

**Transcript of a Meeting for Members to Meet
the Building Development Project Team
held on Monday 15th January 2024 at the RCIYC**

Commodore

Okay, so this is the agenda for today. A little bit of introduction from me. We'll then talk a little bit about the Project Committee and then hand over to Richard, your Vice Commodore, who will introduce you to some members of the Project Team. Next, Southern Projects will talk about the project plan and then we will make some time for your feedback and questions because that's really important to us. Now just to explain how we've got to where we are, there are a number of challenges associated with the club. 1. The building is structurally very tired. For example, the extension's roof is beginning to go soft and decay and even throughout the summer, we were not able to get a builder to even take the roof back and have a look at it. 2. Space. We have a growing membership and for events and dining we are really challenged with space. 3. Sailing facilities. These need improving for the young (training, changing facilities etc.). And everybody knows that we need a real reverb of the heads as an absolute bare minimum. But there's quite a bit that we would like to do. We've had a go in the past and 10 years ago some quite substantial plans or options were put together by Axis Mason and the cost of those in today's money was over a million. But they were really well thought through and more recently we put some options together and even put some applications into planning for a sort of orangery extension on the floor above. Maybe moving a bar up there and creating a little bit more space. But then we ran into challenges with planning because basically we weren't really following a process. And we really came up against all sorts of requests for changes and it became clear to us that actually we probably do need to follow a route that helps us deal with some of the other challenges external to us which are that St Aubin may shortly become an environmental conservation area. And that places even more challenges on what we can do with the building. So it was looking like a big project and we knew that we needed to get some expert advice into running this. The trouble with a committee is that you get turnover. We have committee meetings once a month. That means you've only got 12 meetings a year to discuss it and it is very difficult to keep a cadence going on a specific project. So what we needed was the confidence as to whether we really wanted to embark on this journey. And so you'll remember from the survey at the beginning of the year we were asking "if we did things to the building, how far you want to go? Do you want to move the Club or knock it down" etc. The response was for the middle options at the time which was do some extension work, etc. But "over our dead bodies are you moving on club anywhere else." And that was helpful. We gathered in October a Focus Group of some members just to run the idea of moving this forward past them and the minutes that were attached to the message I sent out a couple of times go into that in

some detail, particularly feedback from Anthony here and from Richard Cheal about how a project should be approached. And hopefully you had a look at that. And we can address, some of those questions towards the end if you need to. But that did give us the confidence and the message was "get a proper project committee together so you can drive this forward and we've got some assurance that things won't just fall by the wayside as they have before. And we estimated that to get ourselves to what we call base camp, which is having had a look at a range of options and having consulted with you, we come up with a favorite option (that being base camp) that we would then later go on through a fully costed feasibility study to build. Getting to base camp we want to do by Easter. It's called RIBA in the architectural world. When you look to your options and you've decided on the one that you would want to go for. That does include some estimates of costs which gives us an idea of fundraising and all those things that we need to consider. But that's what we're here today to discuss. The project that we're discussing is how do we get the club through to River One base camp where we've got an option that we really want to go for and we believe that we can raise the money for. And we want to try and do that by Easter. So to do that we have a project committee and that project committee will be accountable to me. It will be led by the Vice Commodore, Senior Responsible Officer. We also have co opted on to our committee Richard Cheal and Richard previously Head of Capital Projects at the Government of Jersey. So some really good experience. Now Richard is giving his time voluntarily on the committee. We will have a project manager who we will introduce you to tonight. We also have a Senior user who's responsibility is really understanding whether the options provided are going to fulfil the requirements of the club, particularly internally. We're going to rely on you to a certain extent as to what you would like to see as members. For the Rear Commodore, the internal use of sailing and all of the other requirements of the staff who work here and office space, etc. We also have a Finance Partner, our Tonorary treasurer, who will be keeping an eye on the whole financial plan. At the option stage, I'll be working with Gina, to scope what do the certain options give us in potential for membership, for covers in the restaurant, etc. The business plan side of things. But also we'll be working together on options for fundraising, which we can talk about more about later. We are looking for a fundraiser. And that is someone who doesn't have to go out and find all the money necessarily, but moves those various different fundraising plans, whether they be membership generation, whether they be helping pull together a debenture scheme, talking to people who are considering making a sizeable donation, keeping them close to the project and updated, that sort of thing. If anyone does have any fundraising experience or feels they can lend a hand to that, that would be great to have. We also will have along the project a senior supplier. That is a person who is actually checking the contracts and the proposals that are being made to us. We've done that already in relation to our project team (our project manager, QS architect), that job is done. So there won't be really much for the senior supplier to do until we start moving into a feasibility study later on. So that's why we don't have a name to that at the moment. So that's enough from me. I'm going to hand over to Richard now, who's going to introduce the members of the project team.

