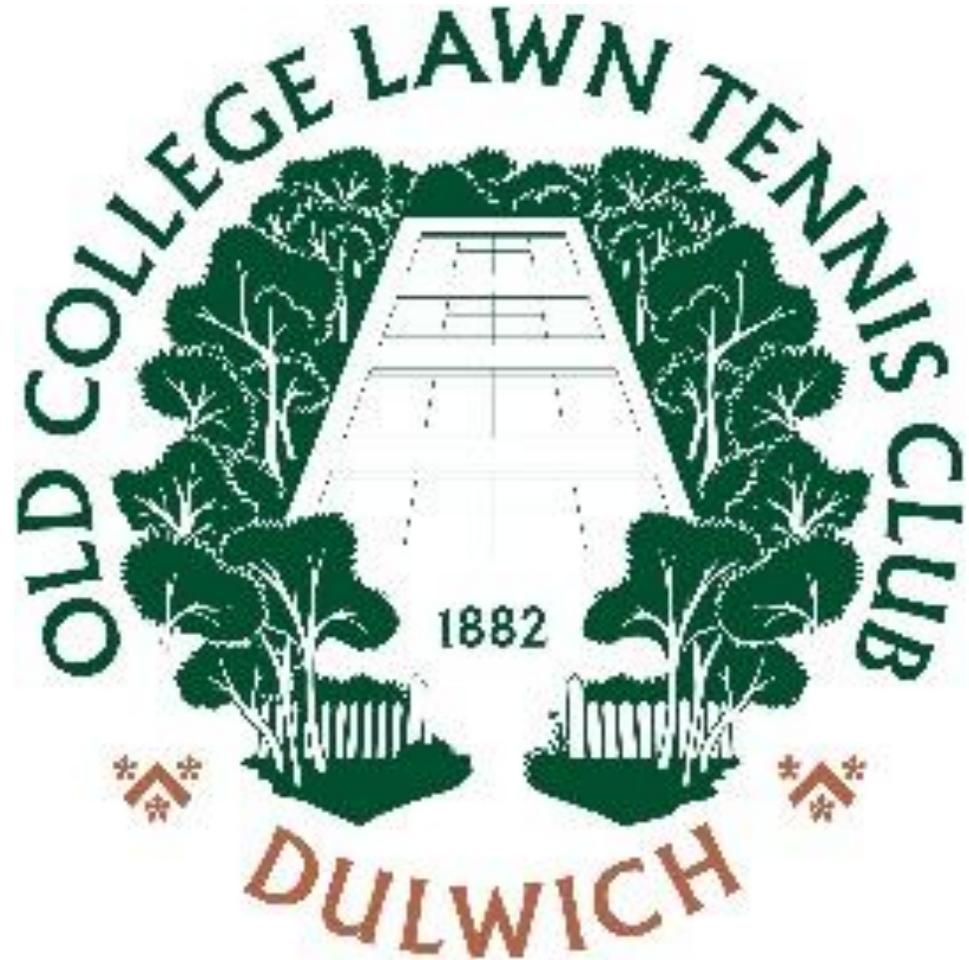


Annual General Meeting Tuesday 3rd March 2026



Agenda

1. Introduction by Chair
2. Confirmation of Quorum
3. Approval of 2025 AGM minutes
4. Committee Report on Activities
 - Membership
 - Proposed Membership Subscription Rates
 - Survey Results & Prize Draw
 - Tennis Activities
 - Clubhouse & Grounds & Investing for the Future
 - Social Activities
5. Treasurer's Report and Accounts
 - Annual Accounts and 2026 Budget
 - 10 year cashflow forecast
 - Capital expenditure plan
6. Approval of proposed Special Resolution
7. Election of Club Committee
8. Endorsement of appointment of Executive Secretary and Treasurer
9. Endorsement of Team captain appointments, if relevant
10. Information on Independent Examiner
11. Summary Update on Club Regeneration Project
12. Any other business

4. Committee's Report - Membership

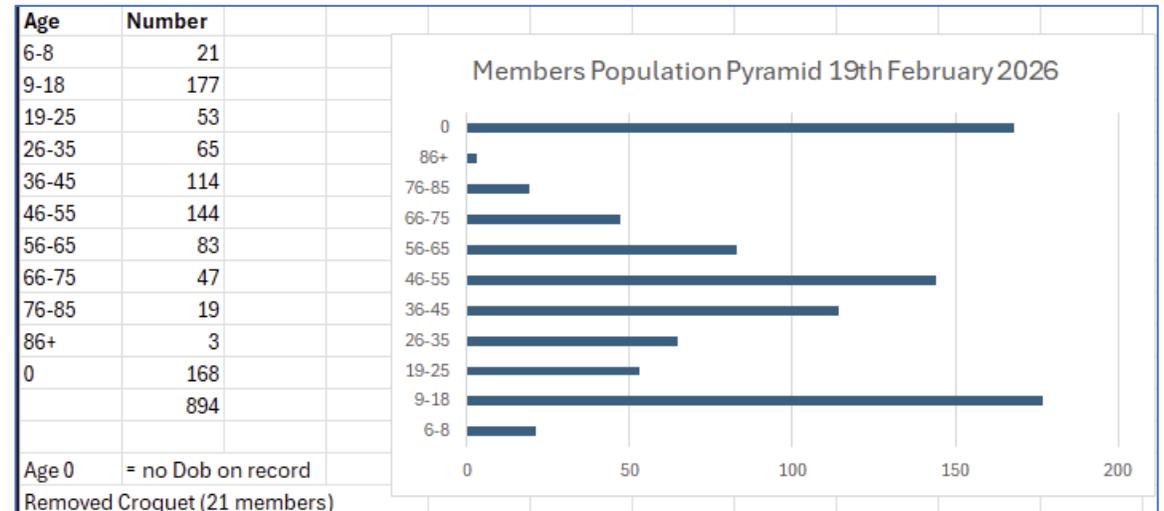
	ACTUAL 30/9/2024	Joiners	Leavers	ACTUAL 30/9/2025	TARGET 30/9/2026	Actual 19/02/2026
Membership Numbers						
Adult Peak	491	59	48	502	500	500
Adult Off Peak	95	59	31	123	140	139
Adult Other	57		4	53	45	56
Juniors	191	50	37	204	220	219
Total	834	168	120	882	905	914

* Of the 59 adult peak joiners 24 were off peak members who reached the top of the waiting list for Peak membership, 35 were new to club in 24/25.

