

PRESTWICH GOLF CLUB NEWS

November 2019



COURSE RECONFIGURATION

The course construction works have all but been completed and Greasley's should be off the site and handing the completed course back over to the club within the next two to three weeks.

Progress on the final holes has been hampered by the horrendous weather but Greasley's team have battled on and produced what will become some of the most exciting holes in the area.

The club must thank Paul Thomas, the Course Architect, for his vision and design of some spectacular holes within our very limited acreage.

Administering the contract has not been without problems for the club because for legal & financial reasons the contract was let between Mulbury & Greasley's but financed by the club who at times had to act as a referee between the two parties.

The contract has been delivered on budget and the final payments from an Escrow Account (*an account set up with our Solicitors to hold the contract sum – taken from the sale price- to ensure funding for the course was safe for all parties*) should be made shortly.

This final payment together with a 5% sum which is being held back by the club to ensure any final snagging jobs are completed will be made when the course is handed over to our greens staff.

At this point thanks must be given to Chris and his team for their dedication to the contract works, physically managing the interests of the club whilst ensuring the existing course and new course elements join seamlessly.

You may have heard of the plans to extend the pond around the current 6th green which was never in the original plans or contract but was to be completed as a goodwill gesture by Greasley's for the club, this is still on but due to the severe wet conditions may not be completed before Greasley's leave the site. They have assured us that if they cannot complete now, they will return in the early spring to provide this feature for us.

WINTER TEE MATS

You will be aware that we have resorted to installing tee mats for the winter period. None of us wanted them but if we are to give Chris and his staff any chance of preparing the existing tees and getting them in pristine condition to match the new ones for the launch of the new course it was essential that we move off the grass tees for the winter months.

CLUB FINANCES

Members must be wondering just how the club's finances are following all the investment on the course and clubhouse.

Thanks to strict controls by the Board and not allowing any fantasy schemes to be taken up, we can report that the financial status is on target.

Let's not forget the reason we considered any land sale in the first place, it was because the club was financially on its knees and without any capital injection the club would have almost certainly folded, a similar situation to that of our close neighbours on the East Lancs. Road.

INVESTMENT

It was always the intention that the principle aims were to develop our facilities in order to attract increased business and membership whilst securing a capital investment to be held as reserves for any future issues. The board can report that £250,000 has been deposited in an investment account to help secure the long term future of the club.

CONTINGENCIES

A sum has been set aside to cover loss of income during the current financial year due to loss of income through reduced memberships / green fees / Footgolf.

CURRENT INCOME

PRESTWICH GOLF CLUB Ltd. (The golfing side of the business)

The current membership levels do not provide sufficient income to cover the cost of providing /maintaining the golf facility. It is considered a minimum of 30 additional full members will be required to cover golf provision and the target is to recruit 50 new members during the first two years of the new course operation.

CLUBHOUSE CATERING Ltd.

The bar & catering division is just showing a profit however this is due in no small part to the income from the contracts negotiated with the NHS & British Gas for the use of the function rooms for training.

The club's financial future is very much dependent on additional income that can be generated from attracting new business to the improved facilities.

IT IS YOUR CLUB – YOU ARE A SHAREHOLDER IN THE BUSINESS – WE HAVE PROVIDED ONE OF THE BEST GOLF COURSES & CLUBHOUSE IN THE AREA- WE NEED YOUR HELP TO SELL OUR FACILITIES

EXPENDITURE

Below is a list of projects funded from the income generated by the land sale:

- Service the outstanding loans, bank overdrafts
- Land Agents fees
- Solicitors fees
- Course Architects fees
- Course reconfiguration contract
- New greens sheds
- *New grounds Maintenance equipment wash facility*
- Greens shed compound perimeter fencing
- *New Tractors
- Arboriculture survey
- New greens machine
- New fairway mowers
- Increased staffing
- *Refurbish greens staff facilities*
- New practice nets
- Tree Felling
- Disabled Access Stair Lift
- Refurbish locker rooms
- Function room toilets refurbishment
- Disabled toilet facilities
- **Decorate the function rooms
- Replace Patio Doors
- New security CCTV systems
- Course perimeter fencing
- Pedestrian "A" frame gates
- Roof repairs
- Balcony surveys
- Balcony Architects
- *Refurbish & Extend Balcony*
- Contingency for reduced income throughout reconstruction years.
- *Practice area*

Note – items in italics are yet to be completed

*Tractor purchases part offset by Insurance pay-out

** Contribution from Brewery

TREE FELLING

As an example from the list above one item – Tree Felling accounts for 5% of the expenditure.

