

OXFORD BRIDGE CLUB



Welcome to the EGM
20th July 2011

Agenda

- *Welcome*
- *Review of Premises Consultation*
- *Discussion*
- *Approval of next steps*



Key requirements for premises review

- Improve playing environment
- Repair conservatory where defective or rebuild it
- Create better/more appropriate space division so that
 - *two separate bridge sessions can be run in parallel*
 - *a bridge session can be run in parallel with matches and teaching sessions*
- Increase aggregate space to accommodate this flexibility



Outline Plan

- Committee resolved to look at two options:
 - Refurbishing and extending the club
 - Relocating the club
- Formulated consultation process with members and interested third parties to take place during May and June 2011 – now complete



Survey questions

Oxford Bridge Club: Member Preferences on Premises Options

Member Name:

The management committee is considering ways to improve the club's premises and we need members' views:

Options under consideration

1. Repair the conservatory only.
2. Refurbish 147 Banbury Rd without significant extension of the premises.
3. Refurbish 147 Banbury Rd including extension at the back and creation of an internal courtyard.
4. Selling 147 Banbury Rd and moving to the property in Headington.

Questions

A Which, if any, of the four options would you **rule out completely**? Put an "X" in any of the numbered boxes:

1 2 3 4

B For those options you do not rule out, please indicate your order of preference by putting the option number in the boxes below:

1 st Preference	2 nd Preference	3 rd Preference	4 th Preference

Supplementary comments

The committee would welcome any other thoughts and ideas you might have on either refurbishment of our current premises, or a possible move to other premises. Please either talk to your committee representative at a consultation meeting, or provide written comments separately by 30th June 2011 (you can email them to ts@oxfordbridgeclub.com)



Member Consultation – Diverse Opinions

- *“If we are going to make changes, we should do them well”*
- *“I would like a fifth option – namely repair the conservatory and continue to look for alternative premises until they are found”*
- *“there is little benefit in doing less than Option D of those listed – in cost benefit terms Options A-C seem to offer a poor return”*
- *... want additional provision for the “large percentage of members who do not play at all in the evening”*
- *“I would like Oxford Bridge Club to stay at 147 and the committee commission all necessary professional advice to apply for planning permission on 147 Banbury Road based on option C”*
- *“Will any of the options increase the value of the property if, in the end, it is sold?”*



Third Party Consultation - Comments

- **Oxfordshire Bridge Association (OBA)**
 - “it must be the decision of your members and your members alone how the club's premises are developed”
 - . . . “doubt (that) there are any premises the OBC would find acceptable for running duplicates in that the OBA would not, so there is little input necessary from us as to the nature of the accommodation”
- **Oxford Bridge Learning (OBL)**
 - 3 separate “soundproof and distraction proof” spaces is attractive
 - areas for use as classrooms should be designed with teacher position in mind and have wall space for whiteboards and other electronic display (implies door positions carefully placed)
 - lighting and ventilation are important particularly in the middle room
 - moving to Headington is not attractive - prefer North Oxford/ring road



Member Consultation - Statistics

- There were 141 responses representing 39% of the membership
- Which options should be ruled out completely?

1 **40%** 2 **23%** 3 **16%** 4 **57%**

- Order of preference?

	1 st Choice	2 nd Choice	3 rd Choice	4 th Choice	Option Descriptions
Option-1	11%	11%	28%	3%	Repair the conservatory only
Option-2	23%	34%	9%	0%	Refurbish 147 Banbury Road without significant extension of the premises
Option-3	48%	23%	6%	0%	Refurbish 147 Banbury Road including extension at the back and creation of an internal courtyard
Option-4	16%	12%	5%	6%	Selling 147 Banbury Road and moving to the property in Headington



Committee Evaluation - Headington

- Headington option is **rejected**
 - too high a % of respondents ruled it out (57%)
 - no direct bus service from North Oxford
 - doubts expressed over cost to get operational
 - risk that club revenue would not be maintained in the period immediately after moving
- Committee conclusion
 - ***take no further action on this particular property***
- On another location in general
 - no objection in principle
 - has to be convenient to North Oxford
 - Summertown library project is worth pursuing until project has formulated specific plans and discussions should continue
 - other projects will be considered as any opportunity arises
 - search should continue until/unless final decision reached to refurbish



Committee Evaluation – 147 Banbury Road

- Green form Option 1 – minimal changes (Plan Z)
 - does **not** get substantial support from members (11% first choice, 11% second choice)
 - so not a long term favoured option
- Green form Option 2 (Plans A, B, C)
 - **does** get some support from members (23% first choice, 34% second choice)
 - spends a substantial amount of money without bringing the benefit of some key features
 - does not provide 3 separate spaces
 - does not bring light and ventilation to the middle room
- Green form Option 3 (Plans D, E)
 - **does** get substantial support from members (48% first choice, 23% second choice)
 - does provide benefit of key features
 - if planning permission is forthcoming this would make the building more saleable
- 91% of members rated either Option 2 or 3 as either 1st or 2nd choice



Choices available

- Make minimal changes
- Modify and refurbish 147 Banbury Road
- Relocate Club premises

next . . .

- Review actions, benefits and risks of each approach in turn



Actions, Benefits and Risks

- Make minimal changes -

- Actions
 - Fix conservatory roof within advised timeframe
- Benefits
 - minimum cost option
 - allows club to wait until suitable property becomes available
- Risks
 - does not get substantial support from members (~40% ruled it out)
 - parking conditions in Summertown may deteriorate
 - members may drift away because of the condition of the club premises
- Conclusion
 - not a long term favoured option
 - but if no alternative premises are forthcoming reasonably soon, then a repair must be carried out anyway . . .



