



STATEMENT OF NEED



ELDERSLIE GOLF CLUB

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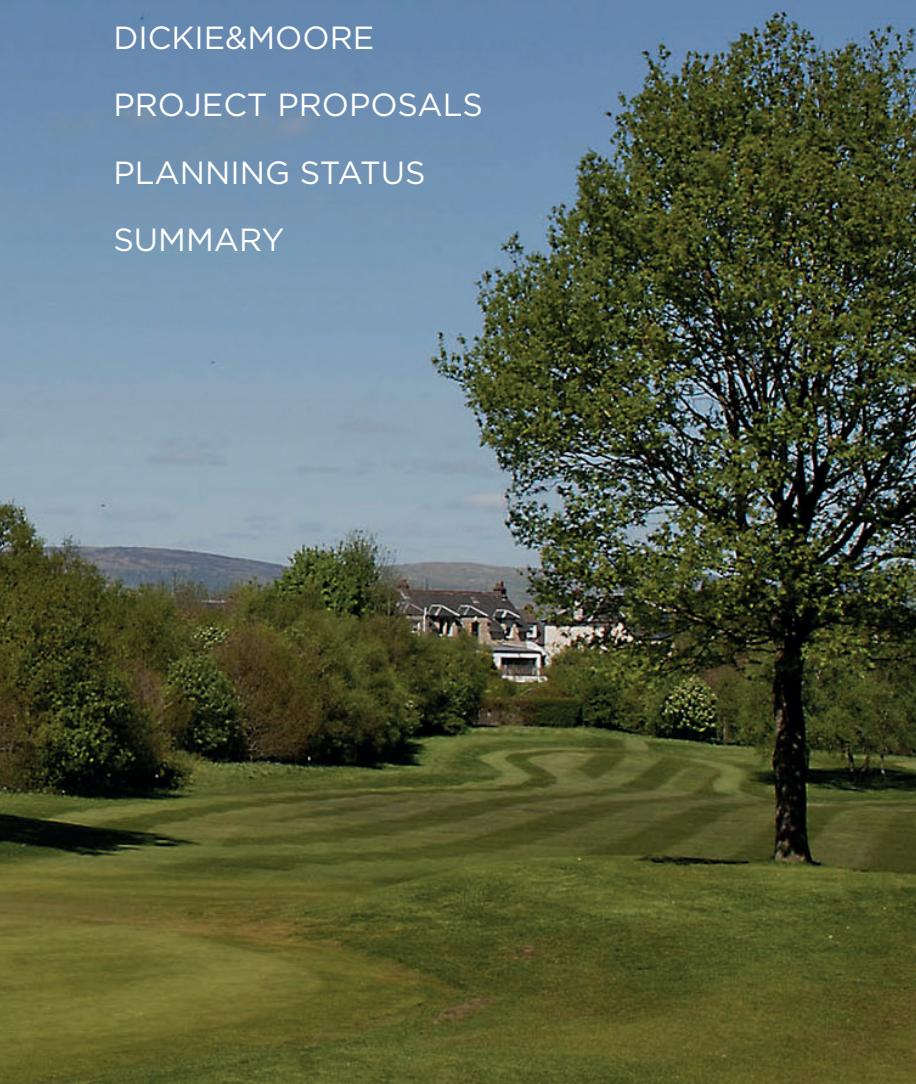
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INTRODUCTION

This information document is for the benefit of all those interested in golf, their local community and of Elderslie.

Elderslie is rich in history as the assumed birthplace of William Wallace, a knight born about 1270 and a leader in the wars of Scottish independence most famously leading a victory at Bannockburn in 1314, so giving up is not in the psych of those that love Elderslie and care about its future

The current pandemic has been harsh .The club has lost £130,000 of income due to loss of members, bar and catering revenue and visitors fees .To ensure its survival it has to adapt. This document sets out why it needs the proposal to be supported and how it is evolving.

