

# Club house redevelopment December 2011

## What have we done so far?

In October 2010, a pack was circulated outlining several options for the refurbishment or rebuild of the club house. Members were encouraged to complete a questionnaire & the **feedback was analysed**.

A **New Build 2011 Sub-committee** was formed and is responsible for progressing the new build of the central section of the club house. So far, the sub-committee has:

- **Received positive pre-application feedback** from Tendring DC planners regarding the principle of rebuilding the central section.
- Gained a good understanding of **flood levels** on the site.
- Commissioned a **structural survey of tower** that concludes it has a life of 10 years +, given proper maintenance & attention to rot etc.
- Investigated designs for the foundations including **piling**.
- Obtained **asbestos survey** quotes.
- **Appointed Mole Architects** (a practice based in Ely) following review of nine potential companies.
- **Reviewed five design options** prepared by Mole Architects and tested them against member requirements. Narrowed it down to one Mole scheme and one sub-committee scheme.
- **Extended the life of the 2008 planning permission**, which was due to expire. This will help us with negotiations with the council on our next planning application.
- **Circulated an information pack** to members in October.
- **Organised informal discussion sessions** in October. Draft plans were on display and members of the New Build Sub-committee were available to answer questions and listen to feedback.

## What are we doing now?

- **Analysing members' feedback** from the informal discussions sessions. Approx. 100 members came to the sessions and many provided feedback. Option 2 ('long barn') is being progressed.
- **Liaising with the architects** regarding amendments to the layout and elevations (Velux on west and dormers on east roofslopes).
- Preparing predicted **cost and timescale** schedules.
- Developing the plans for **managing the works** and ensuring **continuity** of operation of the Club when the works occur.
- Continuing to **liaise closely with Fundraising Sub-committee**.

## Next steps

- **4 December 2011** - Update members informally at the AGM.
- **December 2011 / January 2012** - Review architect's drawings.
- **February 2012** - hold an EGM for members' final decision on the amended drawings.
- Once members have approved a layout and elevations, the New Build Sub-committee will proceed with the planning application, refining timescales and costs and preparing plans for construction.
- **February / March 2012** – launch the new fundraising campaign.
- **Spring / Summer 2012** – achieve planning permission.
- **Summer / Autumn 2012** – appoint contractor.
- **Early 2013** – start work (during the Club's quietest time of year).
- **Spring 2013** – complete the shell.
- **Summer 2013** – complete internal fit-out downstairs.
- **Autumn 2013** – official opening!

NB - meeting notes are in the New Build ring binder, kept in the bookcase in the Club bar.