Current waiting list for Peak membership is 350 (30th Sept 325). Current waiting list is circa 2 years.

Membership Renewals process will change these numbers:

- circa 5% turnover rate
- Off peak members to peak
- Juniors will transfer to adult categories.



4. Committee's Report Membership Subscription Rates

Proposed increase of 3.5% and, for certain categories, where fees are lower, to continue to round up subscription rates. These are significantly less than the Subscription Cap of September CPI plus 3% (6.8%).
Joining fees are unchanged.

Membership Category	Membership Fee 2026/27	Membership Fee 2025/26	Joining Fee (one-off payment)
Peak (Members can use the courts at any time)	£338	£326	£50
Off-peak (For play Monday to Friday from 8am – 6.30pm, Friday & Saturday evenings)	£238	£230	£50
Young Adult (aged between 19 and 22 on 31 August of membership year)	£109	£105	n/a
Off-Peak Young Adult (aged between 19 and 22 on 31 August of membership year)	£78	£72	n/a
Junior (aged at least 9 and under 19 on 31 August of membership year)	£67	£64	n/a
Mini (aged at least 6 on 1 April and under 9 on 31 August of Membership year)	£42	£40	n/a

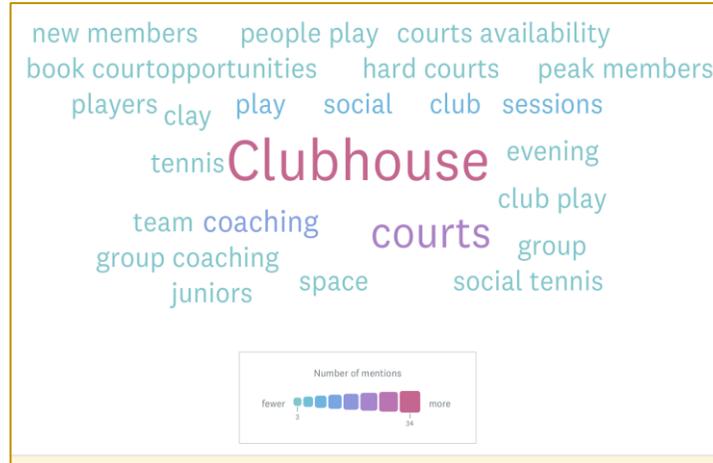
Social membership: £28 (previously £26)

Outside M25: £122 (previously £118)

Coaches: £128 (previously £123)



4. Committee's Report - Survey Results



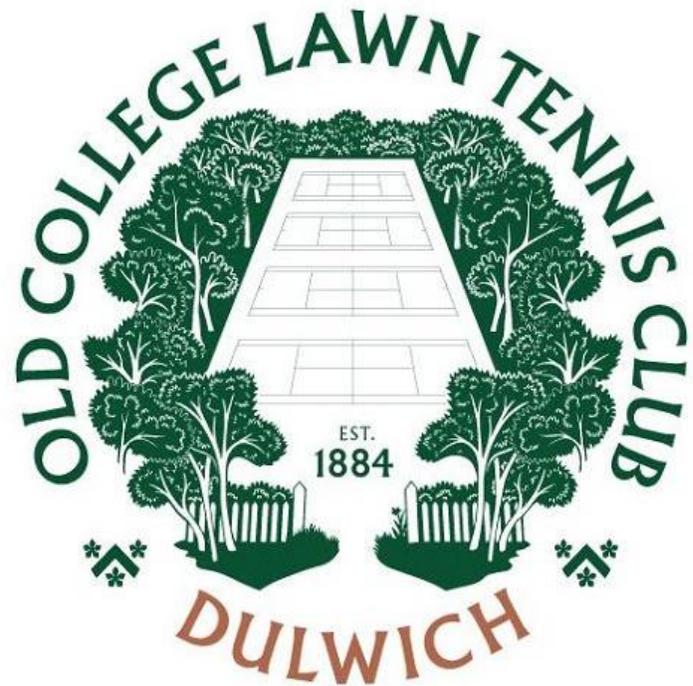
87% of respondents very satisfied / satisfied with our Club: friendly atmosphere, the grounds, courts, the many varied coached and managed tennis sessions for all abilities and ages, and our coaches.

Actions for the Club Committee

- Clubhouse: Clubhouse and especially the bar, including opening hours, improve opportunities to socialise, changing rooms and cooking facilities.
- Clubhouse Regeneration: Would address some of member comments. More than 50% levy of £100 to £200 would be acceptable, a further 19% would pay more. Donations would also be acceptable.
- Courts: Discussion about surfaces for courts 1 & 2. Need to explore those and other options for investing our courts and enhancing members' court side experience.
- Play, social, club sessions, court availability (weekends): Look at those comments and use MyCourts data to find ways we can continue to enhance these for all members.

Prize Draw





Old College AGM 2026

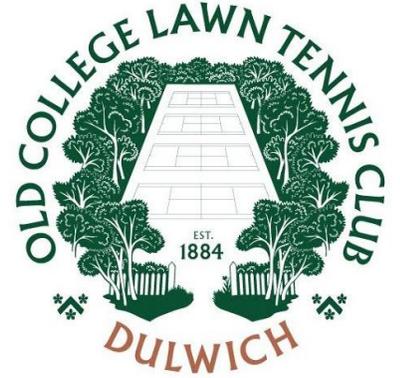
Tennis Report

March 2026

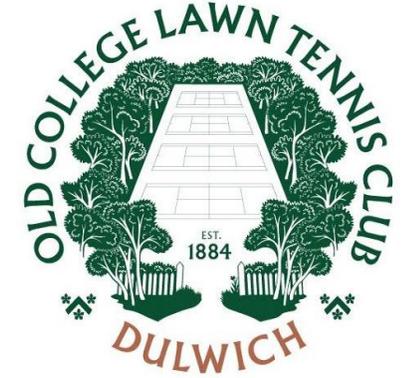
4: Committee Report

Chair of Tennis Update, and Contents of Tennis Report

1. Bernard Stilwell – Chair of Tennis Update
2. Coaching team
3. Junior Coaching and Competition
4. Schools and Outreach
5. Adult Coaching and Club play
6. Team Tennis