The club conscious of maintaining its place in the village of Elderslie and aware of its responsibilities of maintaining 212 acres of golf course grassland, woodland is anxious that its future is secured for the foreseeable future with a range of measures of investment in its buildings and its involvement with the community.

Only with the caring community's belief and the Council's assistance will those ambitions be realised.

BACKGROUND

The Club's motivation for promoting land here for residential development is to help support the improvement of greenkeeping facilities and generate funds to support the modernisation of the Club and Course improvement projects. Elderslie Golf Club is not alone in finding it difficult to meet ongoing maintenance and running costs whilst affected by static/reducing membership and fees.

To address this there is a need to raise funds in order to improve, modernise and diversify the Club so as to be able to retain existing and attract new playing and non-playing members, and suitably attractive facilities and features are required which generate funds on an ongoing basis so that the Club can be self-sustaining over the longer term.

The club aware of the current trend of falling membership in golf in Scotland and consequent reduction of a clubs' income, embarked on a review in 2016 of how they could improve the appeal of the club.

This foresight was and remains imperative with the loss of Maybole&Dalmilling, Carrick Knowe and Eastwood golf clubs in the last 12 months. Many more could potentially close.

After reviewing their needs Elderslie embarked on seeking a solution to what would be their financial catalyst the sale of the current greenkeeper's buildings. Savills were appointed as selling agents and after tender identified Dickie&Moore as the most competent bid.

The sale of the current greenkeepers buildings and ground would provide sufficient funds to facilitate the realise the 3 key areas of investment.

Submissions have consequently been made to Renfrewshire Council seeking that the greenkeepers current land of approximately 3.5 acres is allocated for approximately 28 new homes. In terms of the latest draft local plan the site is allocated as a pipeline site therefore potentially another 5 to 7 years before being formally included. With the current pandemic the club believes this time period is too far away and that investment is required now.

The Club identified investment requirements in 3 key areas



The clubhouse



The course



New greenkeeper sheds and facilities

CLUB HISTORY PAST & PRESENT

Elderslie Golf Club was formed in 1909. In 2009 the club celebrated its community involvement with many activities including publishing a book "Golf on the lands of Wallace".

The book chronicles from the beginning when Elderslie was established on land owned by A. A Speirs. It was an estate where the great Scottish patriot Sir William Wallace was born. The Speirs era heralded a period of rapid golf development with 18 golf courses being laid out in Renfrewshire in as many years.

How the fabric of the built environment would look without these courses?



The club has presently 654 members and 98 juniors and youths.

OPEN TO ALL

The club membership is open to all, men, women, youths and juniors.

The club offers several membership categories including:

- Junior membership
- Discounted membership to youths, attending college or university
- Members temporary incapacitated
- Veteran members, aged over 65 with 35 years membership

FUNCTIONS

The club places great importance of its standing in the community .Since the demise of the Stoddard carpet factory, the club has endeavoured to support the local community and currently provides employment for 12 people .The club also engages the services of a full time professional who provides a fully stocked golf shop which is available to members and to the general public

The club offers catering facilities to members and the local community, and as well as golf functions has hosted weddings, christenings, birthday parties and funeral receptions

CHARITY

Over the years the Club has hosted many charity functions raising many thousands of pounds for local charities such as Accord Hospice, Adams House, St Vincent Hospice and McMillan Cancer Support.

WOODLAND WALKS

The club has recently established designated dog walking paths for the benefit and safety of all. It has also introduced additional native woodland planting as part of its ongoing course management.

GOLF DEVELOPMENT

The Club encourages the development of golf as a sport for all, by means of extensive engagement, particularly with young people. Through the Club Professional it organises regular coaching sessions open to both members and the general public.

