



PGRFC

Asset improvement
June 2015



- Past few years have been “make do and mend” dictated by possibility of move and financial situation
- Move now off Agenda
- Financial position improving (come to AGM for fuller details)



- Clubhouse is showing its age both cosmetically and structurally
- Survey by Anderton Gables has identified £559k of necessary work over a ten year period
- Expansion of facilities from an inward looking members' club to a more outward looking club has been haphazard resulting in a facility that is less than ideal for its present usage



- Any asset improvement therefore has to be viewed against this background of a backlog of repairs and a need to re-focus the facility
- There is a danger that spend on piecemeal improvements could be wasted (e.g. re-furbish ladies toilets and then relocate them a couple of years later due to an enhanced entrance or expanded Wainwright Bar)



Therefore there is a need for a Master Plan or Vision that would give us:

- a) An idea of what is practical and feasible
- b) Cost parameters for various options
- c) A template to work to as and when funds are available



- Various ideas as to asset improvement have been proposed over the years
- Some are contradictory ~ “you’re better adding another storey” ~ “you need to increase the footprint and avoid cost of going up”
- Intention is to invite a number of potential advisors to compete for the brief of preparing a Master Plan



- There are a number of sources of funds available to us:
 - a) Ongoing profit although this is also needed to repay past borrowing and there are competing demands such as investment in the 1st Team
 - b) Grants, particularly from the RFU, but potentially other sporting bodies
 - c) Capital receipt on disposal of non-core land



- d) Borrowing for a self financing project
- e) 3rd Party partnership to develop an income generating asset on non core land
- f) Fund raising by way of events to finance specific projects
- g) Borrowing
- h) Crowd Funding/Bond Issue/Members' loans



This financial year budgeted plans for £40k of capex financed by Cashflow and £10k RFU grant:

- a) £5k investment in improved Audio Visual systems
- b) £20k investment in upgrade of Dooley Suite bar, doors and curtains
- c) £5k re-vamp of servery area
- d) £5k creation of reception desk and modernisation of offices
- e) £5k bar cellar and kitchens



Longer term plans are dependent on:

- a) Development of Master Plan
- b) Feedback from members via Survey and this meeting
- c) Revenue from disposal of non-core assets
- d) Need to spend on care and maintenance of clubhouse



But could include:

- a) Expansion of Wainwright Bar making it more welcoming and outward facing
- b) Improvement of entrance to make it more welcoming
- c) Expansion/relocation of Ladies Toilets
- d) Improvement of Mini/Junior pitches



- e) Modernisation of kitchens
- f) 3g Pitch/Training area
- g) Additional 80/100 person Conference suite
- h) Improved spectator facilities