OLD COLLEGE LAWN TENNIS CLUB · EGM 17th NOVEMBER 2026

Clubhouse Regeneration

The Committee’s recommendation

We recommend members vote **For** the clubhouse regeneration project and funding:

1. To use club cash reserves
2. To borrow money
3. To approve a one-time member contribution

As the members elected to look after the club, this is our view.
The decision is yours.

OUR VISION

One club, many parts

- **Social players**
- **Occasional players**
- **Team players**
- **Juniors**
- **Coaches**
- **Parents**

Welcoming to all, regardless of age, ability or background.

Each group depends on the others. The clubhouse is at the centre: where members and visitors socialise, change, eat, watch and wait.

WHY THE CLUBHOUSE, WHY NOW

Continuing the development of Old College

1986

The clubhouse was built for a much smaller club

7 courts · 400 members · 1 coach

2026

8 courts · 850 members · 18 adult teams

5 coaches: 3 x LTA Level 4 · 2 x LTA Level 3

200+ juniors in coaching programme

2018 Convert courts 7/8 (previously 6/7) to artificial clay

2018 New fencing courts 7/8

2018 Resurface courts 1, 2 and 3

2019 Install floodlights courts 7/8

2019 LED floodlights courts 1-3, 5, 6

2023 Build new court 4

2027 **Clubhouse regeneration**

WHAT WE NEEDED, WHAT WE HEARD

A new clubhouse is needed now

Members' survey 2025

What improvements at the club would you most like to see?



Infrastructure is breaking down (electrics, plumbing, drains, heating)

Can't comply with safeguarding requirements

Kitchen and bar are too small

Constant repairs to keep it going

"It's embarrassing"

Not enough space for juniors

Nowhere for coaches or equipment

No provision for disabled members and visitors

WHAT THE PROJECT DELIVERS

A 70% larger clubhouse

Social space

Extended and renovated

For socialising and working

Improved external landscaping

Bar and kitchen

Bigger, modern, inviting

For socials, events, match teas

Changing facilities

Modern changing rooms, showers, toilets

Disabled access

Lockers for members

More space for juniors

TV area, table tennis

To hang out before and after clubs or in bad weather

Coaches' office

A base at the club
Equipment store, racket drop-off

First aid point

Plant room

For safe management of utilities

Equipment and facilities store

THE DESIGN

What it will look like







A TRANSPARENT PROCESS

3 years, step by step

2023
First Committee discussions

2024
Feasibility study on 4 options.
Club visits

Sep-Nov 2024
Tender for architect

Oct 2024
Southwark pre-planning feedback

Jan 2025
PSG expert team established.
Architect appointed

Feb 2025
Proposed design presented to members

Mar-Jun 2025
Consultation with members, parents, coaches

Jul 2025
Revised design sent to members.
Levy proposed

Oct-Nov 2025
Members Survey, levy supported by majority.
Planning application submitted

Dec 2025
Planning permission granted.
Quantity surveyor appointed

Mar-April 2026
AGM + Regeneration members meeting:
Design, costs, funding

Jun-Sept 2026
OC Clubhouse ‘26 fundraising.
Construction tendered (8 invited, 5 submitted)

Oct 2026
Tenders assessed;
Preferred contractor selected

17 Nov 2026
EGM: members decide

Jan 2027
Work starts, if approved

THE TEAM

Club member Volunteers with relevant expertise & experience, working with independent professionals

Independent professionals

BSA LLP - Architects
- Owned by Bernard Stilwell, club member
- Design and project management

Halsteads Associates - Quantity Surveyors
- Tender analysis
- Costs negotiations
- Oversight of schedule of works

Expert reviews
- Harlow Haddow M&E Engineers
- HJW Structural Engineers
- Environmental, asbestos, bat surveys

Project Steering Group

Charlotte Ireson	Architect (Chair)
Jamie Acheson	Chartered surveyor, MD of property development company
Andrew Speller	Finance & Operations Director, property development
Hande Reardon	Interior designer
Caroline Beck	Chartered accountant
Bob Henderson	Solicitor

