Thomas



THE COLLECTION
At Garon Park



Youth Projects

YouthHOPE is our guiding strategy, rooted in the belief that by nurturing the Health, Opportunity, Purpose, and Empowerment of young people, we lay the foundation for a stronger, more connected community. This approach recognises that early investment in youth wellbeing is not just preventative—it is transformational. By supporting young people to build confidence, resilience and a clear sense of purpose, we help them navigate life’s challenges with strength and self-belief.

YouthHOPE promotes access to safe spaces, meaningful activities, mentorship and personal development opportunities—ensuring every young person feels seen, supported and valued. In turn, these empowered individuals contribute to a more vibrant, inclusive society, where young voices help shape the future and community wellbeing is strengthened across generations.

We warmly invite investment to fuel our thriving portfolio of current and ongoing projects, with an exciting pipeline of innovative initiatives set to launch in the near future. Here are some current examples:

Youth Hut and dedicated outdoor space £60k

The Youth Hut is at the heart of the Garon Park Youth Programme, a safe, welcoming space where young people can socialise, build friendships and take part in fun, enriching activities. It fosters confidence, creativity and connection, supporting their social and emotional growth in a space where they truly belong.



Young leaders training £1k per course

Our leaders will receive essential training that ensures they stay current with health and safety standards while also developing new skills to support their personal growth and future careers. This investment fosters a culture of learning, confidence, and care that benefits the whole community.

Sponsor confidence building courses for girls £1k per course

This investment will support a vital programme designed to empower young girls by boosting their self-esteem, fostering healthy friendships and providing guidance through the challenges of adolescence, helping them develop the confidence and resilience needed to thrive and succeed.

Sponsor A Youth Worker £35k per annum

Support the recruitment of a dedicated professional to co-develop Garon Park’s Youth Council and dynamic youth programme. This role will also lead local outreach to connect with underserved young people and promote the opportunities available to them. A high-impact investment in youth leadership, inclusion and long-term community growth.

“First-hand experience of the natural world is so important for children’s learning. This project has given our pupils the opportunity to gain more in-depth knowledge about plans and the process of growing crops from experts, which enhances our science curriculum. Having access to this green space will help cultivate an appreciation of being outdoors – improving their wellbeing, whilst also boosting their ‘working scientifically’ skills as they observe and record changes over the seasons”

Joanna Rea – Porters Grange Primary School

Environmental Projects

Garon Park is a wildlife hotspot, a real biodiversity island within a sea of development. The team are working in partnership with the Norman Garon Trust to design and develop an ongoing conservation programme across the 200-acre site. This provides many opportunities for environmental legacy projects, some current examples of which are:

Building of our Conservation Hub £80k

This hub will create a hive of activity all year round. One where our community can come together and enjoy a rich variety of programmes, group activities. It will be a space where creativity meets calm through using natural resources and careful planning to ensure sustainability is at its core.

Woodland Sponsorship Opportunity £12k & £1200 annual maintenance

Sponsor a half-acre within a 6.5-acre Essex-native woodland designed to preserve local ecology and offer educational experiences in traditional crafts. This investment supports sustainable environmental restoration and community engagement, providing lasting social and ecological impact.

Wildflower Meadow Planting £500 & £300 annual maintenance

Join us in creating extensive wildflower meadows and native habitats across Garon Park. This large-scale project will boost biodiversity, support pollinators and promote sustainability, shaping a resilient natural landscape that benefits both wildlife and the community.

Rewilding programmes £5k

Rewilding is at the very heart of Garon Park. Projects are already underway to restore nature’s intricate ecosystems across the 200-acre site, allowing nature to be able to take care of herself and therefore us once again, creating habitats and natural processes to encourage species expansion through this large-scale restoration project.

Citizen science £5k per science project

Cultivating and maintaining species through surveying and biodiversity monitoring to measure environmental impact. These programmes encourage the community to embrace all that is nature around them and bring their new skills and techniques together for the good of the land.

Orchard Planting and Maintenance £500 & £75 annual maintenance

This is a unique opportunity to join ‘The Collection’ by sponsoring the planting and ongoing care of a single tree. Each tree can be dedicated to your family or business and will feature a commemorative plaque at its location, creating a lasting legacy within the community.

Sponsor A Gardener £25k annually

A perfect opportunity to sponsor a dedicated gardener to ensure all community garden areas are tidy and well maintained.

Plant a dedicated raised bed £1k & £300 annual maintenance.

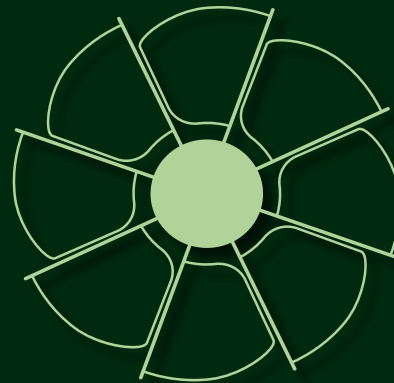
This investment offers a special branding opportunity with your company or personal name proudly displayed on a prominent plaque, showcasing your vital contribution and ensuring your support is recognized and remembered by the community.

Let’s talk...

We invite you to explore Garon Park with us and discover the many ways to get involved, whether through investment, sponsorship, supporting outreach or contributing fresh ideas. Rooted in a local-for-local vision, this initiative empowers investors to shape the park’s future and leave a lasting legacy that uplifts and transforms our community. Together, we can turn challenges into opportunities and build a brighter future for everyone. Join us in making real change and creating something truly extraordinary.

Email
Clive@garonparkcic.com





THE COLLECTION

At Garon Park

GARON PARK CIC
Connecting Communities



WELLBEING
at GARON PARK CIC
Cultivating Healthy Communities
across Southend