Vice Commodore

Good evening. And actually, I think we need to just thank Jeremy for getting us into such a strong staff, including the framework and the committees together. And I guess, first of all, I'll start by introducing Richard Cheal, who's on the call. As Jeremy mentioned, he's former head of Capital Projects for the States, producing some 30 projects for the public. He's worked with many construction professionals and contractors over 20 years, including Mike and Steve, who are all on the Project Team. on the call, we've got Mike Richardson. So Mike's the principal and studio lead for the Architecture and Urbanism Office. So he's got a wealth of knowledge with local design, conscious, like -minded consultants and contractors over a 20 -year period. Mike will bring 35 years of experience as a design team lead based upon the continuous delivery of projects for the government of Jersey and widely UK clients. Examples of projects that Richard's been working on. So we've got Steve Southern in the room, project manager and policy surveyor. He's the Odin Director of Southern Projects Limited. So Steve will have quite a big role to play in coordinating feasibility, advising on actions to be taken, instructions to be given by the committee, liaison between the professional team and the club, ensuring information flows maintained, producing a program for the project overall at each stage and monitoring progress. Steve will also do the quantity surveying the cost advice, producing and reviewing tenders, recommending preferred contractors, producing valuations and then the ongoing monitoring of costs, cost reports and the final account. Finally in the room we've got Anthony at the end of the table, Anthony Gibb. So Anthony's goal will be looking at the design guidance and reviewing discussing technical and design approaches with the point of architects. and these historic building consultants providing advice on new heritage and conservation. area and he'll also be giving us advice on the planning process. process. In terms of backgrounds, the Commissioner for Jersey the architecture commission. which is called conservation and then health design. Some consultants do have some heritage. The 12 projects have included Ultra□is Castle, Harry Fili acts... I'm now going to hand over to Stephen Southern to actually talk through the project plan

Project Manager and QS

So it's been quite interesting listening to what's been said here, because it's said, well, good information that I would like to know. But what we're trying to do, at the moment is to try to get, to feasibility. So at the moment, Mike, Anthony and I will talk through proposals and implications on the building on regards conservation and preservation. And from that, we'll target ourselves within three weeks to go through the brief and to come up with some options to look at and to work through. The intention is to have some costed options by then, so that we've got, you can make informed decisions as to whether it meets your brief and your requirements, as well as a realistic budget that you can make. And then we'll be working up one of the options, or preferred options, or going

back and reviewing them if there are things within that that you want to develop or you want to change. So by Easter, as Jeremy has said, we can have a preferred option to move forward with.

Commodore

And I'd just like to add, along side the building options within the project plan, we also have fundraising options. What we've learned in the past is that we can we can scope lots of lovely options, but you end up with a bicycle with only one wheel if you can't actually raise the money to do it. So that will be part of the conversation. I think I mentioned in my newsletter if we all invited one more member to join the club, we'd be in a very, very happy indeed. And certainly we can go into more details about some of the thoughts around fundraising within the Q&A. So that does actually take us on to thoughts and questions. Happy to throw it open and we've got, all the people in the room and online who'll be able to take any of those questions.

Member 1

I want to check what the plan is during the redevelopment of the building. It's a small footprint overall in terms of logistics, for tradesmen, etc. What does the project manager do about actually closing the club whilst this is being done? If you do that, where are you going?

Project Manager and QS

To be frank, we haven't got that far because we're still looking at options at the moment. So once we've got some options together, we can look at a phasing plan to establish whether the building itself can continue to be used and it is practical to do that. If it's not, then we'll have to look into these alternatives, but we really haven't got that far yet because we're still working through the options.

Member 1

At La Moye when we had to redevelop that, we actually went to Les Creux and we put it in virtually a new kitchen there. So it's a great kitchen facility and lots of parking. So you may wish to go down that little pitch, you're going to have to close. I can't see how you can work around this club. It's a very restricted site. It's going to go on forever and it won't be done properly because the tradesman will not be able to work in such a small area while you're trying to run this club within the building.

Commodore

Thank you for that. We did discuss at the focus group and my error for not including it in the minutes but it was one of the things that we discussed and actually Le Moye was mentioned by Richard Cheal. So great and thank you because it is going to be an important part of an overall plan when it comes to implementing. Yes.

Member 2

We're thinking about this because of all the maintenance on the club. How much have we spent in the last five years on these? And also, do we want a QS and is that going to be charged to the Club?

Commodore

We have appointed the QS. What we did at the last meeting is we estimated the cost of getting to "base camp" which would include employing a project manager, a QS a historical buildings consultant and we estimated the cost of that to be £15,000. This was discussed during the Focus Group meeting, was taken to the committee and was approved. That's up to £15,000. We hope to spend less than that. The first question was about the maintenance costs we have been incurring. We haven't fully analysed that yet and you will remember there was a significant refurbishment only a couple of years ago. Yet we still have fundamental problems with the roof. So what we've been doing is spending money on sort of internal refurbishment but what we're challenged with is really the age of this extension and the age of the building itself. So part of this project will be estimating what that's going to cost to put right even if we aren't extending enormously.

Member 2

What are the figures on the last five years? How much have we spent on maintenance?

