**Club EGM 15 June 2017**

**Board Summary of Proposal**

Following discussion at the 2016 AGM, members agreed to support further work on the new clubhouse project. Fraher Architects, in conjunction with the Clubhouse Project Team, has produced feasibility studies on three schemes covering the two preferred site options:

Scheme 1 – New building on the site of the existing clubhouse

Floor area of 335sqm at approx cost of £500-835k

Scheme 2 – Part refurbished building on the site of the existing clubhouse

Floor area of 321sqm at approx cost of £480-800k

Scheme 3 – New building on the site of the historic pavilion (dump area)

Floor area of 310sqm at approx cost of £500-£825k

The Board is now ready to invite members to pass the necessary resolutions to support the next stage of development for our preferred option - Scheme 3.

If the resolutions are approved, the next step would be for the club to apply for planning permission and to investigate the possibilities of fundraising, including club activities, voluntary donations, grants and loans.

Scheme 3 has much to recommend it above the other options as set out in the key points outlined below:

1. The existing clubhouse could continue operations up to the point of handover, therefore maintaining income throughout the building process (approx £35k per annum). Any major finance provider would require the Club to demonstrate its ability to repay and grow the business over time, and keeping operations going during the construction would raise essential funds. This is particularly important due to the costs of redevelopment, on either site, being significantly higher than originally thought.
2. Operations affected would not only be the bar/reception area and one-off events, but also long term hirers, such as Yoga, Pre-school and Church groups. Keeping these operations functioning during the construction of a new clubhouse will also protect future income in the new building by maintaining links with current users.
3. The sections of the Club would become much more integrated with greater proximity to the clubhouse for Croquet, the Squash exit facing towards the clubhouse, and better views for Tennis, especially for parents of children having group coaching. Players and parents would be able to use the bar area whilst viewing the courts, resulting in a better experience for all and potentially increased income for the club.
4. There is a strong planning case for development on the site of the original Club Pavilion and the design of the building would blend into the surroundings more effectively. The elevated position of the location and south facing communal areas would create a lighter and more pleasant facility.
5. After completion, the existing building could continue to provide additional income in the short-term to offset building costs and finance repayments, and could subsequently be cleared to provide additional sporting facilities, such as Mini Tennis, once finances permit.
6. During the build the chalet serving the Croquet section could be moved to an alternative location and play would be able to continue during construction.
7. Both schemes 1 & 3 require removal of trees, although this is restricted as much as possible to those in poor condition, whilst retaining all those in good condition and replacing any loss with alternative green space.