

South Ayrshire Council

Joint Report by Head of Property and Risk and Head of Enterprise, Development and Leisure to South Ayrshire Council of 25 June 2015

Subject: Troon Golf Clubhouse

1. Purpose

- 1.1 The purpose of this report is to update Members on the outcome of the feasibility study commissioned to determine the options for refurbishing the Troon Golf Clubhouse to provide accommodation and layout to suit present needs and to refurbish the general fabric condition of the building.

2. Recommendation

2.1 It is recommended that the Council approves:

- (1) option 1 as detailed within the report at a cost of £1,695,000; and
- (2) additional funding of £195,000 in excess of the original £1,500,000 to meet the additional total cost of works together with the cost of temporary accommodation in the sum or £250,000 as previously approved.

3. Background

3.1 *Existing Clubhouse*

- (1) The Troon Golf Clubhouse building provides facilities for golfers and the management of the three municipal golf courses run by the Council in Troon.
- (2) The original building is believed to be between 80 to 100 years old, and has had some modification and extension in intervening years. The most significant of these is an extension at the north end of the complex built approximately 40 years ago.
- (3) The accommodation comprises a starter's office for tee bookings, locker rooms and toilets for gents, ladies, and visitors, a dining area and associated kitchen, and a number of club room lounges; these are generally located in the original building. The newer extension is occupied by the Welbeck Golf Club (a private members' facility), with part of the ground floor in separate use by the resident golf professional shop.
- (4) The present building accommodation and layout are dated, and, as such, the functionality of the building is compromised and the requirements of present day users are not adequately served.
- (5) The general condition of the building is quite poor, arising from insufficient maintenance over a number of years. Roof leaks and water damage have been common occurrences in recent years, and repairs have generally just dealt with the localised repairs. With regard to the external fabric, many of the components and finishes are in poor condition and in need of remedial action to stop further

deterioration to provide a proper wind and watertight structure that will be fit for purposes for future use.

3.2 **Consolidating Golf South Ayrshire**

At the Council meeting on 3 July 2014, It was decided that the Council would retain control of Troon Golf Clubhouse and commit sums of money to further investment in the facility. These sums were set at £1,500,000 for the refurbishment and £250,000 for the temporary facilities that will be required during the refurbishment works. It was identified that there was a requirement for a feasibility study to investigate various options on refurbishment being undertaken to be funded by £30,000 from the Efficiency and Improvement Fund.

4. **Proposals**

4.1 **Options**

A review of potential options for redevelopment of the existing facility was considered by officers within Property and Golf Services. This took account of the work required to modernise and refurbish the building together with the degree of reconfiguration that would have longer term service enhancements to the building and service users. Three options were identified and the scope agreed with the consultants undertaking the feasibility study

(1) **Option 1 – Refurbishment and Minor Re-configuration**

This scheme was developed to achieve the necessary refurbishment, together with a degree of reconfiguration to suit the Golf Service. This option had targeted a works cost package aligned to the availability of initial budget that had been approved at £1,500,000. At a late stage in discussions, an enhanced conservatory area was added to this scheme to the front lounge area. The scheme provides a degree of optimisation of the building usage together with the required refurbishment works and , comprises the following:

- maintain serviced areas broadly speaking as existing;
- open up the dining and lounge area to create better flow;
- refurbish the starter's office introducing a bay window;
- new golf bag store created;
- carry out all necessary fabric repairs to walls, roofs, windows and doors;
- glazed extension to former ladies lounge to improve room size and shape and views of the course;
- move the golf pro to a more central location;
- move the existing changing areas to the Welbeck Club changing and part of male changing area;
- maintain existing building footprint as far as possible;
- change visitor changing to club room on first floor;
- lift access to first floor;
- use the tower rooms for storage only;
- Welbeck Club to remain as existing layout with exception of new lift and locker room; and

- glazed conservatory extension to former ladies lounge to improve room size and shape and views of the course. (This proposed feature was added following discussions with Portfolio Holders and local Members.)

