



NEW CLUB ENTRANCE

WITH GROUND FLOOR TOILET & SQUASH COURT WALKWAY

PROPOSAL

A members' survey was conducted in 2015 regarding potential improvements to the club and a **new entrance / walkway linking to the outside squash courts, together with a ground floor toilet**, was highlighted as one of the larger expenditure items that would be welcomed. **AGM approval was subsequently obtained in 2016 to look at options.** Since then, circa £10,000 has been spent on professional and statutory fees to obtain planning consent for two different schemes to extend the clubhouse. The cheapest of these consented schemes (the 2018 consent) has been estimated at costing in excess of £200,000 which is considered too expensive. In recent months **the General Committee has been exploring more cost-effective solutions.**

This presentation has been prepared because, before spending more money on professional fees, GC would like to obtain membership approval whether or not to proceed further.

WHY IS THIS ENTRANCE NEEDED?

A simple question, but why does GC believe these improvements to the clubhouse are actually needed and why was a new entrance the number 1 priority in the 2015 survey and subsequently voted for at the 2016 AGM? Some answers to the question:

- Poor First Impression: the area immediately around the entrance is perhaps the club's worst feature and gives a poor first impression to visitors and potential new members.
- Indoor Sport / Outdoor Access: Squash / Racketball are indoor sports but access to the outside squash courts is uncovered requiring a dash through the rain on wet days - unwelcoming and also damaging to the court surfaces.
- Safeguarding Issues - the lack a secure perimeter: we have an increasing number of children of primary school age attending midweek squash coaching sessions. When the squash courts are in use the outside door remains open and strangers can simply walk in off the street. Children can also wander off on their own into the car park and Ship Street - an accident waiting to happen?
- No Ground Floor / Disabled Toilet: the lack of a G/F or disabled toilet is also a key issue with children having to use the upstairs changing room toilets, another potential safeguarding issue that has been highlighted by parents.

DESIGN CONSTRAINTS

There are some key issues affecting the design which have been identified during the planning process:

- **the adjacent tree has a TPO** and there is a planning condition that piled foundations with ground beams and suspended floor must be used to avoid damaging the roots.
- **the main drain runs from the clubhouse to the car park** and the line of the walls of any new structure need to be designed to avoid it with a section of the drain relaid.
- **retaining the mature hedge** is seen as a key issue but a lit 1.2m minimum wide accessway is also required along the side of any extension for fire exit purposes and also for access for the bins and maintenance equipment for the tennis courts.

COMMITTEE APPROVAL

The Squash Committee are concerned that a link to the outdoor courts is long overdue and have confirmed to GC that both Option A or Option B would be acceptable solutions. In order to reassure the Membership that both options are viable, **GC have prepared a detailed 10-year budget plan incorporating all major items of expenditure** (in particular the replacement of all tennis court surfaces and re-roofing of the squash courts), stress-tested with different dates to allow for earlier replacement than scheduled, if required. **GC is therefore confident that both options are affordable subject to the funding recommendations outlined for each Option.**

POTENTIAL FUNDING

The club had a **very healthy bank balance of £100,000** as at 31/3/21 (the most recent financial year end) which is **an increase of £56,000 over the previous 12 months.** This is a result of continued support from members, prudent decision making by GC during lockdown and also significant grants for Covid-related business recovery from Mid Sussex DC, business rates relief, reduced utility bills etc.

Mid Sussex DC have also allocated us a Section 106 payment of £17,600 from the developers of the adjoining site for EGTSC to spend on building related projects.

Please see the Option summaries for the different funding recommendations for each Option but the key highlight is that **our healthy bank balance offers an ideal opportunity to help fund the new entrance** without compromising future expenditure requirements - even after the recent commitment to spend circa £25,000 on the resurfacing of Courts 7/8.

