

# PRESTWICH GOLF CLUB NEWS

September 2018



## LAND SALE

The long, long saga of the land sale was finally completed on 6<sup>th</sup> August 2018, two years after the Sub Committee, appointed by the Club to manage the land sale, engaged the services of a land agent to act on our behalf.

The land agent identified the plot of land which could be sold at the greatest benefit to the club

Following a tendering exercise Mulbury Homes were selected as the preferred purchaser and in February 2018 a contract between Prestwich Golf Club & Mulbury Homes was signed.

The Planning Approval process commenced, and at this point it was considered likely that the sale process would be completed by June 2018

Running parallel to this, and forming an integral element of the planning permission was the development of plans for the reconfiguration of the Golf Course, again we engaged the services of a professional golf course architect Paul Thomas.

The Planning Committee imposed conditions on the sale & redevelopment of the land and it all became a long drawn out process. The conditions relating to the proposed course development resulted in design alterations and impacted on the cost of the course reconfiguration.

At the last minute the Environment Agency made submissions which imposed even further conditions.

The Club selected a contractor to construct the course and had contracts drawn up for signing as soon as the deal was completed.

We made a start on the tree clearance in the 2.2 acre site prior to the nesting season in order to minimize delays in course construction.



## LEGALS, FINANCE & LOCAL DEMOCRACY

Some details of the issues.

The combination of events delayed the final process by several months.

The constraints issued by the Environment Agency related to the works above the culverted areas of Singleton Brook and also insistence on a substantial tree replacement programme which involved further reworking of the course plans.

Bury MBC imposed restrictions on footways etc. which required additional plans & submissions to the planners

Solicitors representing the Developers Financiers and our own Bank insisted on various clauses and amendments to the contracts being inserted to protect their interests in the land.

Mulberry's legal team insisted that the Contractor that we were appointing for the course construction should be controlled by them in order to protect a planning clause that restricts Mulbury selling houses until the course reconfiguration is completed.,

The original contract had a final date of 31<sup>st</sup> July for completion and it was looking like this would not be met and the contract would be nulled and we would have to start the tendering and sale process all over again, albeit this time the land would be sold with planning permission.

The club had committed to pre works such as tree felling and course design costs which resulted in the club extending overdraft facilities to meet the costs, the last thing we needed was further delays.

Frantic coming and going between the various solicitors offices by members of the sub committee appointed by the club to oversee the sale finally saw the contract delivered in the first week of August.

## THE PLANS FOR THE COURSE

The plans for the course are finalised and although Mulbury will be hiring the contractor the quality control will be firmly in the hands of Chris our Head Greenkeeper.

Here is a plan of the course re configuration.



## EQUIPMENT THEFT

You will probably be aware of the recent theft of tractors and equipment from the greens sheds. This has resulted in the curtailment of some works planned by the greens staff but the tractors have now been replaced. The new tractors are fitted with immobilisers etc. but as part of the upgrades to the clubs facilities plans are in place for new secure storage for the equipment.

The Board are considering all the plans and submissions for the upgrades to the Clubhouse etc. but caution is going to be the watchword. **THE LAST THING WE WANT IS TO DO IS BLOW OUR CAPITAL- THE MAIN OBJECT IS TO SECURE THE LONG TERM FUTURE OF THE CLUB**

## ANNUAL GENERAL MEETING

The AGM has been put back and back in the hope that we could give full information on the current status of the Sale, the course and our finances. Thankfully we have reached this stage and the AGM has been scheduled for Friday 9<sup>th</sup> November.

## FUNCTIONS & CATERING

We have developed six new packages for Weddings and Birthday celebrations etc. These can be found on the web site under the heading of ROOM HIRE.

You may be aware that we have recently lost the services of "Trish" and are currently advertising for the recruitment of a new cook in order that we can deliver and develop the catering and functions side of the Clubs business.