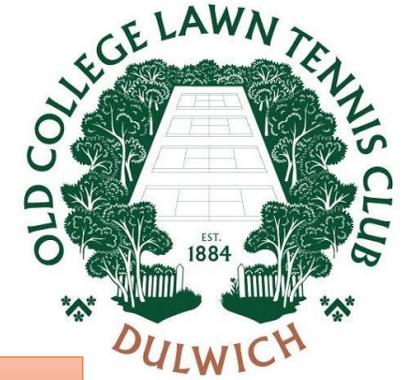
Coaching Team: Grown to support increasing demand



Coaching Programme Update

- The coaching programme has continued to grow, which has required more structure, professionalism and coach support.
- We've added one additional club coach. This gives us better cover, more consistency for players, and allows Alex as Head Coach fewer on-court hours to focus more on leading and organising the programme effectively.
- Importantly, we have **not increased coaching hours during peak times**, so court availability in peak times for members remains unchanged. We are instead making better use of off-peak hours.
- We hold regular coaching team meetings to ensure alignment and standards. Bernard joined our first meeting of the year to ensure coordination with the committee.

Juniors: Continuing to increase participation, community and competition



Increasing participation and community

1. Programme growth, increased participation and new offerings

- Continued growth in junior numbers and new programme offerings. More afterschool classes – Academy section growing (result of a push last year)
- Increased participation in junior box leagues

2. Junior community and social calendar

- Growing sense of community amongst parents and players
- Strong leadership from Sean Bidder (Director of Juniors) bringing the juniors and their families together
- Highlight: End-of-year Junior Christmas Party & Presentation Evening
- Junior social sessions piloted and returning this summer

Increasing competition and clearer pathways

3. More competitive fixtures & pathway development

- Competition pathway strengthened, led by Jake
- Inter-club friendlies as success last year – continuing with Wigmore
- Continued participation in Surrey competitions
- Links built with Surrey County (working with Justin Sherring)
- Our strongest juniors attending LSCT sessions

4. LTA competitions, Club Champs & Box Leagues at OC

- Four external junior LTA competitions planned this year (dates TBC)
- Club Championships remain a key internal competition
- Junior box leagues continuing to grow
- Exploring registering junior box leagues as LTA events so players earn credit for wins and are further motivated to compete



Schools and Outreach: Reaching more players in 2026, and building for long term



The OC Outreach Programme began in 2023 with the aim of giving local children access to tennis who might not otherwise have the opportunity. By building links with nearby schools, we invite a small number of players to experience tennis at the club through our summer camps and junior programme. The initiative has continued to grow, and in 2025 we welcomed 10 outreach players to the camps.



How It Works – First step: Talent ID!

- We currently partner with St George's Primary School
- Coaching sessions delivered at the school
- Players identified based on attitude, enthusiasm and potential
- A small group invited to take part in the OC programme



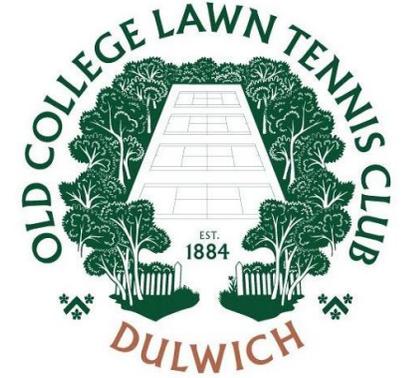
Summer Camps Opportunity

- Players attend OC Summer Camps free of charge
- First experience of club tennis and coaching environment
- Integrated with other OC juniors and coaching team
- Funded through court hire income from local independent schools

Building Something Long-Term

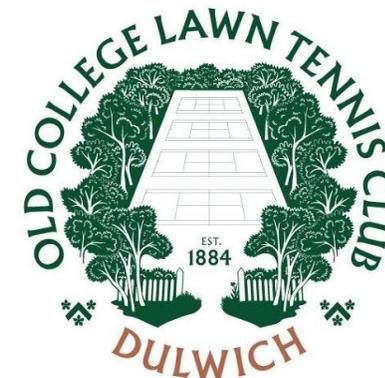
- The goal is not just a one-off camp experience, but helping players stay in tennis longer term
- Exploring ways for outreach players to transition into the weekly junior coaching programme
- As part of his LTA Level 5 qualification, Alex is researching ways to make the programme more sustainable, scalable and impactful
- The longer term aim is to develop a clear outreach pathway and model that could be used by other clubs

Adult member coaching and club play: A balancing act



Club Play	Wednesday night continues to be popular – attendance high and strong players attending. Thursdays and Saturdays are currently under review by tennis committee. Whilst Saturday is improving, there is an opportunity to improve both
Group Class Blocks	Advanced Drills and Rusty Rackets have been a popular new addition in the 8am slot. We are looking to add an additional doubles focussed coaching session on Thursday mornings at 8am.
Drop-in Coaching	Continues to be popular, well-attended sessions. Coaching team and tennis committee looking at ways at making payment for these easier by considering card payments on the door
Box Leagues	Looking to create the Box League as an LTA competition (as with juniors) to give LTA credit to competitors
Pickleball	Started in 2025 and has picked up a core following. Great work from Caroline Periton who raised it in last years AGM. We are looking at ways of increasing the popularity, setting up a programme and beginning competition
Off Peak Members	Reaching 150 members and in 2026 will be reviewing the tennis offering for these members and how they can be welcomed and integrated into the midweek daytime scene

Team Tennis: State of play after Winter 25/26



WOMEN

Alyson Fox, Team Captain:

Strong commitment from women players at OC across 8 weekend and midweek teams. With a few matches yet to be played, **Team 1 are the stand-out performers with 4/4 wins and promotion for the second season running, and solid performances from Teams 3 and 4 to consolidate their positions.**

- **Team 1** - 1st - promotion
- **Team 2** - 6th - relegation
- **Team 3** - 3rd - mid-table safety
- **Team 4** - 3rd - mid-table safety
- **Team 5** - 6th – relegation
- **Team 6** - 3rd - mid-table safety
- **Midweek 1** - 5th - relegation
- **Midweek 2** - 3rd - mid-table safety