Club Committee

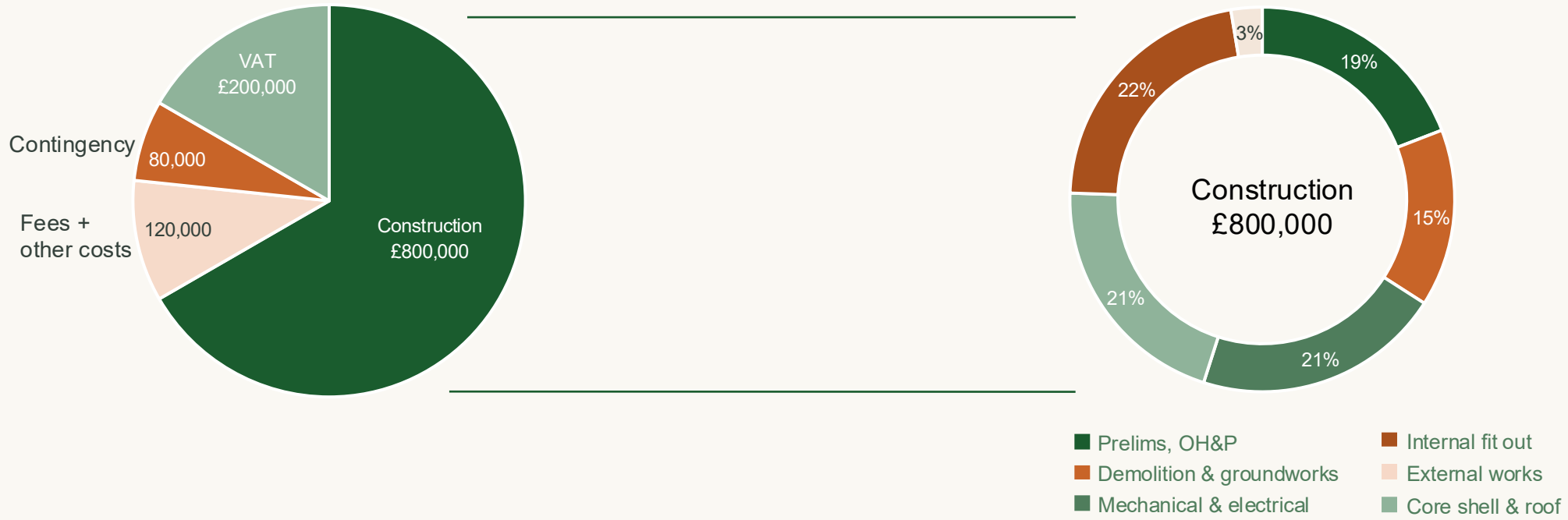
Caroline Beck	Chair and Treasurer
Bob Henderson	Vice Chair
Aruna Iyengar	Director of Tennis
Alyson Fox	Exec Secretary
Virunee Viravong	Social Secretary
Tim Lewis	Director Membership
John Barton	Director Clubhouse & Grounds

And previously:
Nigel Thorpe, Ivan Savage, Manjit Roseghini, Bernard Stilwell

THE COSTS

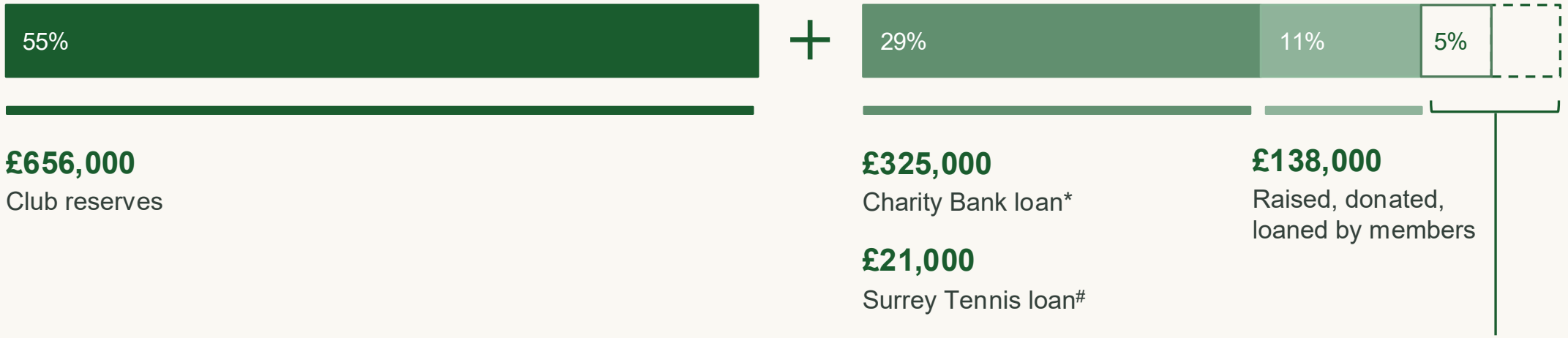
£1.2 million: two-thirds on construction