You will be aware of the extent of tree felling that has taken place to facilitate the new course construction and also for safety and improve light access to the rest of the course, the total cost for this alone has amounted to approx. £100,000 which was not included in the contract

VANDALISM

You will all be aware of the vandalism caused to the new 7th green by a mindless moron riding a quad bike. The offender has been identified through social media and the details handed to the Police, as yet no action has been taken. The green has been repaired by our own greens staff at a cost to the club.

THE BALCONY

Following a full balcony survey by a specialist hard wood timber company, plans for the balcony have been agreed which will provide full refurbishment of the existing balcony and an extension of approximately 52 sq. metres to the central section with a new stairway / fire escape route which will lead down in front of the Pro's shop.

The completed balcony will provide excellent views over the first tee and eighteenth green. The repositioned stairway will provide an easy route for golfers to the spike bar.



Quotations have been obtained from several contractors and we are now in final discussions with the nominated contractor to finalise the levels of finish to match our budget.

The Planning application will be submitted this week and takes a minimum of 12 weeks it is anticipated the construction will be finalised over the second half of the winter in time for the launch of the next season.

FOOTPATHS & "A" FRAMES

Over the last 12 months we have had several productive meetings with the Local Authority Footpaths Officer which has developed a joint approach to managing the footpaths on and around the course. We have reached agreement over control measures to prevent motor cycles and quad bikes etc. accessing the course through strategic installation of "A" frame gates along some of the footpaths.

This was agreed prior to the vandalism caused to the new 6th green but unfortunately we were not able to get our contractors to fit the gates in time.

GOVERNANCE

What do we mean by Governance:-

“The responsibilities of the Board include setting the company's strategic aims, providing the leadership to put them into effect, supervising the management of the business and reporting to shareholders on their stewardship”

During the years leading up to the land sale this was non-existent, the board acted as firefighters juggling debts, delaying payments for services we couldn't afford and at times even had to dip in their own pockets to pay staff.

Throughout the last two years this has moved on to “hands on” management of the refurbishment exercise negotiating contracts and ensuring the works are delivered on time.

We are now reaching the end of this period and the board are looking to the future and embarking on the development of the strategic aims of the club and set in place management structures that will allow the board members to step back from day to day management and concentrate on the long term goals and stability of the club.

As stated earlier, **it is your club** and with this in mind we be commissioning a survey of all members / shareholders which will give us a profile of the **membership** as well as your views on our services and activities. It will gain insight into **members'** levels of satisfaction with the current services and find out what they want in the future. This will be provided through England Golf at no cost to the club.

PLEASE PARTICIPATE IN THE SURVEY WHEN IT IS RELEASED.

The results will be used to shape the future development of the club so make sure your voice is heard.

MAKE THE MOST OF YOUR NEW ~~BAR~~ CLUB CARD

If you haven't collected your new CLUB CARD from the professionals shop you should do without delay. Unlike previous BAR CARDS the new card accesses so, so, much more.

For the first stage it will simply replace the old bar card with a slight difference, not only will it allow you a 10% discount from the advertised bar prices by simply having it swiped at the till you can upgrade it to a top up card where you can load credit on the card and make additional savings on you bar purchases.

The cost of the card is £2 which covers the cost of supply and administration.

It also accesses a brand new facility the V1 Members Hub., simply download the app for your phone, tablet or laptop and you can access a range of services from the club.

- The latest club news
- All the competition results
- Links to the BRS tee booking system
- Golfing Calendar

but on a personal level you can access

- Your own handicap details
- Access your own handicap certificate for use when playing other courses.
- All of you golfing statistics – best / worst scores in all formats of competitions, average scores per hole, best / worst holes and so much more.