FUTURE TIMELINE

The process is as follows:

- Decision to be made by the membership whether to abandon the work and costs already incurred and do nothing - or whether to pursue Option A or B.
- When the preferred option has been chosen, further professional fees will need to be incurred for full working drawings to be drawn up, planning consent finalized (if required) and competitive estimates from selected building contractors to be obtained.
- We are aware that with current supply issues, building costs are rising generally so when a preferred contractor has been selected, the membership will be asked again to give their consent to proceed with the work since the cost will be in excess of the £4,000 threshold requiring membership prior approval.
- This decision is expected to be taken at the next AGM or a specially convened EGM, with the possibility of including results from a Google vote, in order to involve all the membership in the final decision. This process is to be confirmed.

QUESTIONS AND ANSWERS

Before any voting takes place there will be the opportunity for any Questions and Answers, including "open days" at the club where committee members will be present to discuss the plans with you. All questions should be sent to newentrance@egtsc.org

The questions to be acted upon by the members are as follows:
(An email will be circulated in due course explaining how you can vote)

QUESTION 1:

Is a new entrance incorporating a ground floor disabled toilet and secure, covered walkway something that the membership still thinks is needed - **this is a YES / NO**

QUESTION2:

If the answer to Question 1 is YES, then which of the Options below is preferred?

Please note: both options would include the installation of a new ground floor disabled toilet and would not require the hedge to be removed

Option A:

A scaled back version of the 2018 planning consent estimated at £120,000 that would provide full indoor access to the outside squash courts

Large brick built entrance incorporating indoor corridor to squash courts

PROPOSAL:

This is the more expensive option and is based on a scaled-back version of the 2018 planning consent.

The scheme would comprise new entrance doors creating a lobby before entrance to the clubhouse set beyond the squash court access door, with a 2.5m wide corridor connecting to the existing clubhouse entrance with the existing doors removed. By infilling the "alcove" area there would be room a bag drop area, lockers or storeroom as well as a new ground floor disabled toilet.

The entire extension of circa 50 sq m would be of brick and blockwork construction, with windows at appropriate intervals, under a flat roof. To avoid damaging the roots of the adjoining tree, piled foundations with a ground beam would be required with enhanced foundations for the squash court wall to support a suspended floor. Internal finishes would match the lounge area with suspended ceiling and lighting, radiators for heating, wall and floor finishes.

ESTIMATED COST:

The 2018 planning consent entrance had an estimated cost of over £200,000 but by removing two of the toilets, the office and storeroom and reducing the corridor width from 3.65m to 2.5m the estimated cost has been reduced to £120,000.

| PROS | CONS |
|--|--|
| Full brick and blockwork construction with internal finishes to match the lounge area. | The cost is circa £40,000 more expensive than Option B. |
| 2.5m wide corridor would enable noticeboards and Honours boards to be relocated from the lounge area. | Boundary hedge can be retained but would need to be kept well pruned to ensure min 1.2m accessway to the bins and maintenance equipment. |
| Access to the squash courts will be through fully internal space making them completely integrated into the clubhouse. | |
| Improves the existing "arrival experience" by bringing forward the entrance closer to the car park and including a "weather" entrance lobby with integral floor mat. | |
| Room for a new ground floor / disabled toilet to be installed and bag drop area, lockers or storeroom in the "alcove" area or adjacent to lounge entrance. | |

FUNDING PROPOSAL OPTION A:

The recommendation would be to fund this option as follows:

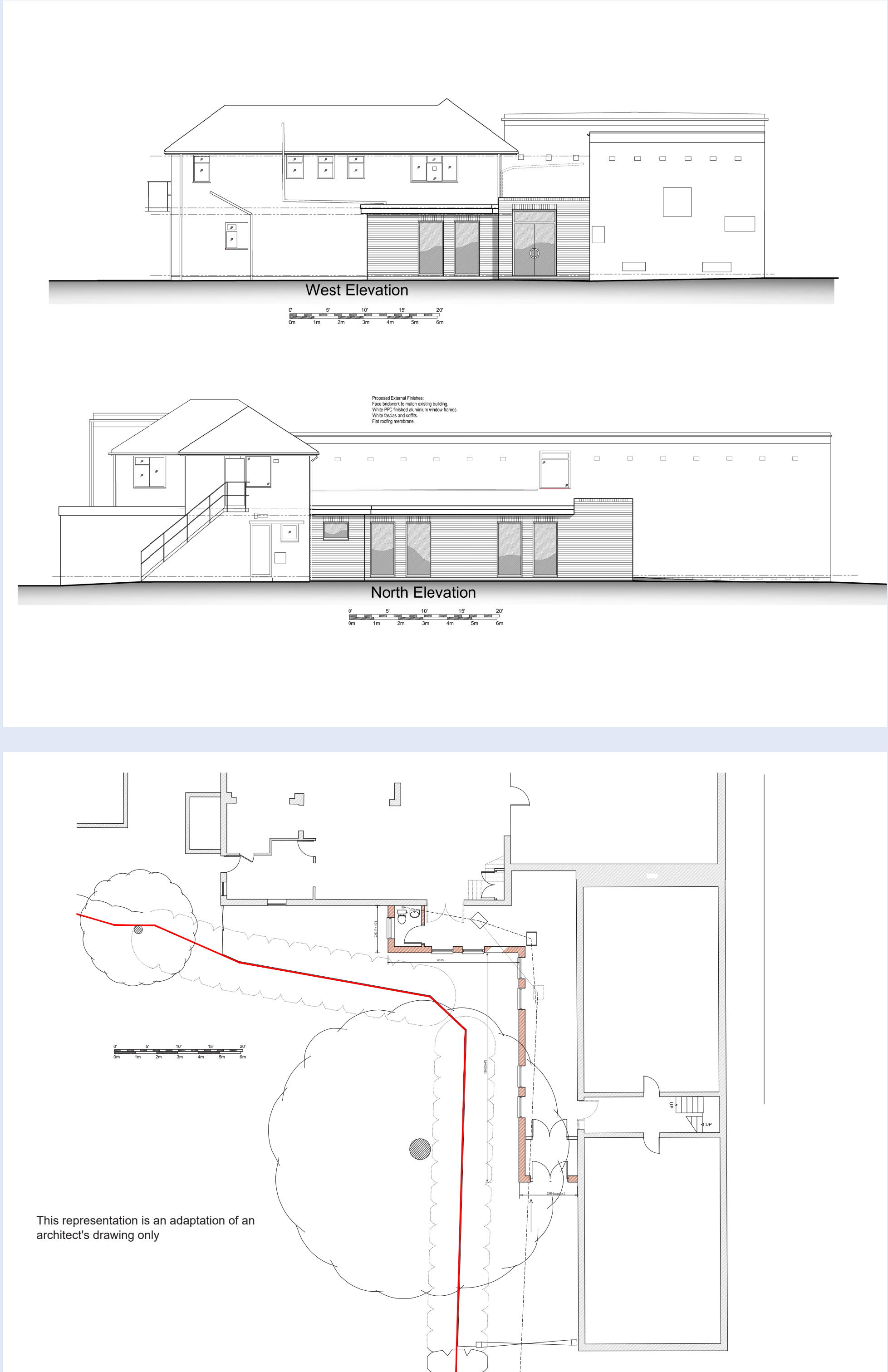
£67,400 - Club funds
£17,600 - Mid Sussex DC Section 106 payment
£35,000 - Sourced from grant applications tba and/or a Bank loan repayable over 5 years
£120,000 - Total

Option A is the more expensive of the two proposals. The 10-year budget plan shows that there are insufficient funds available without potentially prejudicing other projects or risking a negative cash flow position. However, if Option A is delayed until Spring 2023, and a contribution of £35,000 obtained from outside sources, then GC believe it would be affordable within the current 10-year budget plan.

Using this time to apply for grants from Gatwick, MSDC, Sport England or similar as the opportunities arise in the coming 12-18 months would seem sensible - but if grants are unavailable then a Bank loan of up to £35,000 would also be affordable within the 10-year budget plan.