(2) **Option 2 – Refurbishment and Major Re-configuration**

This scheme was developed to achieve the necessary refurbishment, together with a major degree of reconfiguration of the facility to provide a more ordered layout. The historic growth and extensions to the building together with changing use profile over the years has resulted in a slightly disjointed internal configuration. Whilst this option is probably the optimum layout for the Golf Service. it does represent some major design layout changes within the building. These additional alterations are costly however and bring a degree of risk with substantial structural alterations to a building of this nature. Given the high additional costs involved with this option over option 1 it is potentially difficult to justify the additional expense of this option. This scheme comprises the following:

- the starter's office would control access to the golf facilities, changing, bag store, pro shop, golfer's lounge and WCs, combined with rationalised circulation space;
- extend the new glazed frontage to the lounge and starter's office to maximise space;
- relocate the dining café and kitchen – access now through the golf pro shop;
- relocate the Welbeck Club to the most recently extended part of the clubhouse;
- install a new platform lift to provide access to all club admin rooms on first floor (previously visitor changing). This would also provide access to the Welbeck Club ensuring it is DDA / Equalities Act compliant;
- modify the stair access in the tower to allow staff to utilise rooms on first floor over the foyer area; and
- carry out all necessary fabric repairs to walls, roofs, windows and doors.

(3) **Option 3 – New Build Clubhouse**

A massing exercise was carried out to ascertain that the site could lend itself to the construction of a new clubhouse. The cost of this option was based on a notional budget for an equivalent modern building providing all of the functionality of the existing building and providing a more efficient use requiring only 90% of the existing building floor area.

4.2 **Programme**

Following approval of the preferred option, the programme dates will be finalised. However, assuming option 1 is approved, provisional dates are as follows:

- Council Approval: June 2015
- Design: July/ August 2015
- Planning/ Building warrant application: August 2015
- Tender preparation: September 2015
- Tender period: October 2015
- Contract award: November 2015
- Site start: December 2015

- Contract period: 46 weeks
- Contract completion and occupation: October 2016

Options 2 or 3 are both likely to add approximately 16 weeks to the programme indicated.

5. Resource Implications

5.1 *Financial*

Option 1	Refurbishment and Minor Re-Configuration	£1,695,000
Option 2	Refurbishment and Major Re-Configuration	£2,140,000
Option 3	New Build	£2,755,000

The above costs are estimated by the consultants based on the scope of works and surveys identified to date.

All of the above cost options exclude any works associated with providing temporary accommodation, for which an additional provision of £250,000 has already been allocated.

Undertaking Option 1 will require additional funding of £195,000. This will be funded from unallocated £9m funding for projects yet to be identified, brought forward to 2016/17.

5.2 *Legal*

Notices to quit have been sent to the two tenants who occupy the property, namely, the Welbeck Golf Club and the Bunker Restaurant. Both leases have expired and currently continue on an annual basis. They will require to vacate the premises by November 2015. The shop and work station area currently occupied by the golf professional is provided as part of a service contract and this area will also be vacated by November 2015. A degree of continuity for these clubs and services will be provided within the temporary facility, proposals for which will continue to be developed.

5.3 *Human Resources*

None.

6. Risk

- 6.1 Failure to address the works required to the clubhouse will result in substantial deterioration of the clubhouse.

7. Equalities

- 7.1 An Equalities Impact Assessment has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The Equalities Impact Assessment is attached as Appendix 1.

8. Sustainable Development Implications

- 8.1 This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

9. Options Appraisal

- 9.1 Options appraisals have been undertaken within the feasibility report.

10. Link to Council Plan

10.1 The proposals contained in this report link to the Council Plan strategic objective/ outcome: 'Improve the way we work as a Council'/ 'Ensuring that our assets are fit for purpose'.

11. Results of Consultation

- (1) There has been no public consultation on the contents of this paper.
- (2) Consultation has taken place with Councillor Robin Reid, Portfolio Holder for Resources and Performance, Councillor Bill Grant, Portfolio Holder for Economic Development, Tourism and Leisure and Local Members.

Background Papers **Report to South Ayrshire Council of 3 July 2014 - [Consolidating Golf South Ayrshire](#)**

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Date: 18 June 2015

SOUTH AYRSHIRE COUNCIL
EQUALITY AND DIVERSITY IMPACT ASSESSMENT

Section One: Policy Details*

Name of Policy	Tron Golf Clubhouse
Lead Officer (Name/Position)	Donald Gillies
Policy Development Team (Names/Positions)	Donald Gillies, Head of Property and Risk Pauline Bradley, Professional Design Services Manager
Critical friend (s)	Tom Burns, Asset Manager

*Policy could include strategy, project or application: see guidance attached.

What are the main aims of the policy?	Refurbishment of Tron Golf Clubhouse
What are the intended outcomes of the policy	Refurbish the existing Tron Golf Clubhouse and restore the general fabric of the building

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire or particular groups within the population (please specify)	The projects will impact on members of the golf's clubs who are based at Tron, members of the SAC golf scheme and the general public.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community.

