

SGM MEETING GIFFORD VILLAGE HALL

7.30 pm MONDAY 1st OCTOBER 2018

Further to the notice of the Special General Meeting intimated to you on the 14th September, I offer you the following additional information to aide you make a more informed decision.

The purpose of the meeting is, as per our constitution, to gain membership support, to completely refurbish the clubhouse and create a new secretary's office.

This will take the form of you actually attending and voting in person. ie there is no proxy voting.

Over the past number of years the various past committees including the present, have ensured the course has been kept and maintained to the very high standard you, the members and our visitors, have come to expect at Gifford Golf Club.

In 2016/17 we received £60000(gross) in a government vat refund. It was this initial windfall that got us thinking it was time the clubhouse itself was given a facelift, in fact a complete refurbishment, or at least let's use this money productively and see how far it would go.

We quickly realised our priorities were the kitchen, lounge and the toilet areas, and we knew from a previous project, any alterations had to be within the existing footprint of the building itself to keep the project achievable.

To enable the catering side of the club to continue to flourish, the kitchen not only requires to be refitted and refurbished, but if possible, to enlarge it as best it could be within the existing area.

It therefore made sense in order to accommodate an ever increasing number of parties sitting within lounge area, to look at also doing the same for the lounge area.

In order to achieve these objectives, a separate secretary's office out-with the clubhouse was required which would allow these alterations within the clubhouse to take place.

On completion the facilities will benefit from an enlarged and improved kitchen fit for purpose, improved toilet and changing facilities, an enlarged lounge, improved storage and a decent modern secretary's office with space for meetings.

Over the past 2 years work has progressed to that end with architect's plans drawn up and submitted to East Lothian Council and subsequently put out to tender to local building contractors.

In order to help the club fund such a project an application of grant was submitted to Viridor credit.

I am delighted to report that all of the above has been successful, including the grant funding

from Viridor of £46700 (gross). This grant is open for acceptance until the 11th October 2018 (i.e. you have to vote to accept it before then).

The lowest tender for the secretary's office is £18838 (including VAT)

The lowest tender for the clubhouse alterations was £68307 plus VAT.

Now that everything is in place, not only does our constitution require our members to vote for such an expenditure, but that positive vote is also a prerequisite of Viridor in order to successfully obtain the grant funding.

Cost of the Project

Secretary's office and store fully kitted out and vat	-	£22838
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Clubhouse - (fully kitted out including temp toilets furniture ,fees and vat at 20% on above		£88568
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The gross project cost	-	£111406
(rounded to).	-	£112000

Note a contingency sum of £3000 is included in the tender quoted.

Available Funds and Offer of Grant

VAT return	-	£45000 (net)
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Viridor Grant.	-	£42000 (net)
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Club 200.	-	£5000
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Club Resources.	-	£20000
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The gross funds available are	-	£112000
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Members Contributions

The project can be fully funded from existing GGC resources and Viridor grant.

Other external sources of funds and potential reductions to the cost of some items included in the tender and being pursued. Fund raising and any donations from individual members will further reduce the amount which is needed from the clubs reserves.

It should be noted that this would leave a sum of at least £25000 in the clubs reserves.

A more detailed account and the architect's drawings are now up on the noticeboard within the clubhouse for your attention.

Programme For The Works

Assuming approval by the SGM to accept tenders and proceed, it is expected the office and store will be on site and completed by end of November /early December.

Work on the clubhouse would commence no earlier than the middle of December with the completion middle of March.

Summary and Recommendation

The clubhouse is in need of improvement and refurbishment. The proposals shown on the architects drawings to alter the clubhouse and to provide a new secretary's office and store satisfy the requirements.

The total cost of the project can be covered by existing GGC funds and the grant offered by Viridor.

I cannot stress to you enough that this is a one chance in our clubs history to vote yes and accept these proposals, as otherwise we're turning down a grant of £42000 from Viridor

Without this grant we would then have to spend well in excess of the £20000 of club funds proposed here, just to refurbish the clubhouse, as we would only have the vat return of £45000 to supplement the cost.

Let's take the club forward and ensure its prosperity and popularity for the next decade at least.

It is recommended that this SGM agree with these proposals and authorise the acceptance of the tender submitted for the office and store, the tender submitted for the works to the clubhouse and the offer of grant from Viridor.

Regards

Kenny Gray
Captain