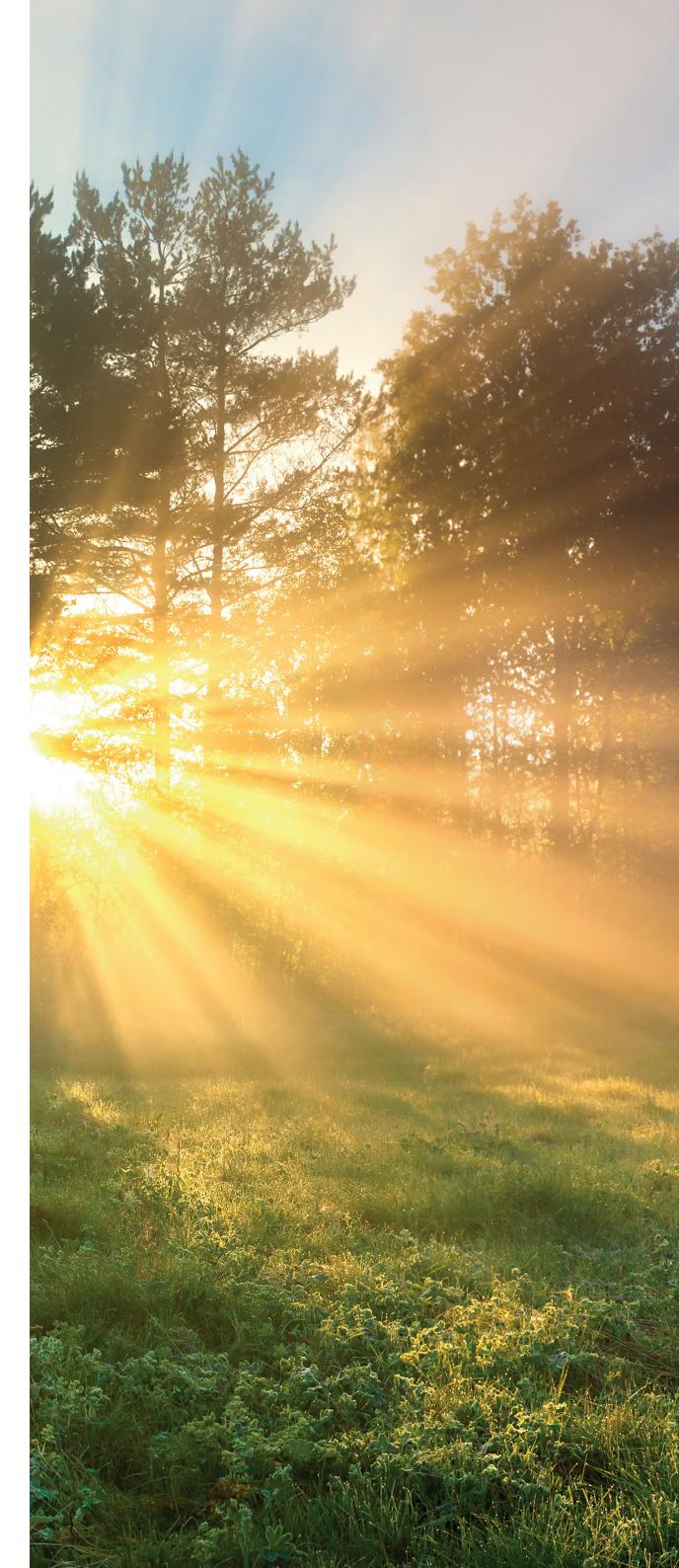
Over school holidays Easter and Summer camps are also run by the Club. The Club works actively, with guidance from the Scottish Golf Union, in discussions with Wallace and Auchenlodment primary schools.

Ross Duncan of the SGU, recently stated:

"We have a good working relationship with the club, and they have demonstrated a very proactive approach in embracing our development activities to grow the game, including:

A recent meeting with our Regional Club Development Officer to expand their Get into Golf programme with a particular focus on increasing female membership and hopefully signing up to the R&A Women in Golf Charter.