Commodore

We are considering this as part of the project and will come back to you.

Member 2

Yeah. And also, I think that one of the main things that we need is a new kitchen, new toilets, and some creative ideas on what are we going to do with the roof. Yes. And make that more accessible for the members so they can access it and do something creative about it. Thank you. Because it's not utilized to its full potential at the moment. And obviously we have a problem with the roof being a bit soft. It's one thing. That also can be sorted. To close this club down, which would lead for years to do a proper development, I would speak on this. And also, I don't agree with the club spending any money and putting the club, well, not spending any money, but putting the club into debt. We'd be in debt for years doing a massive development. Unless somebody wants to give us a few million quid and put it to statute and solve it outside. Happy day.

Commodore

Thank you. It's very important feedback and you're a member of the Club. And those feelings are ones that we will consider and think about and produce some options. And the options we hope to come back to you with will be a range from doing a very small amount, just to address some of those short-term issues, to some that actually will carry us forward into the future without having to come back to you in two years time saying, well, the building itself is still decaying. So there will be a range of options, but there will also be a range of fundraising options. This is why we asked those questions at the beginning of the last year, to get a sense for who was prepared to do what. So there is quite a range. There are people who have already put their hand up and said they'd make a sizeable donation. There are people who said they'd make a medium donation. There are other people who said they can't really help but would be happy to help drive membership. When we came to buy the car park space, which actually belonged to the States of Jersey at the time, we needed that car parking. It was done (when Rodney was Commodore) via a debenture scheme, and it was quite clever. It said, those who wanted to take an interest-bearing debenture could bid for the interest rate that they were wanting and the number of debentures that they were going to buy. And what that meant is that people could pitch it at more than they were getting for savings in the bank, but it was less than it would cost the club to borrow. The club then accepted the most beneficial bids to the club. After they'd raised the money through a very efficient way of borrowing money, they were able to pay back the least favorable of those first. So quite quickly what happened is that the club ended up on an almost negligible borrowing rate until such time it was paid off quite quickly. Now there are a range of options, and with those range of fundraising options, alongside a range of building options, we would hope that membership would then feel comfortable with the option they vote for.

Member 2

Also Jeremy, I believe an email went out to 40 odd members that the committee took it on themselves to target those members that we think they are rich. Why wasn't the email sent to every member? Because you don't know, excuse me, you don't know that I'm sat on a million quid. Or Alison sat on 20 million pounds or whatever and also there's people here that may want to just say, you know what, I'd like a little plaque outside. Here's the million quid Jeremy, get on with the project. Why was that email sent out stealthily and it was a real thing?

Commodore

Firstly, as I mentioned at the beginning of the meeting, what we wanted was a Focus Group of members that could give us the confidence as to whether we could raise the initial £15,000 and then come forward to the membership with a team - as we are now. It wasn't targeted to the people who we thought were rich, it was to the people who had shown the most interest in the survey. So they were the ones who were most engaged in the project and could give us the most valuable feedback at that early stage. One of the two bicycle wheels of this project is going to be fundraising. So bringing those people along at the earliest point of the journey was really important to us. But what it does is allow us to do is come to you today with a structured plan of how we're going to move forward.

Member 3

Yes. And we also get to look at options of doing it as if it was my own home. I'd say, well, I haven't got a lot of money. I don't know what we've got available. Maybe I'll do my kitchen at the time when we're not using the kitchens too much. And we'll close that for a month. And we'll put in a new kitchen. And then when it's the winter, and we're not using the facilities for the juniors to change, we'll do that at the right time. And do things at different times of the year without moving, because I personally feel I'm a social member, really. I don't say as a child, I did, but not now. But as a social member, I spend quite a lot of money socially here. And I feel if you move the club somewhere else, personally, I wouldn't get it. The club is here, because this is where we are. We come here because of the location. I'm a member here, because I love to come and sit and look at the view. It's my thing. Your friends are going to do it. So I think having to relocate would be a huge issue.

Commodore

If the members decide, for example (and planning would approve) for us to rebuild this extension on two floors, for example, with an area more designed for sailors and sailing facilities down here, maybe with a bar down here, but with a restaurant and a restaurant bar upstairs, where you've got better event space and more facilities for everyone, and the club wants to go for that and we can fund it, then we are going have to look at options, but it isn't desirable, we would want to make this as effective as possible.

Member 3

But will we also have, as members, an option to say, yes, we're going to spend 50,000, we're going to have got a new kitchen? Because I think we all appreciate that the most urgent thing here is the kitchen facilities.

Commodore

Well, it's interesting actually, if you talk to the chef, you get a different answer. Waldemar has been great. We are doing is some work at the moment (moving some of the washing area out into the courtyard, which is being semi-covered over) and that will give them a bit more space. He said in the ideal world, you remove the partition wall in there and have all the cookers down one wall, and that could be absolutely a kitchen reverb. The Axis Mason plan was more radical and drove the kitchen all the way from here through to there. So again, it's about options, but the Senior User's responsibility is to actually scope what those needs are. Do we have any questions about the historical context of the building and the environment that haven't been covered in the minutes?