Post tender, identified cost savings mean construction costs on budget
Overall project budget of £1.2M unchanged



THE MONEY

Funding: How will we pay?



£656,000
Club reserves

£325,000
Charity Bank loan*

£21,000
Surrey Tennis loan#

£138,000
Raised, donated, loaned by members

£120,000
One-time contribution:
£60,000 for funding gap
+ £60,000 for Club unexpected expenses.
To be returned to members if not needed

*Charity Bank: Bank of England base rate + 3.9% interest; 10 year term
#Surrey Tennis: 0% interest; 10 year term

CLOSING THE FUNDING GAP

One-time member contribution

Applies **for 2027 only** – paid with annual subscriptions in March.
Provisions for members in financial hardship

Membership	2027 subscription*	One-time contribution	Total for 2027
Peak	£355	£200	£555
Off-Peak	£250	£141	£391
Young Adult / Student	£115	£64	£179
Young Adult Off-Peak	£82	£46	£128
M25 (existing only)	£128	£72	£200
Coach	£134	£76	£210
Junior	£70	£25	£95

*5% increase from 2026
Annual subscriptions are set each year by Club Committee, usually with increases for inflation
Club Rules permit maximum increase of 3% + RPI (above this requires member approval)

CAN WE AFFORD IT?

Yes – with the one-off member contribution

10-year cash flows

- Starting point: Club income and operating costs + court capital expenditure plan
- Added in: Clubhouse regeneration costs, funding and financing costs
- Prepared by Treasurer, checked by Finance Advisor, challenged by Finance Committee and Club Committee

Operating expenditure

Annual income of c. £230,000 (subscriptions, coach fees)

Recurring expenses c. £150,000 (court maintenance, repairs, running costs)

Operating surplus c. £100,000, (used for Capex and to build up cash reserves)

Capital expenditure

Clubhouse regeneration costs are budgeted as Capex

The courts are protected. Capex for court resurfacing are included in cash-flow

Allows for resurfacing of all courts between 2027 – 2033

Loan repayments

Charity Bank loan expected to be repaid by 2032. Flexible arrangements permitted.

Surrey Tennis loan and member loans repaid in 7-10 years. 0% interest.

Loan repayments and interest comfortably within operating surplus.

Building in prudence

With all funds in place the Club will have:

- £80,000 for project cost over-runs
- £60,000 to cover other unexpected club expenses during this time.

WHAT HAPPENS NEXT

After the vote on 17th November

If members vote For

- Contractor is confirmed and contracts signed
- Work starts January 2027
- One-time member contribution paid March 2027
- Aim to be ready for the 2027 Club Championships

If members vote Against

- Funding is not in place
  - Charity Bank loan is not guaranteed for 2027
  - Member loan agreements end Dec 2026
  - Surrey Tennis loan is secured against this proposal
  - Member donations will need to be reconfirmed
- Need to start again with new process and new team
  - Design, costing, architect tender, planning, construction tender, contractor negotiations
  - Club reserves are not sufficient to fund alternative design

The decision is yours

EGM · Tuesday 17 November

If you can’t attend the EGM, appoint a Proxy. Email alyson.fox65@gmail.com

Read the Q&A (https://oldcollege.co.uk/faqs) · Come to the Roadshow Nov 10th