A strong junior programme, positive engagement with Renfrewshire Active Schools and staging junior flag events together with other local clubs"



RECENT INITIATIVES

Social Membership

We wish the Club to be regarded by the local community as a valuable resource and hub meeting place. To this end we have introduced the membership category of Social Member. This allows non golfing local residents the opportunity to meet and use the Club facilities to eat, drink and attend Club functions. In addition, they could book the Club facilities for their own private functions. In one year the club has attracted 41 social members with 20 pending.

PapaMac's

Provided a new home to an existing local business, which due to the pandemic , would have otherwise closed with resultant loss of local jobs. During the lockdown PapMac's provided meals for those in need and also provided a home delivery service .This service is intended to continue.

Indoor Golf Studio

We are creating a golf studio allowing members and non-members the opportunity to practice their golf skills indoors. This facility will also be extensively used by our Club Professional to teach both junior and senior golfers. The Golf Studio will complement the existing Junior Easter and Summer Schools run by the Club for local aspiring golfers.

Academy Course

We are creating a 5 hole "Academy Course" for the use of young golfers who are not yet ready to graduate to the main course. This will allow young players to get the feel playing a "course" without associated pressure of maintaining a speed of play to avoid delaying other players. We hope this facility will both maintain and grow our Junior Membership, both male and female, from the local community.

Defibrillator

The club has purchased a defibrillator which has been housed in a secure unit outside the building. This will not only be available to Club Members but also the local community, who will be directed to this location in the event a requirement when calling emergency services. Our Club Staff are also trained in the successful operation of this life saving device.

We believe these recent innovations, in addition to other existing facilities, ensures Elderslie Golf Club remains an important part of the community in Elderslie.



DICKIE — & — MOORE HOMES

DICKIE & MOORE HOMES LTD

Dickie & Moore are an established west of Scotland based housebuilder with a strong track record of delivering high-quality bespoke housing on small to medium sized sites.

Working in partnership with the Club, Dickie & Moore are committed to delivering a high-quality residential development on the land at Elderslie Golf Club, with a range of house types, comprising detached , semi detached

and apartments all of a bespoke design with appropriate high-quality materials. This range of new homes should have a broad appeal , to both up sizers and down sizers .

As part of the turnkey operation Dickie&Moore will firstly construct the new greenkeepers facility. The company has a proven track record of similar projects having delivered in 2008 a new £1m facility for Greenock Wanderers RFC and in 2010 a sports facility for Kelvinside Academy.



PROJECT PROPOSALS

As previously stated, the club has 3 key areas of required investment.

CLUBHOUSE

A report has identified the following improvements to make the club more appealing:

- Roofing works
- Electrical rewiring
- New boilers
- New windows
- External wall insulation
- Upgrade of toilets
- General internal refurbishment
- Boundary walls

The estimated cost is £240,000 excluding VAT.

It should be noted many of the above improvements including the installation of photo voltaic panels on the roof will significantly reduce the club's annual energy costs.





GOLF COURSE

RAW golf course architects, have been reviewing the course and without any major works they have identified the course requires investment in several areas as follows:

- On course drainage
- New tees on certain holes
- Installation of cart paths
- The club's advisors estimate the costs to be £125,000 + VAT