Member 4

Yeah, just one question. Obviously, you've got the apartment and the stairs. Is that actually required to retain that as part of the building set up and part of planning, et cetera? Because obviously you're looking for space all the time. Whether that's used for junior members, whether it's used for rooms for them or additional junior members changing spaces, et cetera. Could that be reincorporated into the club and got rid of altogether? So I don't know what the overall benefit that it's giving. Yes, it's giving a rental return. The space could probably be better utilized for the club.

Commodore

It is, you're absolutely right in the sense that the accommodation has two floors. But it also does produce a very good income to support of all the things that we do in the club and for the building itself. One thought within the options had been that you reduce that to one floor, making space for office space freeing up the office if you've got this first floor plan for membership use. So yes certainly, reviewing the accommodation within the plan is positive.

Member 3

So with these all different options, that sounds very sensible to me, but these all different options that you guys will look at and come back to us with.

Commodore

Exactly. So the idea is to come back to you with a range of options, hopefully not more than three, by mid -February.

Member 3

Do we have a budget or a cap on the budget? Sounds a bit like Stats of Jersey to me. Do we have a cap on the budget with architects that we can say, right, we're not doing anymore because we've spent this much so far?

Commodore

We have. We have a capped budget to get us to the stage (RIBA1) where the Club has decided on its favoured option by Easter.

Member 5

I think a lot of members are going to be very unhappy at grandiose projects, particularly ones involving borrowing, which the bottom line is puts this clubhouse at risk if we don't repair it. And I know there are people who are keen on grandiose projects, but a lot of members I think are going to be very upset about the roof fixing the kitchens, fixing the toilets, not shoving extra floors on, not engaging in vast amounts of expenditure. So I very much hope when you come to a properly constituted meeting that can make decisions unlike this one, because I don't think this is an EGM, I think it's not. It's very

important members simply aren't given a range of big projects, but are given the option of basically fixing the problems and stopping.

Commodore

Did you respond to our survey earlier on last year?

Member 5

No, I did not. I saw the email.

Commodore

Okay. Did you see the survey or look at the questions?

Member 5

I didn't really think it would go any further frankly.

Commodore

In one of the question, we gave the range of options that we were canvassing at that stage including "live with what we have we got and keep on patching it up". So that is an approach and the options will not all be at the grandiose level. There will be a range and the fundraising needs to be suitable to match. It won't be going out to the bank and putting the club at risk. Thank you, it's an important point.

Richard Cheal

Reference relocating temporarily, this is quite normal. There's always a tension between decanting a building and phasing a building. And it's trying to find the balance. As opposed to moving everybody out if you can do it in phases. Obviously, it takes longer and is slower and costs more. So there's always that tension that exists. And what I was going to also say to the gentleman was, we know one wants a gold -plated scheme, but it has to be fit for purpose and nothing more. And that's what I would be driving. And we are used to working along those lines. You know, it's got to be right for the club. It's got to align with the club's business case. Because there's no point doing anything if it's going to bankrupt the club.

Member 6

Yes. You say that you are going to be looking at a variety of options and then hope to bring back to a meeting three options. Presumably, those three options will not all be of the grandiose scheme. You will grade them to be one grandiose, one basic and one somewhere in the middle.

Commodore

Correct.

Member 7

Just a quick question. In your thoughts on the developments, have you considered maintaining an outside space? If you were to put a second floor on here, that's going to be the outside space gone. Are you considering putting an outside space on top of that?

Commodore

We will feed that into the needs. All I can think at the moment is that there are options there: Large opening windows, continue to use the space in the car park during the summer etc. But it is important that there is an open air feel and we can definitely feed that into the plan. How many members do we have? A little over 2,200.

Member 8

I don't think members should be too worried about the concept of borrowing. You've got a really good scheme that takes the Club into the next century, if you like. La Moye, as we mentioned tonight and the example I would use again, because there they have only, so, 1,500 members. OK, they pay a lot more for their membership, they get a lot more for it too, and the costs around the club are a lot higher, but they, without too much problem, raised 4 million pounds (we're not really going to need that much) through a member's bond. It was paid out within 4 years. So, I don't think members should be worried about borrowing, I think it's doing the right thing and the best thing for the club. And if it's affordable, if a business plan stacks up for maintenance and future, future - driven in the club, then I think that's where we should go, you've got a lot of opportunity here. I think the opportunity is now. And I don't think that should be lost for future generations that can use the club, particularly young people.

Commodore

Thank you. That's very helpful.

Member 1

Did Axis Mason at the time look at the structural capacity of this building as it stands to put a new part on top of what we've already got? What's it going to have to be some major steelworks going into this place?

Commodore

No, it didn't. And I think the answer is yes, it would. We did some plans more recently, the ones that were rejected by planning for an orangey over part of the roof. At that stage were saying if we were able to expose the roof this last summer, we were going to revisit what it looked like structurally. But I think there is a loading limit on this existing roof. It is the age of the extension which is causing this problem. The sponginess gives an indication of the current condition.