MEN

Daniel Ajegbo, Team Captain:

The Men's teams are going strong and pushing up the league. Mens 1's will be competing in NCL **Div 2** and Surrey League **Div 4** in the summer and Winter

At the time of writing in the winter leagues, the standings are as follows:

- **Team 1** – 1st (Div 5) 4/5 played – Promoted
- **Team 2** – 2nd (Div 8) 5/5 played – Promoted
- **Team 3** – 5th (Div 8) 3/5 played - Relegation likely
- **Team 4** – 6th (Div 11) 1/5 played – All to play for
- **Team 5** – 4th (Div 17) 2/5 played - Unbeaten
- **Team 6** – 2nd (Div 20) 3/5 played – Promotion likely
- **Team 7** – 3rd (Div 26) 4/5 played – Safety likely
- **Midweek Vets** – Played 3, won 3! – Promotion likely



MIXED

Nick Stott, Team Captain:

Both Mixed Teams have finished their run in the Winter season, but that is the nature of a Knock-Out tournament and we got some good wins along the way

Team 1 KO'd in QFs

Whilst Team 1 only played two rounds due to a Bye, they put in a solid performance for a 4-0 against Byfleet; only to fall in the QF against Maggie Park in a tight battle with a champs tie-break which could have gone either way.

Team 2 KO'd in QFs

Team 2 also made it to the QF, with 2 wins along the way; featuring newcomer Charlie Taylor in a 4-0 triumph over Wilton. Sadly Spencer proved too strong in the cold drizzle and a home advantage for the QF.

As ever, thanks to the dedicated captains for organising practices and matches - the leagues could not be run without them

4: Committee's Report: Clubhouse & Grounds: Investing for the Future

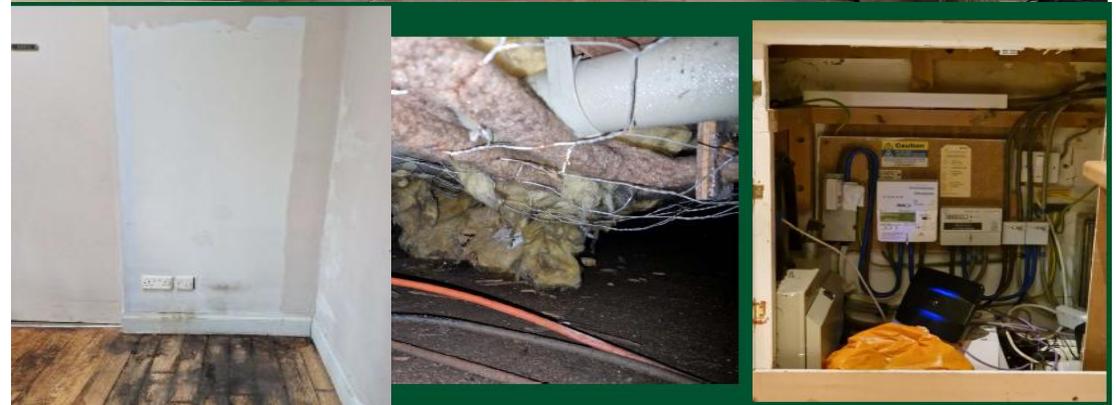
Courts & Grounds

- Grounds – ongoing maintenance.
- Courts good condition, to review future investments.



Clubhouse:

- Increasingly difficult to keep going without investment.
- Not attractive for social events & visiting teams.
- Out of step with new safeguarding & LTA expectations.



4: Committee's Report - Social Activities

Last year: Performances, Exhibitions, tournaments - there's real appetite for members coming together off court as well as on it!

Vision for this year:

Coordinating a strong social programme, while keeping the role sustainable and fun.

- What is the purpose of our social calendar?
- Try to move more towards a member-led model
- Make sure to include volunteers time when pricing events



4: Committee's Report - Social Activities

When	Event	Organiser
?	Introduction to Padel/Pickleball	
April	Easter tournament	TBC
May	Artists Open House	Virunee
May	French Open Finals at the Clubhouse	
June	Club Tournament	Alex & co.
July	Wimbledon Finals at the Clubhouse	
...December	Winter tournament	

11/02/2026

Ideas

Davis/Fed Cup Tournament, Wine & Cheese evening, World Food night, Book Club, Off-peak members socials...?

Sign-up sheets to go up in the clubhouse this week.

Any ideas for socials? Get in contact!

5: Treasurers Report: Income & Expenditure

		Management	30-Sep-24	30-Sep-25	30-Sep-25	30-Sep-25	30-Sep-26	30-Sep-26
Income/Cost Category		A/cs Notes	ACTUAL	ACTUAL	BUDGET	DIFFERENCE	BUDGET	CHANGE
			£'000		£'000	£'000	£'000	£'000
Membership Income	1	1	169.8	190.8	184.1	6.7	206.6	15.8
Tennis Activities: Net Contribution	2	2 to 5, 13 & 14	25.7	27.8	22.1	5.7	23.1	(4.8)
Social Activities: Net Contribution	3	6	3.5	2.3	3.6	(1.2)	1.3	(1.1)
Other Income	4	7	5.6	7.7	7.0	0.7	7.0	(0.7)
Maintenance and Related Costs	5	9 to 12 & 21	(80.7)	(64.0)	(78.2)	14.2	(70.4)	(6.4)
Other Costs	6	15 to 20	(56.3)	(49.4)	(51.9)	2.5	(50.5)	(1.0)
TOTAL			67.6	115.2	86.6	28.6	117.1	1.9

24/25 income and expenditure of £115.2K ahead of targets. For 25/26 targets mainly adjusted for inflation. Assumes clubhouse redevelopment construction phase starts late 2026. (Most of clubhouse redevelopment costs will be capitalised.) Specifically:

1. Membership Income increased due to efficiencies in membership renewals process and more off peak members. Budget based on 3.5% membership fee increase, 5% member turnover & increase in off peak numbers.
2. Tennis Activities: Income from holiday camps, junior programme & other above income targets. Overall costs on budget. For 25/26 income increases due to ongoing growth of coaching team and tennis programme offset by costs of investing in coaching team and a bigger tennis programme for a bigger club.
3. Social Activities: Income lower from Art exhibition, removal of vending machine and some club tournament processing changes. For 25/25 looking to improve financial oversight of club tournament and other events. Small contribution due to state of clubhouse and potential disruption due to clubhouse regeneration.
4. Other Income is interest on deposits: For 25/26 interest rate decreases offset by increases in amount of cash held until clubhouse regeneration costs paid for.
5. Maintenance savings due to careful court and facilities management, adverse events not occurring and anticipation of the regeneration project.
6. Other costs relatively fixed – some adjustments for inflation – further details in management accounts.