NEXT STAGE

You may have noticed the V1 screen in the Pro's shop, similar to the one in the members lounge where you record your scores, both of these have now been fitted with contactless card readers which will access your page simply by holding the card above the reader. The one in the shop will soon be connected to a printer which will print out the details for the header on your score card on a adhesive strip and of course enter you into the competition administration system.

FINAL STAGE

When the equipment is in place you will be able to use your card to pay for your golf competitions as well as use it at the bar, the club could then operate a cashless system.

The Members Hub, the Club Card System and the V1 handicap & competitions systems are independent of each other but are closely linked. In order to benefit from the investment the club has made you are strongly advised to collect your card and download the V1 App.

HOW TO DOWNLOAD THE V1 App.

Downloading the android or Apple IOS app . Search for 'ClubV1 Members Hub' or use the relevant link below:

Android:

<https://play.google.com/store/apps/details?id=com.clubsys.tems.clubv1hub>

Apple:

<https://itunes.apple.com/gb/app/clubv1-members-hub/id1247886260?mt=8>

To use the App you will be requested to log on using your existing How-Did-I-Do details.

Couldn't be simpler and you'll enjoy the results

MOUNTHEATH HOUSING DEVELOPMENT

The latest plans for the housing development on the Mountheath Industrial Estate have been approved by Bury MBC. The revised housing layout submitted by Bellway Homes has turned the houses on the perimeter of the course around and they will now be facing the golf course with an internal road running from Fairways Lodge Hotel all the way around to the new 7th green (Kersal Moor)

The effects on the club are increased potential access to the course, the previous plans had the rear garden fencing of the houses running along this boundary which would have created a safe barrier between the development and the course.

The new plans allow for a grassed / planted border between the roadway and just a 3ft post & rail fence on the boundary.

There are two factors for the club to consider.

- Planning approval for the new course included the construction of a new footpath running from Kersal Moor to the existing footpath between the new 6th green and the new 11th green (the old far away green).
We have negotiated with the footpaths officer that this is deferred until the course is open and established, an argument assisted by the example of vandalism that we have already had.
- The new Mountheath plans effectively provide an alternative footway through the construction of the internal roadway which will run roughly alongside the route indicated on our plans however it would also provide an easy route onto the course unless we provide further fencing.

We are carefully considering our options but whichever option we settle on it will involve substantial extra expense of additional fencing to the club which in part may be offset if we do not have to construct the footpath.

We have tried to contact Bellway Homes to determine the timescale for the development in this area but to date have had no success.

NO MATTER WHAT THE OUTCOME I AM SURE EVERYONE WILL AGREE THE OUTLOOK ONTO A MODERN HOUSING DEVELOPMENT WILL BE PREFERABLE TO THE RUN DOWN INDUSTRIAL ESTATE WE LOOK OVER AT PRESENT.

NEW HOMES

Purely out of interest, the new homes constructed on the land released to Mulberry have gone on sale through Bridgefords Estate Agents Swinton,



The prices of the seventeen homes range from £490K to £700K.

Breaking News

2020 MEMBERSHIP SUBSCRIPTION RATES

The board has set up a subcommittee to set the membership fees for the next financial year, their brief was to compare with local clubs around but be mindful that we now offer a course and facilities that match and in a lot of respects are superior to those around.

We are looking at attracting new members without making silly offers which often just attract members that chase these offers and move on to other clubs year on year.

The race to the bottom has finished.

The recommended 7 day Full membership fee will be £800 per annum and the 6, 5 day etc. membership rates set pro rata.

We are also looking at the interim rates between the end of the current financial year, Dec. 31st and 31st March, we had hoped that we could have made a grand gesture to reward the loyalty and offer this for free but being mindful of the current financial position and the predicted cost of outstanding projects this will not be possible. We are looking however at a fee that will reward everyone's loyalty and commitment to the Club.

FREE INSURANCE

Thanks to our affiliation with England Golf they are now offering FREE PUBLIC LIABILITY INSURANCE for all their members. The cover does not include personal possessions such as clubs and buggies etc. which you will still have to purchase for yourself but does provide Public Liability up to £10m

You can see all details if you follow this link:

<https://www.Englandgolf.org/england-golf-collaborates-with-bluefin-sport-to-provide-insurance-for-individual-members/>