

SWCC Roof Project

Progress Report: March / April 2018

Introduction

The roof project continues to progress and are able to provide an update as follows:

Project Team

The project team currently comprises:

- Paul Meredith - chair
- Chris Grimmett - finance
- Marj Jopling - external fund raising
- Sam Moore - member
- Gary Vaughan - technical reviewer

Programme

We have set a target delivery date of summer 2020 as the target for undertaking the work. This is partly dependant on funding but also on the lead time / availability of contractors. The fall back is 2021. The date will be confirmed in May 2019.

Planning

Following the pre application decision Marj Jopling has had a site meeting with the BBNP planning department to discuss chimneys, slates and any other planning and building / environmental issues. We have been advised that a Bat survey is required and this will be initiated shortly. We are awaiting the formal response from BBNP on other issues.

Costs

We have an OUTLINE ESTIMATE from Taliesin, an external company, of £120K inc, VAT and a contingency to reroof the HQ.

This is a very important figure for us and much of the rest of our thinking is predicated on its accuracy. For this reason we are planning to meet Taliesin in April to further clarify their proposals.

We will be benchmarking both the design and the costs with other companies and Marj Jopling is investigating this for us.

Communications

We will be endeavouring to keep members informed of progress by updates to the Committee and the web site.

Funding

We have £30K in the ring fenced roof fund and we could increase this to £75K whilst still leaving a one year turnover as a reserve in the current account. (This level of reserve is good practice for a club and is in line with the SWCC policy of prudent financial management.)

Recent history would suggest that with continuing careful financial management we can 'save' £10K p.a. This means that by 2020 we can reasonably expect to have £95K available leaving a shortfall of £25K.

Eternal

We are proposing to seek external funding of 50% i.e. £60K. Marj Jopling is leading this aspect of the project.

If by May 2019 we have failed to secure any or sufficient grants etc. we will actively pursuing internal funding to fill the £25K shortfall.

Internal

If we are successful in securing a 50% grant then further internal fundraising is, strictly speaking, unnecessary. Never the less we need to develop secure contingency plans based on a no grants situation which we can initiate very quickly in May 2019 if needed. Whatever we do we need to be mindful of giving / donation burn out.

The current plans for internal fundraising currently comprise:

- Raising the profile of the donations and planned / regular giving opportunities with all members. (This could raise £60K – based on 250 members each giving £10 / month for 24 months).
- Running a one off fund raising event. Although these require enormous effort and raise relatively little money they do however have the benefit of raising the profile of the project. Target date summer 2019.
- Initiating a programme of anonymous, 'substantial pledges' between May 2018 and May 2019. These will remain uncollected, and therefore off the SWCC balance sheet, until we know the outcome of the grant application(s).
- Social media / crowd funding. To be explored and initiated in May 2019 if required.
- External business loan. To be explored and initiated in Oct. 2019 if required.