TIMING:

Not before Spring 2023 and subject to obtaining further finance, detailed plans, estimates and approvals.



Option B:

A cheaper solution estimated at £80,000 incorporating a smaller entrance lobby with only a lightweight covered walkway to the outside squash courts

Smaller brick built entrance lobby with lightweight covered walkway to squash courts

PROPOSAL:

This is the cheaper solution and is based on combining two elements

1. NEW BRICK BUILT ENTRANCE LOBBY: A newly built entrance area constructed to the same full specification as Option A including piled foundations and suspended floor, heating, lighting etc but significantly reduced in size comprising only circa 25 sq m. This structure would have the same ground floor toilet, bag drop area or lockers as in option A in the "alcove" or adjacent to the lounge entrance. New entrance doors to the club would be included and by infilling the alcove, the first impression of the club and arrival experience would be improved.

2. WALKWAY TO THE SQUASH COURTS: The key difference with Option A is the corridor to the squash courts. The proposal is to use the Coniston Wall Mounted Canopy system by Able Canopies for this walkway which would be accessed from a separate door from within the new entrance lobby. The corridor would be approx 10m long and 1.5 m wide and is a lightweight "lean-to" solution involving a wall mounted canopy attached to the side wall of the squash court, together with uprights and infill panels that would make the corridor enclosed, covered and secure. There would need to be a 200mm gap at the bottom of the panels "to avoid wind uplift" so this walkway cannot be considered internal space, nor would have any internal finishes.

ESTIMATED COST:

1. New build entrance lobby: The floor area of the entrance lobby would be 25 sm approx. We have budgeted circa £62,000 for this work to include the toilet and resurfacing the existing tarmac walkway.
2. Able Canopies walkway: We have received an estimate for £17,678 inc VAT to include a fire exit door if required.
3. Total Estimated Cost: £80,000.

| PROS | CONS |
|---|--|
| Cheaper than Option A by at least £40,000. | Only the new entrance lobby would be a permanent structure. |
| 25-year lifespan and 10-year guarantee for the walkway structure with integral gutters and uPVC downpipes, lead flashing to ensure watertight connection with squash court wall. | Walkway structure would need to be replaced in circa 20-25 years' time. |
| Lightweight structure for the walkway only requires 300mm deep pad foundations therefore avoiding the tree roots and drain. No need for expensive piled foundations for this element. | Walkway structure is only lightweight powder coated aluminium with polycarbonate rather than glazed infill panels and roof. A regular cleaning regime will be required to prevent buildup of algae under the tree. |
| Access to the squash courts will be through the new entrance lobby and then back along the walkway so there is secure, covered access to the outside squash courts. | The walkway is not internal space and a raised surface (paving or decking) would need to be installed to differentiate it from the remainder. |
| Improves the existing "arrival experience" by adding a new entrance lobby that disguises the existing ugly pipework and alcove, with the new double entrance doors visible from the car park. | Longer walk from car park than Option A with need to resurface and re-level the existing tarmac to get rid of the puddles. |
| No need to remove the existing boundary hedge. | |
| Room for a ground floor disabled toilet to be installed in the new entrance lobby adjacent to the lounge entrance and bag drop area, lockers or storeroom in the "alcove" area. | |
| Potential to remove walkway in future and extend the entrance lobby to match size of Option A if deemed necessary. | |

FUNDING PROPOSAL OPTION B:

The recommendation would be to fund this option as follows:

£62,400 - Club funds
£17,600 - Mid Sussex DC Section 106 payment
£80,000 - Total

In view of the reduced cost, Option B is more easily affordable than Option A and can be actioned immediately (target date Spring 2022) from existing funds without compromising other projects (including the resurfacing of tennis courts 7-8) or other projects in the 10-year budget plan.

If any grants can be obtained to reduce the amount used from club funds, then this will be followed up but this is not seen as a prerequisite - nor is a bank loan required.

TIMING:

Spring 2022 subject to detailed plans, estimates and approvals being obtained.