Member 9

Yes. I'm somewhat biased as a member who's also a local architect, but can I ask why you're using an architect in Manchester rather than a local architect? At this early hour.

Commodore

We looked at some options. We did go to local architects who we've used before. In the end Arcadis managed to get us in at the budget that the committee had proved for us to get to RIBA1. If all goes well and the proposals they make to take us further are acceptable great, but we have left the option open to be able to revisit who be the architect on the preferred option.

Member 10

Antony, could you speak to the planning restrictions we're facing? Obviously, there are plans to be noted. There are some restrictions here given the location developed in the recent planning regulation.

Historical Buildings Consultant

Yeah, it's obviously a very prominent site. No one can miss it. So whatever goes here needs to look okay. It's called work for the members. But they could be increasing scrutiny from planning for this particular site. Not sure that it'll be that much more generous once a conservation area has been introduced if it is introduced than it would be without it actually just due to the position of this building. The building itself, I understand, is not listed at the moment. That's to the club's advantage because it means you can start moving things around inside the shell of that building. There was discussion at an earlier meeting about whether the site should be cleared completely in an all new building build. Obviously there's quite a lot of cost to that. My thought was that that was a more complicated route to take. Actually in planning terms there's more planning risk with that as well as cost to the Club. So I think in my mind you're going to reuse the original structure that you've got. You've had this single story structure scrapped around on what was the terrace once upon a time at more since the older building was first built. You've got the opportunity to amend and alter the space planning within the existing building. That will be permitted by planning. If you make some new or if you make some alterations to the fenestration doors and so on to that existing building, that won't be permitted. Then come down to what this building looks like, whether it's one story with a flat roof, whether it's one story with a bit of second story, for whether there's some additional buildings built along the back where the kitchens now are to accommodate back of house, changing rooms, toilets and so on. Now all of that is in the skill of the architect. We did discuss the question of local architects and the reason that I felt it was very important that we, regardless of who was appointed and I didn't know who was going to be appointed at that point, that we should only go to our RIBA stage one with no commitment was that actually it's important that local people are involved and it's important that Club members who are architects may be involved as well. But we need to get through the initial space planning and actually having a large architectural practices is an advantage because they have the resources and capability to produce quite a lot of work quite quickly. And that's what we want to do. We want to do the basic information, get that basic information out so that we can analyze that and that's all of us here and the Club and the Committee doing it. So that we're in a good position to say at the end of our RIBA stage one. Does everyone know about these stages, these RIBA stages because it can get a bit complicated? RIBA one is feasibility, only "can we do this? Do we have the money? Can we fit what we want to fit on the site?" That's stage one. Stage two is the concept what it might look like. So we're putting a planning application in and that's what everyone understands. So you worked up the plans. Everyone says, yep, that's what we're going to do. We've worked up the cost. Much more accurately. And that's the point the planning application goes in and everyone starts commenting it goes through the planning process. Stage four is technical stuff. So that's building control, tendering and so on. And then it goes right through to seven, which is stuff on site. So those are the important ones from our point of view are one, the feasibility and the committee is sensibly taking it as a staged process. So no more fees

that are approved at any stage or are sensible are spent at any particular stage. So one feasibility to concept and more nice pictures. And that is three planning. And so just to finalise about planning, at stage two, after the fees are done, shall we proceed or shall we not, with how many square metres of area, or square point of area? At stage two, that's the point at which it is usually sensible to go to planning for some pre-application advice on what it looks like, because that's the stuff you start needing to get feedback on. And this is in advance of moving to stage three, when you submit your planning application, by which time you hope to have put to bed design aspects, financial aspects and planning aspects.

Member 8

Jeremy, can I ask a couple of questions, please, regarding Peter's and Alison's points? I assume, talking about planning, that the approach has already been to planning, to ask them what will be acceptable. Because I assume you've not got this stage without speaking to a planning officer?

Historical Buildings Consultant

I think the answer to that is no, you wouldn't go to planning at this stage. Oh, why? You would go at stage two. What you want to do is work out, does the club want to do something on this site or not and can it afford it? It is a very sensible question. My job is actually to speak with Mike and say, I don't think you should have a 13 story tower block here because I don't think it's going to wash with planning. That's an extreme example.

Member 8

We all know how Jersey works and how easily it is to upset planning. So my common sense would be to have approached planning.

Historical Buildings Consultant

Yeah, well, I think it's common sense, but unfortunately, the planning department doesn't work on common sense. So actually, I would advise not to go to planning yet. You will not get an answer or anything meaningful at all. It will be complete waste of time and necessary things.

Member 8

The other question is, regarding Alison's point, if the proposal that's accepted is to move somewhere else because we do as well, a lot of people that have joined this club over the last few years have joined because they like the social aspect. We will lose a lot of money because we will not be having one for lunch. We're going to have to find a way to do this. Also, you'll find a hard stop on new members because why would someone join as a social member when there's no ability to sit in this lovely room and see the view?