5: Capital Expenditure .

- Clubhouse regeneration planning permission costs are capitalised as they are an investment in the Club's future and depreciated over the life of the regenerated clubhouse which is expected to be 50 years i.e. at a rate of 2% per annum. Future clubhouse regeneration costs are excluded as they are subject to member approval.
- Assumes court surfaces are replaced on a scheduled basis. However, member feedback indicates that a more fundamental review of our court investment strategy is needed and therefore the intention is to present a new capex plan in 2027. Court surface replacement estimates are higher this year based on member feedback.

Further details are in note 21 of the management accounts

Asset Type	Purchase Date	Replacement Date	Assumed Life	Purchase Price	Accumulated Depreciation	Net Book Value	Assumptions about asset replacement	CapEx Estimate
<u>Prior Year Purchases</u>								
Courts 1&2 Surface Costs	1/6/2018	1/6/2028	10	23,954	17,567	6,387	Replace Spring 2028.	35,000
Courts 7&8 (previously 6&7) Surface Costs	1/11/2018	1/11/2033	15	42,384	19,544	22,840	New carpet 2028	35,000
Fencing Court 6&7	1/11/2018	1/11/2038	20	11,888	4,111	7,777	No replacement - may be repairs	
Floodlight Costs Courts 1-5	1/12/2019	1/12/2034	15	51,420	19,997	31,423	No replacement - may be repairs	
Floodlight Costs 6&7	1/1/2019	1/1/2034	15	38,851	17,483	21,368	No replacement - may be repairs	
New Court Costs FY2021	15/10/2020	12/10/2035	15	11,547	3,849	7,698	Planning permission etc - no further costs	
Courts 3 & 4 New Build	1/9/2022	28/8/2037	15	114,627	23,562	91,065	No replacement - may be repairs	
Courts 3 & 4 Floodlights	1/9/2022	28/8/2037	15	35,402	7,277	28,125	No replacement - may be repairs	
Courts 3 & 4 New Clay Carpet	1/9/2022	28/8/2037	15	32,401	6,660	25,741	New carpet Mar 32	50,000
Courts 3 & 4 Misc.	1/9/2022	28/8/2037	15	3,420	703	2,717	Planning permission etc - no further costs	
New Court Planning Costs 2022/23	30/9/2022	26/9/2037	15	5,505	819.19	4,686	Planning permission etc - no further costs	
New Court Building Costs 2022/23	30/9/2022	26/9/2037	15	11,909	1772.31	10,137	Retention fee on new build	
				214,811	44,643	170,168		
Booking/Floodlight System	1/4/2022	31/3/2027	5	1,381	966.8	414	Covered by repairs & similar - no replacement	
Reinstallation of rebo wall	1/2/2024	31/3/2029	5	6,936	2196.4	4,740	Next improvement 2029 - current cost + inflation	12,047
<u>25/26 Purchases</u>								
Clubhouse Redevelopment:								
Architectural & Related Fees	Various	TBD	50	30,126	50	30,076		
Total Capital Expenditure as at 30th Sept 2024				421,751	126,558	295,193		
Courts 5&6 Surface Courts	Fully depreciated and therefore not shown above						New carpet Mar 27	50,000
								182,047

5: 10 Year Cashflow Forecast - Steady State

Assumes no clubhouse redevelopment (other than costs incurred to date).

Income goes up steadily. In other words members accept the status quo and choose to stay at the club.

Costs also go up steadily. This is unrealistic because we know that if the clubhouse redevelopment does not go ahead the Club may incur £100K to £200K to fix current plumbing and electrical systems. Issues of LTA compliance of existing facilities would be unresolved.

Accumulating cash would, presumably be spent on further court improvements. Please note as a CASC we are expected to use members funds. There is an argument that if we don't apply the money the HMRC may take action to tax the club or rescind its CASC status. No test case on this yet.

Income & Expense % change			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Membership Income			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Tennis Income			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Social Income			5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Expenses - that may increase post clubhouse regeneration			4.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Expenses - Recurring			2.0%	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Actual	Estimate	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cash												
At start of period	251.2	396.6	541.2	634.0	781.2	864.6	1,011.1	1,177.5	1,349.8	1,478.7	1,663.2	1,854.5
Net Operating Cash Surplus/Deficit	177.0	146.1	144.3	148.7	154.9	160.0	166.4	172.3	178.9	184.5	191.3	198.4
less Surrey Tennis loan repayment	(1.5)	(1.5)	(1.5)	(1.5)	(1.5)	(1.5)			-	-	-	-
Capitalised costs on clubhouse incurred to date	(30.1)											
Capitalised costs on tennis courts		-	(50.0)		(70.0)	(12.0)			(50.0)			
Closing cash Balance (excluding Restricted)	396.6	541.2	634.0	781.2	864.6	1,011.1	1,177.5	1,349.8	1,478.7	1,663.2	1,854.5	2,052.9

5: 10 Year Cashflow Forecast - Stressed

Assumes no clubhouse redevelopment (other than costs incurred to date).

Members increasingly don't use clubhouse, unattractive for hosting club matches and team standard players start drifting away. Due to contracting numbers coaches start to leave reducing tennis income. Those that stay may not be as enthusiastic consumers of coaching so additional coach leaves etc.

Costs also go up steadily. Additional maintenance costs of circa £200K in 2027 & 2028.

From 2034 the club has a small membership that cannot generate sufficient cash to maintain courts or to undertake any remedial redevelopment. Whilst the Club could continue to run down accumulated cash for a number of years in the very long term it may cease to exist.

