



Refurbishment of our clubhouse.

As part of our club development plan, we are pleased to tell you that the GC have agreed that the club will make funds available to undertake a staged refurbishment of the club house. The scope of the work is being defined over the next couple of months and we will be working up a programme and cost estimate for approval before commissioning the work.

As a taster of what we would like to achieve: our priorities are to improve the heating in the changing rooms and to smarten up the bar area. Before we can do this there a few things that need to be completed which have a health and safety implication.

In addition to the internal refurbishment we think it would be appropriate to consider improving the roof over the older part of the club house as it would be a shame to undertake the internal works only for the roof to start leaking in a few years' time. Therefore we need to assess the costs associated with an upgrade and factor this into the overall programme. As part of this we are thinking of upgrading the thermal insulation of the roof.

We think that the first phase will include:

- A re-configuration of the heating system to provide zoned heating to give greater control over how the heat is distributed around the building
- Upgrade to electrics, principally to the lighting in the bar and training areas
- A reconfiguration of the bar area to extend the bar itself and remove the metal grilles
- Partition doors to separate the training area from the bar.
- Redecoration, new floor covering and furniture.

Subsequent phases will consider a reconfiguration of the changing rooms, new windows for the bar area, a possible veranda accessible from the bar and as mentioned above, an upgrade to the clubhouse roof.

Other activities are improvements to our under cover storage and in particular how we are going to accommodate storage for the rapidly growing interest in windsurfing and T15.

We are getting close to agreeing a procedure for the extended use of the reservoir with the 'buddy system' which will come with permission for the use of canoes, kayaks and stand-up paddle boards (SUPs). This potential greater activity on the water is reinforcing the need for undercover storage. We have a few ideas are looking for someone, or a group, to take this forward.

As I hope you will see, there is potentially a lot planned for the club over the coming months and 2 or 3 years into the future. To make this happen **we need help, lots of it**. The committee have overall control of what will be approved, but we need volunteers to help plan and coordinate the work. It would be less expensive if we do the actual work ourselves, however, much of the planned work requires certificates of completion and so will require approved contractors.

We have identified some particular skills and areas of expertise that we think we need although it must be stressed that anyone will be welcome. If you have a specific skill it does not mean that you

will be lumbered with an entire task or that you will be pressured into commitments. We need people who know about the different aspects of the work and can guide us through what could be a complex refurbishment.

If you have a skill, expertise or working knowledge of the following, we would love to hear from you:

- Planners – familiar with the Local Authority planning process and approval system
- Builders and structural engineers
- Electricians
- Central heating engineers, especially regarding boilers
- Decorators and interior design
- Roofing specialists
- Architects
- Quantity Surveyors
- What have we missed?

Some of these roles are rather specialised and we don't expect to be able to source all the skills from within the club membership; however, by creating a team to cover each aspect of the work, the tasks are reduced and we will hopefully reinforce the Corinthian spirit that our club is known for.

Please note that without a large group of volunteers, our hopes and aspirations will take longer to come to fruition and may not happen at all.

To help move the project forward we are setting up a sub-committee to coordinate the various strands of the project.

If you are interested in helping to improve the club facilities please contact me, Ian Uglow, at rearcommodore@bcyc.org.uk