Actions, Benefits and Risks

- Modify and refurbish 147 Banbury Road -

- Action
 - make maximum improvements to club within financial and planning constraints (48% of members favoured Option 3)
- Benefits
 - 91% of members rated either Option 2 or 3 as either 1st or 2nd priority
 - more space to allocate for playing sessions and teaching classes
 - and possibly 3 separate areas to allow scheduling of multiple simultaneous activities
- Risks
 - parking conditions in Summertown may deteriorate
 - members may drift away because of transition arrangements
 - the highest cost options require the club to raise additional revenue from additional playing sessions or higher table money
- Conclusion
 - best we can achieve within financial and planning constraints without relocation



Actions, Benefits and Risks

- Relocate club premises -

- Action
 - buy or make long-term lease arrangements within North Oxford or Central Oxford
- Benefits
 - more space to allocate for playing sessions, matches and teaching classes
 - 3 separate areas to allow scheduling of multiple simultaneous activities
- Risks
 - parking may not be improved over current situation
 - members may drift away because of transition arrangements
 - members may decline to play at new location
 - financial risk on sale/purchase
 - suitable premises may take a long time to find
- Conclusion
 - only choose this route if it offers substantially more opportunity or flexibility than upgrade to 147 Banbury Road and low risk of losing a significant number of members



Committee Conclusions - 1

- Seek planning permission for maximum development of the site
 - to enable the possibility of enhancing the building as a bridge playing venue
 - to provide for easier sale if we decide to move elsewhere
- Continue the search for new premises
 - narrow search criteria to North Oxford / Central Oxford
- Seek dialogue/partnership with local projects if possible
 - actively engage with any opportunity arising from Summertown Library developments
- Committee to instigate the formation of a Transition Team
 - to determine arrangements should building work or relocation require a temporary alternative home.
 - the team will initially search for a temporary location where all sessions of the club could be played for a period of up to 8 months
- Review the situation when there is clarity on planning possibilities for 147 Banbury Road or when a decision about commitment to possible other premises is required
- Bring forward proposals for using the premises more intensively
 - add at least one more session each week to increase cash flow in support of the business plan to raise the money needed for the more expensive options



Committee Conclusions - 2

- Give notice to third parties that that 147 Banbury Road may be unavailable from 1st April 2012 for a period of about 6 months
 - Search team to continue search for a property for an “additional period” *
 - narrow target location to North Oxford or Central Oxford and continue search for a building
 - continue to track and if possible participate in the current phase of Summertown Library development or any other similar opportunity
 - Finance team to review the amount of money that can prudently be available for refurbishment and transition arrangements or for relocation
 - Building team to contract a second phase of activity with our architect
 - After consulting with the Council, seek planning permission for a variant of Plan E with a brief to modify it if necessary to meet planning constraints or financial constraints
 - The costs involved in this process involve architect fees and planning fees and have to be funded out of club resources. The total cost is estimated to be no more than £9,000. These costs were included within the total costs estimated for Option E.
- * *“Additional period” continues until the club decides, at a further EGM, to commence refurbishment of the existing premises or to commence acquisition of an alternative location*



Discussion

- Any additional member comments, questions or discussion before we move to propose resolutions?





OXFORD BRIDGE CLUB



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This is to give notice of an
EXTRAORDINARY GENERAL MEETING
to be held on Wednesday 20 July 2011 at 6.30pm

AGENDA

1. Welcome and apologies.
2. Premises consultation summary and committee analysis.
3. Discussion and voting on proposals relating to the club premises.

Motion 1

That the committee commission expenditure on repairs to the conservatory.

Motion 2

That the committee commission all necessary professional advice to apply for planning permission on 147 Banbury Road based on Option C, modified as necessary to meet planning constraints and financial constraints.

Motion 3

That the committee commission all necessary professional advice to apply for planning permission on 147 Banbury Road based on Option E, modified as necessary to meet planning constraints and financial constraints.

Motion 4

That the committee seek professional advice with a view to negotiating a price for the purchase of the Headington property (Option R).

Motion 5

That the committee continue to search for a property for an additional period, narrowing the target location to Central Oxford or North Oxford, and continue to track and if possible participate in the redevelopment of Summertown Library to include premises for OBC.

Please note

- The committee will select one or more of the aforementioned resolutions to recommend to the meeting based on the outcome of the consultation.
- Any member wishing to propose any other resolution to put to the meeting must inform the Secretary in writing no later than one week before the date of the General Meeting, in accordance with clause 10.6 of the constitution.
- You are receiving this paper copy because I do not have an email address for you.
If you are on email, please send me your email address.

R C Sills, Secretary
24 June 2011

EGM Notice

- Five possible motions
- “The committee will select one or more of the aforementioned resolutions to recommend to the meeting based on the outcome of the consultation”
- The Management Committee met on Monday 18th July
- Committee selected Motions 3 and 5 to put to the EGM



Resolutions to the EGM

- That this meeting **approves** Motion 3:
 - *That the committee commission all necessary professional advice to apply for planning permission on 147 Banbury Road based on Plan E modified as necessary to meet planning constraints and financial constraints*
- That this meeting **approves** Motion 5:
 - *That the committee continue to search for a property for an additional period, narrowing the target location to Central Oxford or North Oxford, and continue to track and if possible participate in the redevelopment of Summertown Library to include premises for OBC*



Further EGM

- Not a final step; a further EGM will be held to approve implementation at a later date:
 - *either* Commission building works at 147 Banbury Road
 - *or* Enter negotiation to buy or lease another property as the club premises
- *note that in the second case some changes would be **required** to the club constitution*



OXFORD BRIDGE CLUB



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www.oxfordbridgeclub.com