Income & Expense % change			2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Membership Income			3.0%	3.0%	0.0%	0.0%	0.0%	-3.0%	-5.0%	-7.0%	-9.0%	-10.0%
Tennis Income			3.0%	0.0%	0.0%	-3.0%	-5.0%	-3.0%	-5.0%	-3.0%	-5.0%	-5.0%
Social Income			5.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%	-3.0%
Expenses - increase in maintenance 2027 & 2028			4.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Expenses - Recurring			2.0%	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Actual	Estimate	Forecast	Forecast								
	30-Sep-25	30-Sep-26	30-Sep-27	30-Sep-28	30-Sep-29	30-Sep-30	30-Sep-31	30-Sep-32	30-Sep-33	30-Sep-34	30-Sep-35	30-Sep-36
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cash												
At start of period	251.2	396.6	541.5	584.5	629.3	649.3	686.7	731.4	762.3	725.2	716.1	682.6
Net Operating Cash Surplus/Deficit	177.0	146.3	94.6	46.3	91.5	51.0	44.7	30.9	12.9	(9.1)	(33.6)	(58.2)
less Surrey Tennis loan repayment	(1.5)	(1.5)	(1.5)	(1.5)	(1.5)	(1.5)			-	-	-	-
Capitalised costs on clubhouse incurred to date	(30.1)											
Capitalised costs on tennis courts		-	(50.0)		(70.0)	(12.0)			(50.0)			
Closing cash Balance (excluding Restricted)	396.6	541.5	584.5	629.3	649.3	686.7	731.4	762.3	725.2	716.1	682.6	624.4

Club Committee Governance & Nominations

1. Introduction by Chair
2. Confirmation of Quorum
3. Approval of 2025 AGM minutes
4. Committee Report on Activities
5. Treasurer's Report and Accounts
6. *Approval of proposed Special Resolution*
7. *Election of Club Committee*
8. *Endorsement of appointment of Executive Secretary and Treasurer*
9. *Endorsement of Team captain appointments*
10. *Information on Independent Examiner*
11. Summary Update on Club Regeneration Project
12. Any other business

7 Club Committee:

Thank You

Bernard Stilwell –
Chair of Tennis

Manjit Roseghini –
Members' Rep

George Ranson –
Director of Membership

Malcolm Kemp –
Independent Examiner

Continuing Members

Caroline Beck – Chair

Bob Henderson – Vice
Chair

John Barton - Director of
Clubhouse & Grounds

Virunee Viravong – Social
Secretary

7:Club Committee: Elections for

Chair of Tennis



- Establishing and monitoring playing standard categories;
- Monitoring court allocations; overseeing tournaments and leagues;
- Establishing an inclusive programme of club play sessions to cater for all standards;
- Overseeing the team selection process.
- Applying tennis policies;
- Oversees the coaching programme and our Head Coach.

Director of Membership/ Members Rep



- Oversees the admission of new members and their introduction to the Club;
- Monitoring membership management and advising on/leading resolution of any identified issues;
- Acts as a point of contact for members wishing to raise an issue with the Club Committee or Tennis Committee

Endorsement of Club Committee Appointments

Andrew Speller - Treasurer

Alyson Fox – Executive Secretary

President: Nigel Thorpe

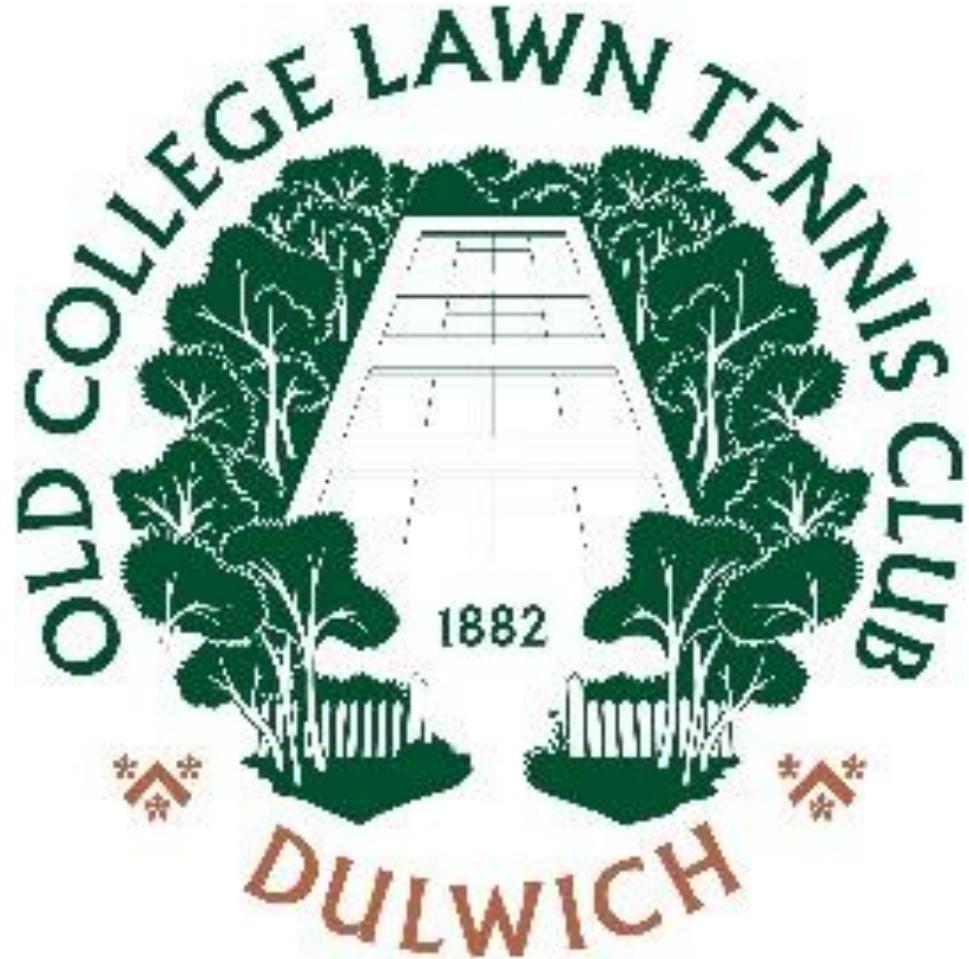
Tennis Committee: Change to Ladies' Tennis Captain

Alyson Fox: Standing Down

Jane Buswell: Stepping Up

Clubhouse Regeneration AGM Update

Tuesday 3rd March 2026



What We Have Done - 2024

Jan 24: Preliminary options discussed with members.

