

Minutes of Management Committee held on Tuesday 19th May 2022 at 7.30pm in the Parklangley Club Meeting Room.

Present: Jacqueline Bance (JB) Chair, Dave Cooke (DC), Rob Dagwell (RD), Rod Forrest (RF), Stephen Grindley (SG), Sue Highmore (SH), Alan Lynch (AL), Janet Moody (JM), Anthony Nickalls (AN), Ron Terry (RT)

Apologies for absence: Gerard L'Aimable (GLA), Kelsey Conway (KC), John Williams (JW)

1. This meeting was called specifically to review the proposed development plans for the new squash court and the quiet bar project.
2. DC had distributed Drawing nos. 6640 - PL12, 6640 – PL14 and 6640 – PL15, produced by Howard Fairbairn, prior to the meeting and the drawings were explained by RT at the start of the meeting.
3. DC confirmed that the costs consultants hoped to have figures available in about 2 weeks. Later in the meeting it was decided to ask them to produce figures for the full project (squash court and bar); the squash court only (but with a link at both upper balcony and lower level); and the split cost of the elevated balcony on the corner of the building (part of the quiet bar project but over which there was concern about resulting shading). RT said that the initial costs will have risen considerably due to the intervening general rise in cost of building materials and for labour.
4. AL asked RT what planning permission we have? RT confirmed we have two planning permissions, one for the bar and another for the squash court. A qualifying start had been made on both and he was seeking from the Planning Department a certificate of lawful development to formally confirm that the remainder of the works (or part thereof) could be done at a later date.
5. AL asked how long the combined project would take to complete. RT responded that with enough prior notice to secure steel and do some off-site work, it would take approximately 6 months, but the proposed phasing would mean a shorter period of closure of the adjacent clay tennis courts.
6. RF asked how long it would take if we go ahead with the squash court only. RT said it would take about 4 months and that the clay tennis courts would not have to close.
7. JB asked whether there would be implications of only continuing with the squash court build. RT said escape routes would have to be assessed again but he did not think that planning a route would be insurmountable. The risk assessment would be done by a specialist fire consultant.
8. JB asked if RT could give an idea of the saving in cost if we proceed with the squash court only. RT's ballpark guess was that over 50% of the total cost is for the quiet bar project..
9. SH asked if we build the new squash court now (including the link to the top of the viewing gallery above the other squash courts), can we do the bar at a later date? RT confirmed this can be done but doing them separately will be more costly than doing them at the same time. The stairs are the highest cost item. He recommended that, if the likely decision was to abandon the current configuration for access to and balcony adjacent to the quiet bar, some thought should first be given to whether internal remodelling might meet the need for a quiet bar and improved high level viewing of the tennis courts but with less loss of sunlight to the lower terrace.

10. SH asked if it was possible to lose the corner terrace yet keep the one by the kitchen. RT agreed it was possible. He explained in detail how the sun affects the terraces throughout the day. SG agreed with RT that only a small area of the terrace would be in shadow and for a short time of the year. AL, JB and RD thought that any adverse impact on sitting out near to courts G&H in sunshine would be unpopular. RT is carrying out a sunlight report, modelling the impact.
11. AL questioned whether building a new squash court was financially sensible in the current climate (squash not being a growth sport). SH reminded the meeting that the Club had always strived to be even handed with all 3 racket sports (and now gym too), not simply focus on the then most popular. Also she felt the squash section had been generous in agreeing to smooth the way (by agreeing to offer to release ODs squash courts) for more investment in tennis at ODs and had done so in expectation of the new squash court project proceeding. She would feel very uncomfortable about departing from that, and were it to be suggested, she would have to withdraw the current proposals to ODs (as these hinge on that release). SH, AN & RD said they were happy to proceed with the new squash court project. AN reminded the meeting of the growth in squash and the plans for more visibility and competitions that had been outlined at the last MC meeting. JB said she was not necessarily advocating a change to the squash court project.
12. AN said if GL'A confirms we have enough money to do either the combined project or the squash court only, and if the cost is high enough to require member endorsement (at EGM), how do we present to the membership – would we present one solution or options, or seek views first?
13. RD suggested we should survey the membership to assess current support for the quiet bar as ideas about it may have changed since first planned. He would want any bar project to represent value for money. SH asked who had originally wanted the quiet bar? JB suggested that those members who had originally pushed hard for it had now got used to the new bar layout and ambiance so felt less strongly in favour of a quiet area.
14. Next step: DC will distribute the costings and sunlight assessment to the Management Committee when he receives them.

Signed _____ Date _____

Meeting closed 20.50.