List any likely positive and/or negative impacts

Protected Characteristics	Positive and/or Negative Impacts
Race: Issues relating to people of any racial group, ethnic or national origin, including gypsy travellers and migrant workers	There are no additional specific impacts relating to race as the facilities will be accessible to all.
Sex: Issues specific to women or men	There are no additional specific impacts relating to gender as the facilities will be accessible and available to both women and men.
Disability: Issues relating to disabled people	The new facility will fully comply with the requirements of Equality Act 2010 and all building standards. The new lift will ensure that people with disabilities have equal access to all areas of the clubhouse.
Age: Issues relating to a particular age group e.g. older people or children and young people	There are no additional specific impacts although the new facilities will be able to accommodate the needs of all age groups to participate in community activities.
Religion or Belief: issues relating to a person's religion or belief (including non-belief)	There are no additional specific potential impacts relating to religion and belief as the facilities are accessible to the whole community irrespective of religion or belief including non-belief.

Sexual Orientation: Issues relating to a person's sexual orientation i.e. lesbian, gay , bi-sexual, heterosexual	There are no additional specific potential impacts relating to sexual orientation as to a person's sexual orientation i.e. lesbian, gay, bi-sexual, heterosexual as the facilities are accessible to the whole community irrespective of sexual orientation.
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Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership.	There are no negative potential impacts relating to Marriage and Civil Partnership as the Policy applies equally irrespective of marital status.
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Gender Reassignment: Issues relating to people who have proposed, started or completed a process to change his or her sex.	There are no specific potential impacts relating to gender reassignment as the facilities will be accessible to all individuals irrespective of gender reassignment status.
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Pregnancy and Maternity: Issues relating to the condition of being pregnant or expecting a baby and the period after the birth.	There are positive impacts relating to Pregnancy and Maternity they will be able to access all areas of the Clubhouse to expecting and new mothers.
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Multiple / Cross Cutting Equality Issues Issues relating to multiple protected characteristics.	There are cross cutting issues for all protected characteristics and in particular for Age and Disability.
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Equality and Diversity Themes Particularly Relevant to South Ayrshire Council

Health Issues and impacts affecting people's health	The new facilities will be designed to enhance health and wellbeing by providing inclusive access to modern spaces which will better support sports/leisure and community activities.
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Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.	The proposal complies with the Council's commitment to Human Rights in all that it does. The projects will provide an equal opportunity for individuals to participate in community life.
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Rurality Impacts relating to living and working in a rural community	The new facilities will demonstrate the Council's commitment to support and sustain rural life ensuring that communities have access to good facilities which are designed for inclusive access.
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Deprivation Issues relating to poverty and social exclusion, and the disadvantage that results from it.	The new facilities will be designed with flexible space where different activities can be undertaken to support communities to address deprivation, social exclusion and those disadvantaged
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Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>Consultation on the proposals has already taken place with the tenants Welbeck Golf Club and the Bunker restaurant and with the Golf Professional.</p> <p>It is proposed to continue this dialogue with Stakeholders and the General Public as the project progresses.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify <i>what</i> research was carried out or data collected, <i>when</i> and <i>how</i> this was done.</p>	<p>None</p>
<p>Partners data and research In assessing the impact set out above what evidence has been provided by partners. Please specify partners</p>	<p>None</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>None</p>

Section Four: Detailed Action Plan to address identified gaps in: a) evidence and b) to mitigate negative impacts

<u>No</u>	<u>Action</u>	<u>Lead Officer(s)</u>	<u>Timescale</u>
1	None		

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the project intended to come into effect?	2016/17
When will the policy be reviewed?	N/A
Which Scrutiny Panel will have oversight of the policy?	Updates on the projects progress will be reported to the Council's Leadership Panel as part of the overall update of the capital programme.

Summary Equality Impact Assessment Implications and Mitigating Actions

Name of Policy: Troon Golf Clubhouse

This policy will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination</p> <p>The projects provide facilities which will be available and accessible to all members of the community across all protected characteristics and will therefore assist the Council to eliminate discrimination.</p>
<p>Advance equality of opportunity</p> <p>The new facilities will be fully compliant with the Equalities Act 2010, and in particular regard to accessibility across all protected characteristics, and thus will enable inclusive activities and functions to be held for the whole community.</p>
<p>Foster good relations</p> <p>By providing facilities that are barrier free and accessible to all communities the Council will be able to facilitate the promotion of good relations with the residents of South Ayrshire and between individual sections of its communities.</p>

<u>Summary of Action Plan to Mitigate Negative Impacts</u>	
<u>Actions</u>	<u>Timescale</u>
NONE	

Signed: ... Head of Service

Date:10/06/15.....