

COPY CIRCULAR SENT TO ALL MEMBERS.

ASHTON GOLF CLUB

Your committee last year decided to set up a sub-committee to look into the possibility of the building of a new clubhouse. This sub-committee met in March last and decided to approach the exercise based upon the following principles :-

1. To start with the best design, bearing in mind the possible future needs of the club, and to work down if necessary to reconcile costs and requirements.
2. That any extra facilities be limited to members and friends.
3. To form three separate sub-committees with specific duties, and to augment same with members having specialized knowledge. These sub-committees to be headed 'WHERE' i.e. to recommend the best available site.
'WHAT' i.e. to prepare brief for architect.
'FINANCE' i.e. to consider means of raising funds.

A list of possible sites was prepared, together with list of suggested facilities for consideration by the sub-committees.

The 'WHERE' sub-committee met and decided that the best site was the area adjacent to the old 16th tee bounded by the playing fields, and the tree line dividing the now 15th and 16th holes, and now 15th tee and 14th green.

The 'WHAT' sub-committee met and decided on a brief for our architect (a copy of which is attached hereto (ref.B1), with instructions to plan for 1, 2 or 3 phases.

The 'FINANCE' sub-committee met, and a copy of their proposals is also attached hereto (ref.F1).

To obtain further information, our local College of Further Education kindly offered to undertake a study based on drawings and costs provided by the 'WHAT' sub-committee. Although the response to their questionnaires was disappointing and therefore conclusions could not be recommended, certain information was forthcoming. From the 216 returns received, 74 per cent were in favour of expanding the activities of the club. Also some members felt that extensions and modifications to our existing clubhouse would be adequate.

The sub-committee, however, considered that because of the costs involved in erecting a less than adequate extension at a cost of at least £35,000 with the subsequent loss of a negotiable saleable asset of at least £30,000 i.e. the clubhouse and 2½ acres of land, it would be better to stay as we are. We must also consider the fact that we are subject to restrictions for building and/or extensions to the existing clubhouse, and that the lease on the 17th and 18th holes together with the 1st fairway expired two years ago. Furthermore, previous committees have leased land adjacent to the new 8th with a view to completing our course on the northern side of Gorsey Lane.

Do we want a clubhouse detached from the course with the possibility of houses built within 60 feet of same, with a 200 yard trek to the 1st tee and an 18th green out of sight. Alternatively, do we want a clubhouse adequate for the foreseeable future with an opportunity of making profit, or carry on subsidising the existing one.

The 'FINANCE' sub-committee having adopted the principle that all members should share in raising funds on a loan basis, ask you to consider their recommendations carefully.

Obviously there are ways of tackling an exercise such as this, and we believe that a reasonable method has been adopted, but the ultimate answer lies with you, the members, and we request that you attend a special general meeting at the Masonic Hall, Jowett's Walk, on Thursday, 15th May, 1975, at 7.0 p.m. to decide if the Management Committee be authorized to proceed with the building of a new clubhouse.

NEW ASHTON GOLF CLUB
PROPOSED SCHEDULE OF REQUIREMENTS

1. LOUNGE Area for male & female to cater for either a meeting of 250-300 people or a social function, good bar facilities.
T.V. corner.
Dancing area - not necessarily permanent - could be carpeted over.
2. MENS ROOM 19TH Accessible from course.
Bar facilities.
Area from door to bar for spikes.
Darts alley.
3. BARS Central bar area with link from lounge to 19th.
4. BEER CELLAR Preferable ground floor.
Accessible from bar.
Service access for deliveries.
Size ??
5. GAMES ROOM Men only.
1 Snooker table.
Cards area.
Adjacent to bar area.
6. LADIES ROOM Cards - min. 10 tables.
7. LOCKER ROOMS Males to cater for 200 lockers, lockers to hold suit, shoes etc.
Females to cater for 100 lockers.
8. SHOWERS Shower area of males locker room - min. 4 showers.
TOILETS etc. Shower area of females locker room - min. 2 showers.
Toilet accommodation to suit both sexes.
Two foot baths.
9. SAUNA Adjacent to male and female locker rooms.
Size for six persons.
10. DINING ROOM To cater for lunchtime min. 40 persons, also in evening.
11. KITCHEN To suit dining - max. 100 person kitchen.
Large functions to have outside catering.
12. PRO'S SHOP To have min. shop area 20' x 16'. Workroom containing bench, washbasin, and somewhere to eat.
13. STEWARDS ACCOMMODATION 3 bedroom flat with dining room, kitchen, bath. and lounge.
14. SQUASH COURTS 2 courts.
Shared accommodation for lockers, showers etc.
15. BADMINTON COURT 1 court, double up as Disco - possible ?
16. COMMITTEE ROOM Say 20' x 15'
17. SWIMMING POOL 400 sq. feet, max. depth 4'6" covered pool.
18. CAR PARK Separated and screened from clubhouse, to cater for min. 150 cars.
Special parking for Captain etc. near Clubhouse.

ASHTON-UNDER-LYNE GOLF CLUB'FINANCE' SUB-COMMITTEE RECOMMENDATION FOR INCLUSION
IN REPORT RE NEW CLUBHOUSE.1. AMOUNT REQUIRED

Phase I will need £150,000 provided that project started now.
Phase II cannot be considered at present.

2. VALUE OF SALEABLE ASSETS

The clubhouse and/or land adjoining should realise a minimum of
£30,000.

3. RAISING MONEY FROM MEMBERS(a) PRINCIPLE

The bulk of the money should be raised from members - equally.

Interest bearing loans from any source should not exceed £25,000.
so that future committees are not unduly encumbered.

Breweries, Sports Councils etc. can be, and would better be
approached when agreement in principle to scheme is given.

Members should be asked to contribute minimum of £80,000.

(b) METHOD

Entrance Fees After 1975, entrance fees would continue, but should
cease to be regarded as club income. The rate could continue to be
fixed having regard to all economic circumstances, by the
recommendation of the committee for the time being. They should be
accumulated in a special fund.

Compulsory Loans

All members, with the exception of categories listed, will pay
a compulsory loan as follows :-

	No.	Loan	£
Full playing men	319	£200	63,800.
Provisional men	24	£200	4,800.
Playing members women	101	£100	10,100.
Provisional ladies	6	£100	600.
			<u>£ 79,300.</u>

Members paid in advance to pay in full on expiry of paid
up membership or before.

Exempted Categories

Elderly, Life, Country and Social members.

Junior Members

Loan payable on achieving full membership.

New Members

Will be liable for the loan, together with the appropriate entrance

F1 cont.

(c) REPAYMENT OF LOANS

Loans are repayable under the following circumstances :-

- (1) Resignation or death.
- (2) Transfer to social membership.
- (3) On attaining 70 years of age.

No loans to fall due for repayment until after 5 years of opening of new clubhouse.

PAYMENT IN LIEU OF INTEREST

In addition to the loan repayment, the outgoing member should be paid on amount equal to the entrance fee at that time from the fund of entrance fees.

4. OTHER RELATED MATTERS

(a) Ladies to be offered equal rights of additional facilities.

(b) PAYMENT OF LOAN BY INSTALMENTS

Payments may be spread over 60 months by equal monthly instalments of £5. (the club will gain interest which will be non taxable).

(c) NEW CONCEPT OF MEMBERSHIP

In principle the sub-committee would like to see :-

- (a) Fewer full playing members together with
- (b) More temporary/restricted members.

and recommend if the proposals were adopted that temporary membership be a compulsory pre-requisite of full membership.

PHASE 2

If Phase I is found viable, it is anticipated that funds will be forthcoming for Phase 2 without further compulsory loans.