Commodore

Yeah, I think those are all sensible challenges and concerns to think about and try and mitigate. The problem we're facing is that over the last years, whilst various schemes were thought about and didn't come to fruition, what we have actually got is a club that's crumbling around us. We all recognise that. But they're important points that you make.

Member 3

Can we not just get on and repair the roof, is that not a possibility?

Commodore

If we did, we'd probably find that it would cost as much to do that as it would a significant part of a more planned project, that would give us more space and address some of the challenges that we're facing.

Member 3

Thank you guys very much for your time. You're obviously giving me your time, which I'm sure is much appreciated. It just seems to me, listening to the committee this its going to take a long time with all these stages. We're looking at a year, two years maybe before we even get to anything. And we're just sitting here doing nothing. Should we not be looking at doing some piece of new projects that we really want to do? We need now that waiting for all this, because are we just going to cost ourselves more money if we then decide, okay we're not going to borrow five million, knock it down and do this. Oh right now the roof's got a big hole over there. Should we not be doing that now?

Commodore

So it's a question of what we're saying we're going to do. But one of the challenges we even had over the last summer, I think Paul is here in the room, trying to get builders to even look at the condition of the roof before we could do something about it. First, it would be, "we've got weather issues" and "there's a forecast where it might rain and can't take your roof off". The next is "we've all got COVID". So doing those kind of piecemeal bits, really drag on and turn out to be incredibly expensive. So we're back to a range of options and what can we can afford. And you're absolutely right. If we decided that we love an option which involves rebuilding this extension to two floors and planning like it and whatever, and we have to move from beginning to end, from today to completion, it could take five years. But the point is that we'll get there. The problem that we've had so far is that we've thrown ideas and thoughts and drawings at planning and they've been rejected because we haven't gone through a process that's been described. Now we'll actually get somewhere. And we are doing something.

Member 3

We have to be careful that we're not going to spend money, spend money and then go, oh no, we're not doing that at all. Let's start again.

Commodore

We've learned from that process. That has happened, that did happen 10 years ago, because it hasn't gone through this process, with the people involved who know how to have those conversations.

Member 11

I would make an application with four options and get a planning officer in as soon as possible. For your architect to just do a couple of line drawings, first of all: "This is what we're thinking. Can we do it? No. Can we refurbish it? Yes, you can refurbish this bit. Are we looking at building? Get some dialogue going straight away and then you'll probably have to go to the Architects Commission afterwards. I would strongly recommend, given the gravity of the application that you're going to make, to get that dialogue going as soon as possible, given that you're on a committee and given the timeframes that are relating with planning at the moment. They are a law unto themselves. They try very hard, but they make mistakes and things go wrong and things go very well. But the sooner you get into that system with the building of this style and what everything is going to be, I would move it forward. You're going to get people in the committee, in the memberships that will disagree, but I would take it forward. I would get a planning officer

on board and start that dialogue. You've got a record and a clear dialogue of what you're going to achieve. Then you can respond to the members and say, we've been to planning. They've told us this. We can do this. That would take a day for your architect to do four hours planning, a couple of hours on this, a couple of hours on that, a couple of hours on that. Put them in. You've got A, B, C, D and E. Put them in and they can say, we don't like B or C, but we like E. Okay? That's very much. That's what I would say. I'd be very frank about it. Thank you.

Commodore

Thanks for your feedback, Miles. What I've been seeing is that the rejections that we've been having previously were precisely because we were throwing in drawings and what they lacked were things like a business case behind what we were doing and also an environmental impact assessment. So there are a few things I think that need to be done but we do hear your point and feedback of, "could we do this early."

Member 11

There are obviously going to be these ongoing concerns, but for them to even respond could be a challenge. For them to even get to you via the online portal could be a couple of months. So you could at least reserve that space on the portal and this is our number. We're going to start the dialogue on this.

Member 12

I've got four points. I've been involved for quite a number of years, but I'm reaching a certain stage in my life such that in five years' time, I've told my son that I wish to have my 90th birthday party in the club. And I then went on to say, and I also want to have my wake. I just hope that the 90th comes before the wake. The second point is you raised is the idea of a bond scheme. It is a scheme I'm aware of for the Amateur Dramatics Club that purchased its own club room from a well-known farm in St. Martins. But it worked extremely well and got paid back over a period of something like five years. There was a ballot each year for so many as the funds were able to be paid back. From an engineering point of view and from an organisational point of view, it seems to me we have to have a minimum critical specification. What is essential to be done and to be designed in? What's highly desirable? I like the idea of your two concepts, the ground floor, because you want sailors to use it, and on the upstairs for the rest of us. Nice to do and then finally either can't afford to do or it's totally impractical to do. Can I ask a question through you Chairman of Antony, who's an excellent person for this sort of thing by the way. Would this proposal or would this scheme require to have a lift under the current regulations, either for disabled persons or people similar to myself who would

struggle up the stairs? Of course you might have to provide an external fire escape type ladder for everybody else to get some exercise.