March: Club Committee Project Working Party formed to investigate feasibility of each option and review estimates. BSA hired to provide expert input.

June 24 Feasibility Study & revised costs. Results:

1. New clubhouse: 2 story option would create dark ground floor, expensive & unlikely to get through planning permission. New bungalow provides no extra space, poor value for money.
 2. Extensions/regeneration best option & extension, phased approach, £510k. Best use of available space, changing rooms and would meet LTA expectations for the long term.
 3. Refurbishment without extension would improve look & feel of club quickly but changing room layout unaltered. £363K
 4. Redecoration would not address issues with ageing plumbing and electrics.
- To reduce risk decided to make pre-planning application.

Sept to Nov: Competitive tender for architectural services undertaken. Awarded to BSA on basis of competitive pricing, best position to complete project & past work.

Sept: Terms of Reference for Project Steering Group agreed.

28th Oct: Pre planning feedback received - favourable.

12/03/2026

Preliminary Options – January 2024

Current club house: 103m² Bungalow

All costs indicative only (+/- 25% based on online estimator <https://calculator.bcis.co.uk/> et

1. Build new clubhouse

- | | |
|---|----------|
| a. Replace with 2 story building, new location, 206m ² | £510,000 |
| b. Replace existing bungalow, new location, 103m ² | £345,000 |

2. Extensions

- | | |
|---|----------|
| a. Dormer Roof (loft) extension, 103+103= 206m ² | £365,000 |
| b. Rear/Side extension, 103+50= 153m ² | £290,000 |

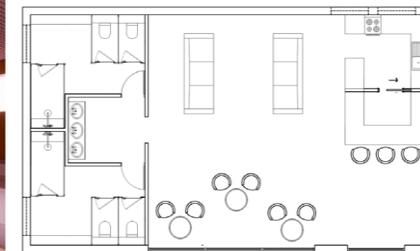
3. Major refurbishment (non-structural), 103m²

New Kitchen, showers, toilets, windows, floor; electrics, plumbing heating, exterior

4. Redecoration (internal only), 103m²

New flooring, heating, lighting. Repainting.

Inc VAT. *excluding Contingency*



What We Have Done- 2025

Feb: Presentation on design and funding of the project

March: Lease extension from Dulwich Picture Gallery requested.

March to August: Member feedback considered and design & scope amended based on that. Preparation for formal planning application started.

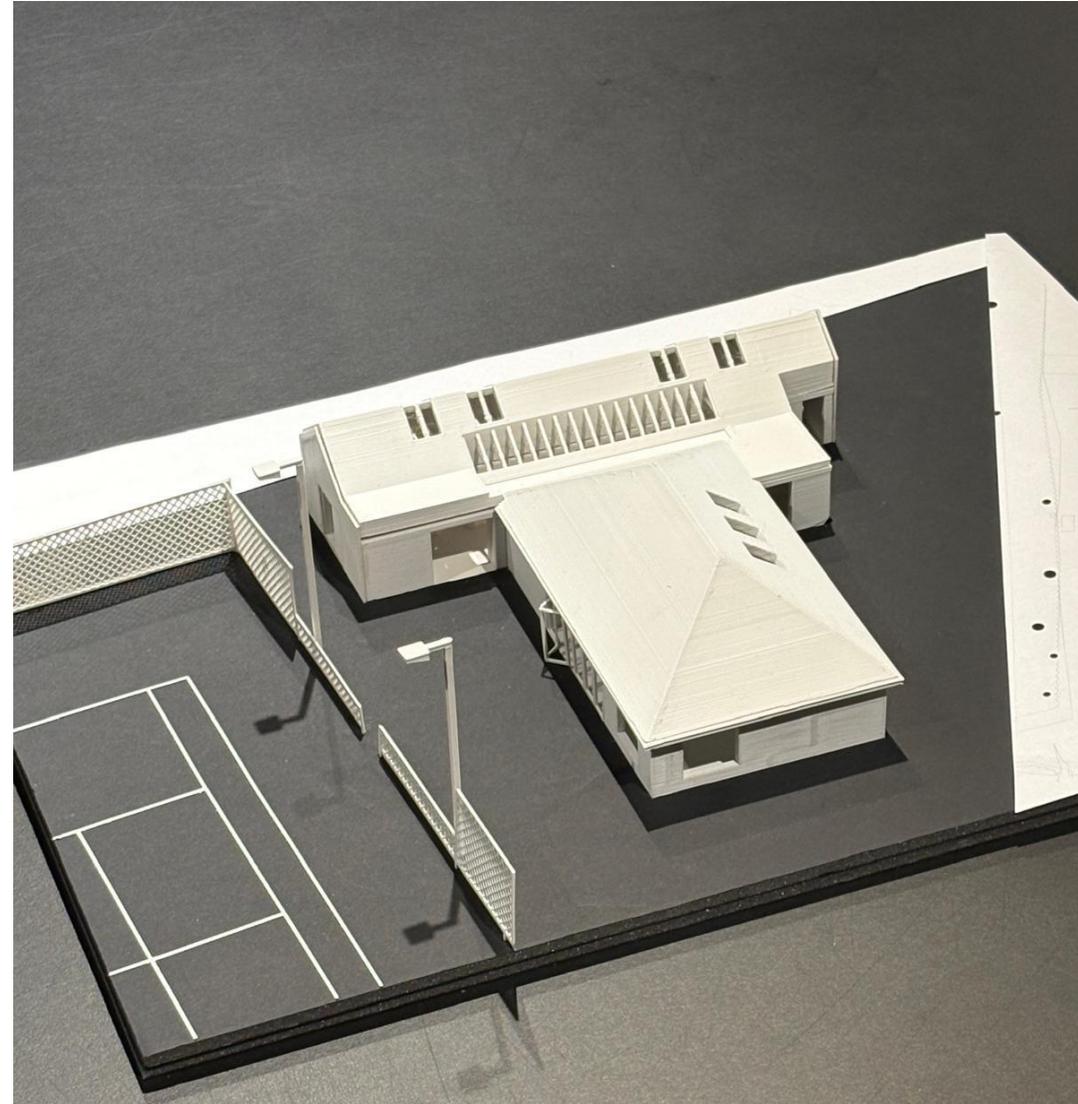
Sept: Stakeholders (members & Club neighbours) consulted on final design

Oct: Planning permission submitted by BSA

Oct/Nov: Queries raised by Southward addressed by BSA.
Dec: Planning application granted with no major conditions.

