

MINUTES OF SLTCC EXTRAORDINARY GENERAL MEETING HELD ON 15 JUNE 2017

Present: Gillian Bartlett, Chair, Dez Lewington, Club Manager, Simon Taylor, Club Secretary, Lizzie Fraher, Architect Advisor, plus about 30 members.

Introduction to the EGM

Gillian Bartlett welcomed everyone present and thanked the Club House Project Team: Peter Lewis, Dez Lewington, Lizzie Fraher, Geoff Radford for the work undertaken to date. She explained the purpose of the EGM is to vote on 2 resolutions relating to building a new Club House on the site identified in Scheme 3.

Clubhouse project - discussion

Dez Lewington gave a brief summary of progress to date. Originally there were 4 options for building a new Club House. At the 2016 AGM it was agreed to investigate two of these options (the first was divided into two sub-options):

1. Demolish all the existing Club House and rebuild at existing location.
2. Refurbish the Club Hall and rebuild the Bar etc at the existing location.
3. Rebuild at the north-west corner of the site close to the croquet area on the site of the old (pre-WW2) Club Pavilion.

Dez Lewington explained that the Club Board favoured Scheme 3 the main reasons being:

- Financial - the existing club house can be used for hires (which brings in c.£35,000 pa) whilst the new Club House is built. After build is completed, it may be possible to keep the "old" Club House open for a time to get extra hiring income. In the longer term it could be replaced by new playing facilities (mini-tennis, paddle tennis etc).
- Shape - the existing Club House is built on a complicated triangular site whilst the proposed building will be rectangular and therefore cheaper / easier to build.
- Location - the new Club House will be better integrated with the Club being on a slightly raised site, close to tennis courts 6 and 7 and the croquet lawn. It will be well placed to offer facilities to parents during junior coaching. The new building will have better facilities such as physio rooms, a warm up/down room, better reception area and extra meeting / hiring space.
- Social – members will find it much easier to find their way to the Bar and seating areas inside and out.

In response to a question as to how the planning process worked, Lizzie Fraher explained that there is a 2 stage process.

- Pre-Planning - designs are submitted informally to give the Council opportunity to provide feedback. The feedback is non-binding but gives a good indication of Council position.
- It is hoped to undertake Pre-Planning in the next 2/3months.
- Full Planning Permission requires fully accurate drawings and is a Public Process - all neighbours, including the Hospice will be consulted. Once Planning Permission is given, works must start within 3 years.
- Dialogue with Network Rail to be held given location of rail tunnel on the periphery of the site.

The EGM was advised that the croquet section had discussed the plan and were broadly in agreement with the proposal with some suggestions

- There should be a physical boundary between the new Club House and the lawn.
- There may need to be a concrete base to the Club House due to the proximity of the railway tunnel. Dez confirmed that the tunnel is a known issue to explore.
- It will be important to safeguard the croquet lawn and stop unauthorised access.

Other points arising in the discussion:

- Important to use external space around the Club House
- Risks/issues relating to Scheme 3: need to bring in utilities to a new site; possibly higher planning risk building on new site compared to rebuild on existing site.
- Timeline for overall build process is 2 to 3 years, subject to funding.
- Noted that it may be useful to move to Planning before the major new residential development is built on the opposite side of Springfield Road.
- Although the Scheme does not include provision for a gym, consideration could be given to at least a simple (unsupervised?) gym if members wished at a later date.
- The Board will continue to keep members appropriately informed with progress such as outcome of pre-planning.

There was a debate on Finance. It was noted that the high level cost of the build is estimated as £0.5m to £0.8m. The Club and its members will fund the major part of the build through Club reserves / seeking commercial loans. In addition there are grants and cheap loans to be explored. Noted that there are potential cash flow issues as the LTA and other funding bodies tend to give funds only at completion of the build.

EGM Resolutions and Voting

1. This meeting authorises the Board to take all necessary steps, including applying for planning permission, to enable a new clubhouse to be constructed on the site identified in Scheme 3 in the plans prepared by Fraher Architects.

Approved unanimously by the meeting. Plus 17 proxy votes in favour, 2 against

2. This meeting authorises the Board to take steps to raise funds to cover the costs of club-house development. This resolution includes authorising the Board to form a sub-committee to pursue fundraising activities.

Approved unanimously by the meeting. Plus 17 proxy votes in favour, 2 against

Gillian Bartlett encouraged club members to consider joining the sub-committee and said any further ideas are welcome at any time.

At 9.00pm Gillian closed the meeting and thanked everyone for coming.