Historical Buildings Consultant

Well, the answer to the lift is probably yes, but if you're doing a minimum refurbishment project which is being suggested towards the back, then no. But if you're going to move the bar upstairs or the restaurant upstairs or have other things upstairs, then having a lift arrangement is an obvious thing to do.

Member 12

Thank you, Anthony, for that. Obviously, my opening comments were related to the fact that I hope this project does get done within the next five years. Thank you.

Commodore

Morris, thank you very much and particularly a pleasure that you could join us online. What I'd like to do at this stage is give a moment to our architect, Mike, who's heard lots of questions about the architectural elements. We've introduced him but haven't given him a moment to speak. So, Mike.

Architect

Mike Richardson. Miles made his point about planning and pre-application advice. As you probably aware from the local press, planning are under a bit of stress at the minute. So in order to get that pre-application advice, you would probably find that you're waiting all these two months. The whole purpose of having Antony Gibb as part of the team is his knowledge and expertise on Jersey with dealing with the Architectural Commission and I'm actually meeting him this week to discuss the parameters that we might be looking at in terms of any development on the existing yacht club. So we've seen the previous schemes that have been put forward, the Axis Mason and the more recent planning application and obviously the feedback from the planners received as part of that application. We're not architects who are going to come up with a scheme that's totally unrealistic. We're realistic architects who actually want to work with them to deliver a scheme that everybody will be happy with. So from my side, any local architects and obviously one in the room, more than happy to meet with you if you've got any ideas or you want to meet with us and discuss the scheme from a local level, more than happy to do that and ultimately we just want to work with yourselves to produce a scheme that everybody's happy with.

Member 13

I see absolutely no point in making-do-and-mend and putting good money after bad. So therefore I think you need to do a proper job. And I originally joined this club in the mid 1970s when you had a wet bar and a dry bar. And in the dry bar we had the bridge players, but anyhow, I just think you should do a proper job. Regarding your funding, like I agree with these guys from La Moye. At the Royal we had to get some funds in. And they were oversubscribed and it was bonded. And the maximum amount was that you put in was £10,000 for one bond. And every year they paid you an interest which was between the annual bad rate and the bank interest. So therefore you got an income that was higher than the bank interest, but not as high as the other. So you got an income coming from that bond and you had to return those bonds within a certain period of time. And I'm sure that if you put down a request for X amount of bonds that you require, having worked out how much you're going to spend or will require, you put it on the mountain and then you just say, right, well, there are these bonds and they are, for example, £10,000. At The Royal, it was oversubscribed. You couldn't buy two bonds because it was at a pretty good rate. So what I think that you should maybe consider is the bond system, which is the amount they did. Its' highly effective and you've got your money there

Commodore

Thank you very much for that. It is really reassuring. It's helpful to know. This is what mean when we refer to a debenture scheme. We used it previously for buying the car parks, very, very similar. That's going to be one of the one of the fundraising options placed on the table. Thank you for reinforcing it because that is the plan. And also, you can see in the concept, moving back to a sort of wet bar area and dry bar. And I remember when I first came to the island in 1999, someone in this room said to me, "you want to think carefully about joining the RCIYC? That's just a bridge club. Luckily now we're doing a lot more sailing for children. So it's a constructive thing.

Member 13

And the club was actually offered to buy the car park across the way. And that opportunity was lost as they were "trying to save money"

Member 3

There's more money involved in golf than there is in sailing. We're trying to encourage young people and families. Golfing is a different

Commodore

The options will be as broad as the views, and as a club we will have to go with what the whole membership wants. There will be fundraising options and plans that will commit against those. Do we have any other questions in the room from anyone who hasn't asked anything yet?

Member 2

What consideration has been given to training in the future?

Commodore

Those are definitely the things that the Senior User will be considering. Absolutely, we're already challenged by the Committee Room being used for training. That may need to still be the case, but the changing facilities for the young needs to be improved.

Member 14

My question to the architects. What is the cost of the foundations for the new building on top? This is a very old building. Has anybody being down to the basement?

Project Manager and QS

You've just raised a point about the client brief. We're just starting out as to the brief that's been developed. I can give you that figure if you want but don't expect it now

Member 8

Do we has an idea of the cost of maintenance if the work's not done. If we don't do anything, it doesn't have to be grandiose. If we don't do something, what it wii cost over 10 years. How much is that going to cost us in maintenance compared to building a second floor, compared to taking the roof off and building a new extension? Is that something that could be done so that people (who may have their concerns about a larger project) could compare to what it would cost to just keep doing the maintenance? The cost of doing nothing.

Commodore

Yes, it is important to know. It goes hand in hand with how much we spent yearly to date, which may not have been enough, and how much it might be. Until we actually explore this we don't know, but we can certainly put it to the team.

