



# PGRFC

Strategic position  
June 2015

# Overview



- Clubhouse is showing its age and will require major investment in the next 10 years
- Zoning of Lightfoot Green as residential land opened up the possibility of re-locating if judged beneficial
- Development of infrastructure in North Preston might have resulted in a road being driven through Lightfoot Green with possible Compulsory Purchase

# What has been done



- Threat of covenants over land removed
- Steps taken to cost implications of staying at Lightfoot Green
- Non-binding negotiations entered into with neighbouring landowners to maximise potential sale proceeds
- Engagement with planning authorities to maximise any potential sale proceeds
- Preliminary meetings with potential developers
- Potential new sites identified and preliminary non binding discussions started

# Staying at Lightfoot Green - Advantages



- Established facilities
- Good location
- Growing business

# Staying at Lightfoot Green - Disadvantages



- Playing facilities over used
- Limited potential for expansion of rugby and other sports facilities
- Clubhouse and Grandstand/Shooting Range require major investment to maintain standards
- Clubhouse layout does not maximise commercial income

# Re-Locating - Possible Advantages



- Improved facilities for all sports
- Additional pitches to prevent over-use
- 3G training facilities which could also generate income
- Purpose designed clubhouse both for viewing and maximising commercial income
- Opportunity to stabilise finances

# Re-Locating - Disadvantages



- Disruption of playing facilities
- Disruption of commercial activities
- Convenience of new location
- Project risk

# Conclusion and way forward



- No better or more convenient site identified
- Detailed costings for new facilities carried out in climate where building costs are escalating
- Extensive discussions with possible developers gave indicative values prior to site investigations indicating abnormal cost of development
- Consideration of current land values in light of sales achieved in the locality
- Infrastructure costs for residential development very high and all borne by land owner
- Conclusion reached that proceeds from a sale could be insufficient to allow us to relocate and provide excellent facilities posing an unjustifiable risk
- Decision taken to stay put but be open to all options



# Thanks



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