Oct/Nov: Expressions of interest sought from builders for constructing clubhouse – long list of 8 established.

Nov/Dec: Quantity Surveyor engaged to provide preliminary detailed cost estimate. (First time we have moved away from meter squared estimates.)

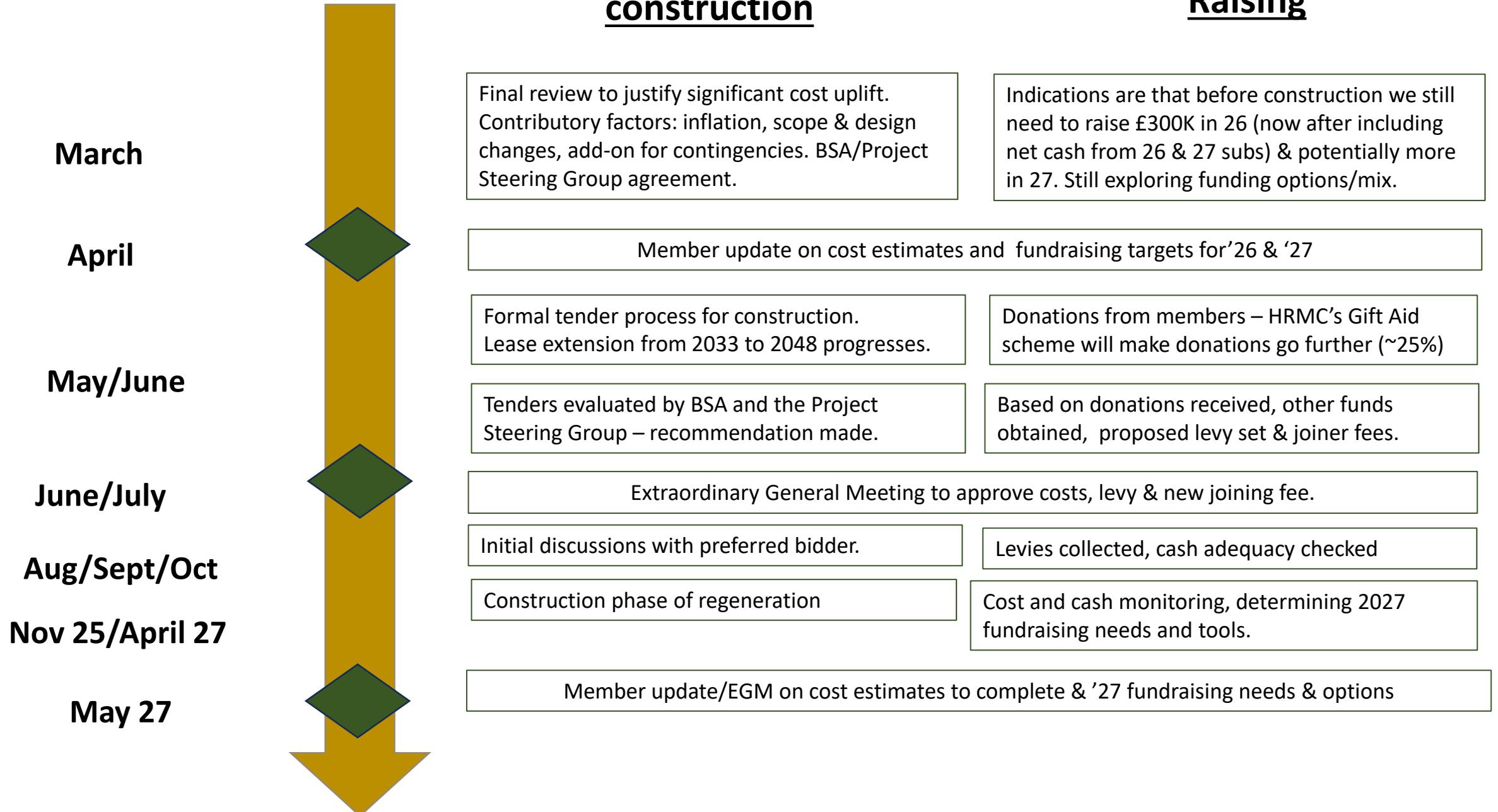


Meeting Members' Requirements

Design Requirements		Why	
1.	Toilet/shower/changing area	<ul style="list-style-type: none"> Plan space more efficiently Comply with LTA safeguarding policies for a new build 	
2.	Kitchen & Bar Areas	<ul style="list-style-type: none"> More open, efficient layout Meet typical clubhouse quality standards 	
3.	A Quiet Space – Coaches' Office	<ul style="list-style-type: none"> To provide coaches a space to work between times on court – typical clubhouse facility To provide a temporary working space for others 	
4.	A Social Space	<ul style="list-style-type: none"> To enable members to meet in a comfortable place Increase number & variety of social activities on offer No interruptions from members using facilities To promote Old College as a community club 	
5.	Visual connection	<ul style="list-style-type: none"> To see courts from clubhouse, Viewing area for summer socials, linking to courts 	
6.	Low maintenance	<ul style="list-style-type: none"> 40 years old electrics are more costly to maintain Replace old, unreliable plumbing & drainage systems Increasingly out-of-step with new/refurbished building services 	
7.	Wheelchair Access	<ul style="list-style-type: none"> To comply with LTA guidelines, pre-requisite for providing wheelchair access (strategic flexibility) 	

Getting ready for construction

Fund Raising



Further Details: April 2026 from the Project Steering Group

Charlotte Ireson –
Chair



Jamie Acheson

Hande Reardon

Club Committee Members:
Caroline Beck (Club Chair)
Bob Henderson (Club Vice Chair)
Andrew Speller (Club Treasurer)

Architects & Project
Managers:
BSA represented by
Bernard Stilwell



12. Any other business