Project Manager and QS

The whole point of the first stage here is to give you information so you can make an informed decision. So if you don't want to be spending millions and you just want to do a refurbishment or you want to do a phased approach, the idea is to give you three options. We'd suggest three options being a minimal media, a discrete scheme and not necessarily a grandiose scheme but a nice to have so that you can look at it, you can make that decision yourself and say right it's going to cost that much, that scheme will take that much time and we can carry on using the clubhouse, that one we can't and we're going to be out of it for two years. We are talking a lot of time here, you're absolutely right. So it's important for you to make the right decision and you can only do that on having the information in front of you and that's what we're going to try to do.

Architect

I was just going to reinforce that, that obviously there is one of the options is do nothing. You know you've got problems with the roof, you know the kitchen needs replacing and you know that your toilet facilities aren't exactly fantastic. So in the do nothing scenario, the club is still going to have to spend on the structure of the building. And then also to inform that option is to do a proper D-Lap and condition survey of the existing building so you know what costs you've got coming down the line over the next five years. So in answer, we will look at all of that as part of this initial ROBA Stage 1 feasibility.

Member 8

I know that the Golf analogy has been used a couple of times now. And understanding that running a golf club is vastly more costly than running a yacht club. But I'd urge you perhaps to talk to the project team that delivered the Le Moye refurbishment, because exactly the same process was gone through which you would get the opportunity to pass it by the way. Having a process is essential. But they went through the same issues, the same conversations about do we rebuild, do we knock it down, do we refurbish, and they costed it out. And then it also looked at funding in terms of do we have a debenture, do we have a levy, do we put our membership fees up, and they modeled all of that. And they modeled also costs of having the club remove somewhere else temporarily, one of the schemes. So its well worth talking with that project team, because they're faced with

exactly the same issues and exactly the same questions are coming from this floor today.

Commodore

Absolutely right, thank you. There's no point in reinventing the wheel.

Member 8

I think they'd welcome and be happy to talk to you.

Member 12

Thank you. Just a thought. You put up a chart earlier showing the timeframe and the items. Might it be possible to distribute that plus any other pertinent items that you have in your pack to all of those of us who have come online or who have expressed an interest by email. So we have that in reserve for the next time. And it will enlarge our knowledge base. And I look forward to the next stage of consultation. It seemed to me that the consultation process is important to complete before you go to an official meeting of the club to authorize something. So that you know you have a good solid base to pursue when it comes to that decision -making process. Thank you.

Commodore

Thank you very much. In response to a question about circulating information, we have two streams and we'll trace the potential of each other. They both rely on our administrator writing up the minutes of this meeting. But hopefully, if it's captured the transcript, that'll make it easier for her. And then what we'll do is distribute that via email, but what we're also hoping to do is get an area of the website up that will allow you to see the minutes of the various meetings, the plans, and the thoughts as they develop. And in fact, if we get that going quickly enough, then what we'll do is let you know, Maurice and others, via a Commodore's Newsletter email that the information is there, with the minutes of the meeting and the information that you have requested. Thank you for that.

Member 15

My favorite club is at a point which would be very, very exciting for its future. I've seen a lot of different projects done. Most of which have done a lot for the Club, but I think you

need to weigh up the ongoing maintenance of the club as it is, against an exciting new project, a more modern, a more functional club. And if you do it like that, I don't see that you will lose any members. I think you will hopefully create a new space and the membership that you have won't disappear. They'll be here because they want to be in a new space. And I think you've got an opportunity with a very, very exciting project, which I wish you every success with. I hope it takes a club on into a new future. And if it's done properly, it's going to be very maintenance free for a very, very long time. So the expense of the project is going to be offset against this ongoing maintenance issue, which you have because you're in a building. So I hope the progress, whichever of the three options are exciting. And I hope the membership is enough because I think it's very worthwhile.

Commodore

Thank you very much indeed.

Member 3

Thank you all very much. It's been a very informative evening. I'm glad I attended personally. I found it very interesting. Very informative. Just very disappointed out of 2,000 members how few of us are here.

Commodore

If you could all act as disciples and take the message further and encourage people to view the options when they come up and comment on them, that's going to be really valuable.

Member 3

If people have an opinion they need to be involved and they need to understand and you've been very informative. Thank you very much.

Commodore

It's a pleasure. So the other, the final thing I think to summarise, unless there's anyone here or within the project team who has a question - that's it!

Member 8

Yeah, for anyone that you guys know that wanted to attend, but obviously couldn't get it, please let them know that we are hosting it on Teams. They can access it, it's really easy. You just click above. And if everyone can let people know, then maybe we can get some more attendance.

Member 3

It was made known.

Commodore

Okay. I think in summary I'd just like to say that, Darwin didn't say it is the survival of the fittest. What he did say, is that it's survival of the most adaptable. And if we don't adapt, we are going to fall behind. The way that the nature adapts is by creating some diversity of its options and one of those gets naturally selected. So hopefully the Club will be able to look at a range of options and select the right one that carries forward into the future. Thank you very much, everybody.