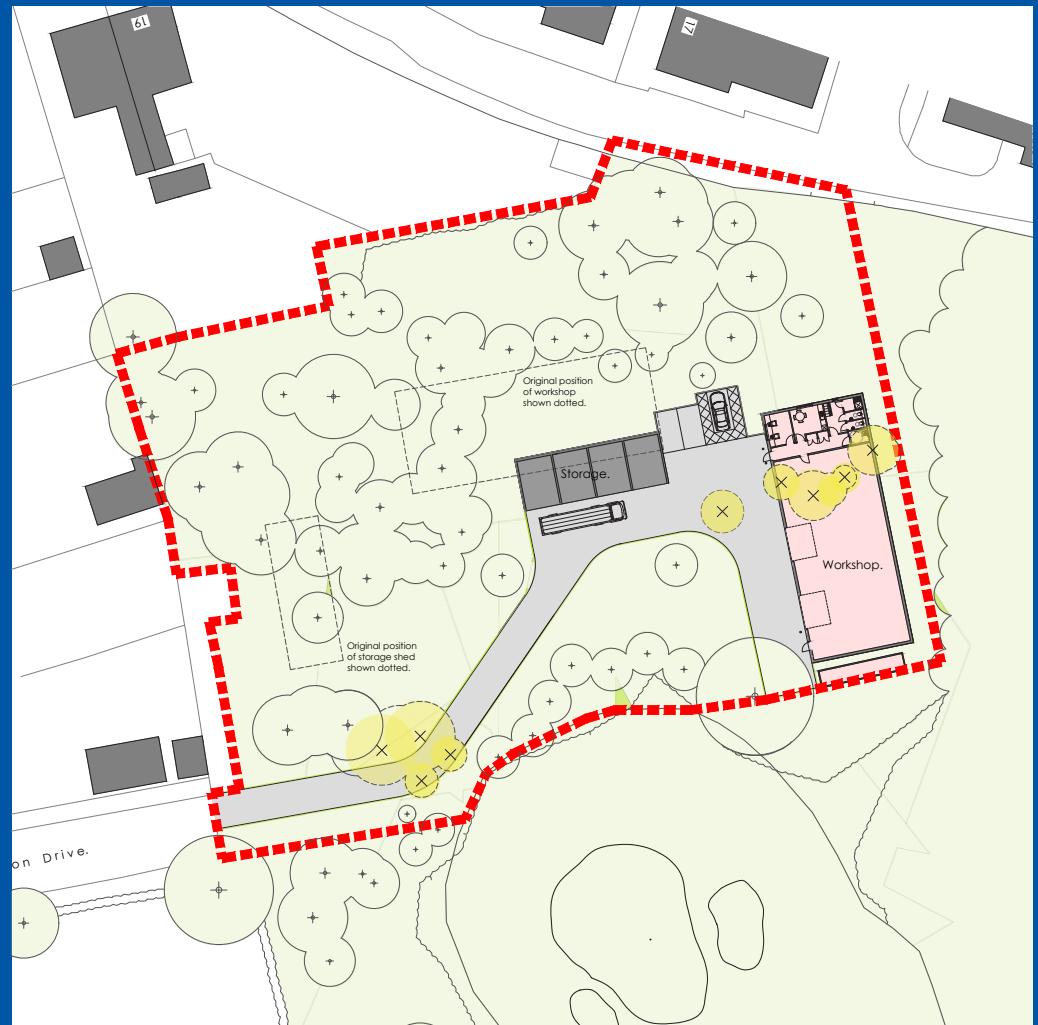
GREENKEEPING FACILITY

The current facility is well out of date and requires immediate renewal. This leads to the recruitment of staff being more difficult.

The proposal is to build a new facility in a new location near the 15th green. Accessibility is good to the proposed site with immediate access off Newton Drive .Following the Public Consultation meeting the location of the proposed facility has been moved approximately 70 metres , ensuring the retention of existing trees.

The new facility will meet and hopefully exceed all current legislation providing a more modern, and sustainable working environment

The estimated cost of this facility is £195,000 excluding VAT











EXECUTIVE SUMMARY

Elderslie Golf Club, is an integral part of the fabric of the village whether you actively use it or are passively aware of it. If it was not there it would be greatly missed by all. This is not a dramatic statement but statement of fact that can be applied to many key aspects of built environment we often take for granted. Too often we are seeing the loss of the local pub, the library, the local shops, the pharmacy. All lost because too many of us passively did not assist or protest.

During this pandemic, "Life" is changing at a faster pace than we have ever experienced and the role of the club and its position, not just as a golf club, but as social venue providing cohesion in the village is vital.

The new investment will potentially create some new jobs but will certainly secure existing jobs.



Elderslie Golf Club needs your support and Elderslie needs a thriving club.

