

## PRESENTATION FOR THE EGM 29th OCTOBER 2018- THE FUNCTION /TOILET UPGRADE

For over a year there have been plans submitted and displayed on the notice board. The latest one is derived from a culmination of discussions with committee members and the Think Tank. It's a FUTURISTIC project, acting as a piece of a jigsaw, where 8 other pieces/ projects have implemented to upgrade the club and have been solely funded from grants and sponsorships totalling over £100,000.00 with no debts to the club. Unfortunately, this project that will need club funding.

### THE LADIES AND MEN'S TOILETS

The ladies and men's toilet are basic, smell, shabby and need of refurbishment and not appealing to our visitors.

### THE FUNCTION ROOM.

1) The function room does not accommodate our basic bowling needs-more space is needed. So when 48 payers (6 tables x 8 players) sit down at the table with the opposition, whether it's a league game, a friendly match, competitions, visiting teams and county matches which involve serving hot food at the tables the space is sadly lacking.

2) The club playing activities have dramatically changed in a very short time due to introduction of over 100 new members secured by the recruitment drives. In the summer: -

- a) The men's league teams have doubled from 4--8.
- b) A new league East of Exe has been approved, despite being outside the Devon County.
- c) Friendlies have grown from 26 to over 70 next year.
- d) Monday evenings, club night has grown where all 6 rinks are used during the season
- e) The number of members entering competitions have increased.
- e) In the winter league teams have increased by 47%, and roll-ups 42%.

3)The room is a dysfunctional shape and the facilities i.e. bar and toilet which has created a dead zone all occupying 30% of the room, so there is only available 70% of active useable space. You can sit in parts of the room and only hear not see the person who's talking. Also, in the summer months the utilisation level is much higher than in the winter period.

4) The bar (15sqm) area according to Steve Lovell is too tight for two members serving. And has limited space for stock. Another facility in a short time that has grown in bar sales from £8700 in 2013/14 to currently £25,000.

5) The light switches are operated in separate areas where one is located behind the television and members often sit there.

6) No LED, in the days when you needed a miner's lamp to see the jack in the indoor rink. An electrical design company who came to the club was asked to carry out meter readings in other areas. Conclusion was they were all regarded as poor illuminations.

7) No sound system in the room.

8) Social functions for the last 3 years have consistently drawn high numbers of support which has made the seating arrangement uncomfortable. The power supply for some entertainers had to be sourced from two areas of the room. And in order that members don't trip over the wires on the way to the toilets, mats have to be laid on top of them.

Health and Safety implications.

9) Different sizes and of tables and chairs.

10) The room looks untidy and needs a makeover, upgrade to honours boards.

PROPOSALS. 1st PHASE Builders estimate a) £26,000.00 and b) £48,900. Block sum for phase 1 and 2.

To build a secured extension approx. 6m x 5m, constructed of a brick (not block) double skin that will allow the mowers, maintenance equipment and materials and additional space. A new men's toilet containing urinals and a new drainage connection in readiness for the relocated toilets in phase2. The foul and rainwater drainage system runs across the back of the building, so it does make sense to centralize all the toilets in one area.

This EXTENSION will require planning taking, 8 weeks. The structural engineer, who dealt with the planners regarding the refurbishment of the roof, has offered to prepare the drawing at a cost of £600.00, a good deal. If approved by Jan 2019, a builder could complete this phase before the opening of the green in 2019. Delays cost more money.

2ND PHASE. - 6 months later - Sept/OCT 2019. £26000. This phase requires a series of planned actions.

1) The men's changing room will undergo a number of changes and this will involve creating openings and closing off doors to create a new ladies toilet.

2) The disabled and men's toilet will be relocated, involving changes to the area.

ALL TOILETS TO HAVE ECONOMY FLUSHING, VENTILATION, AN ELEMENT OF TILING, NON SLIP FLOORING.

3) The previous disabled toilet room now empty will provide will provide a new entrance into the extension and access the men's toilet. A new fire door proposed which will allow the present fire door to become an external door. This will resolve the present use which contravenes fire regulations.

#### FUNCTION ROOM.

1) If the bar 15sqm (11.5%) is the only facility retained in the room we have the function room 130sqm -15sqm = 115sqm a gain of 20% active useable space. The bar to be relocated at the far end of the room which is common practice i.e. W Rugby Club, T Vivary BC.

2) This new space will create a more comfortable environment for bowlers and community activities or drinking at the bar. Everyone is visible within the room.

3) Replace the redundant ladies' toilet with a new bar including the necessary amenities and create more space behind the bar. Proposed a 5m x 4 m with a 5% increase in present space.

4) New LED lighting consistent with many areas already upgraded and sponsored by an electrical contractor.

5) All lighting switches operated from one spot and clearly marked, they are usually positioned on entering the room.

6) Install wiring for a sound system.

7) The aertex ceiling will be tested and the appropriate action will be taken if it contains the banned asbestos mixture, might involve a false ceiling or covering with a sealant.

8) These upgrades would enhance all aspects of the club.

9) The ambience of the room will need changing and the next project- phase 3 will be entail the upgrading of tables and chairs and floor covering?- not normally carpet. All the upgrade to the toilets and changes to the areas will have to conform to the latest building regulations i.e. insulation/air-extraction and ventilation/ heating values/ water saving appliances/ LED. Etc. Which will help further to reduce club expenditure.

ALTERNATIVE NO 2 which was part of the 2nd displayed plan.

1) To lose the use of a changing room and replace it with the Bar.

#### CONCLUSION.

a) This project is for the longevity of the club and a legacy and for the future bowlers.

b) A Building fund has been raising over £5000.00 from sponsors in order to offset some of the costs.

c) Two grants have been secured totalling £5900.00.

d) We now have a healthy bank balance due to the increased membership and activities i.e. Profit and loss recorded in 2013/14 was £569, whereas in 2016/17 it was £19,751 and 2017/18-£15,299 (reduced by £4,000 stemming from further upgrades). So, it's more difficult to obtain grant funding e.g. In March this year an application to WTC for £1000 to support a swipe system was refused. Fortunately, in May, an application to TDBC was successful providing £600 to support this system.

e) If this project is accepted by the members, several members with a building background i.e. working on sites have offered their support to drive this project forward. They are: - Vic Horne, Tony Woollard, Alan May and Steve Lovell.

Gerry Mangeolles, a Quantity Surveyor to act as project leader, and myself.

R J Manning 28/10/2018.