

NEW CLUBHOUSE PROJECT

Purpose

A presentation on progress will be made at the AGM This is a formal request for approval of funding for the next stage which will be voted on at the meeting.

Progress

After a frustrating 15 months, we have started to make progress with the Council over the long term lease. Our lawyer has agreed a draft lease with us. He has submitted it to the Council's lawyers. The lawyers are in touch and we will press for prompt closure. We are hopeful, not least because the Sea Cadet lease has moved forward recently.

Meantime a great deal of work has been done on detailed plans and by the time of the AGM we expect to have all that is required to submit a planning application and apply for a building warrant.

Donations so far total £34,000 so far including the gift aid that we expect to receive. This is half our minimum target which is encouraging given the number of members who have said that they will contribute once the lease is signed, and they are confident that the project will proceed. Because the lease has not been signed, we have not approached commercial sources of funds and recognise that many members are holding fire. We will need to push on both once the lease is signed.

The last Extraordinary General Meeting authorised expenditure of around £12,000 to cover pre-build requirements. So far we have spent £3060 although expect to need most of the remainder to cover pre-build expenses.

Once we have a lease

The immediate priority is to get the modular building up and running, not least so we don't lose it, which will allow flatten the existing building and create a boat park which will generate revenue. This in itself will give us something better than we presently have. Development of the cottage to give us the full solution will then follow on a timescale dependent what funds we secure.

Key figures are:

Getting the modular building up and running including a sewerage solution and temporary toilets, and fixing the cottage roof, will cost up to £100,000. This is well within existing funds.

If we do not secure a large grant from Sportscotland then we will complete the project using a mixture of professional work and members' labour. This is estimated as costing £250,000,

including the £100,000 above, and take up to 3 years. Existing funds, further fundraising and small grants should get us to this figure.

If we succeed in securing a large grant from Sportscotland then for £330,000 we will be able to get the whole project done much more quickly, largely using a contractor, and to a higher standard of finish.

Conclusion

Members are asked to authorise our spending up to £100,000 from existing funds to put the modular building on site and complete it, including toilet and sewerage solutions, plus fixing the cottage. Such expenditure will not start until we have a signed lease.

New Clubhouse Project Team
January 2019