



## **EXTRAORDINARY GENERAL MEETING**

**Thursday 31<sup>st</sup> July 2014**

**Minutes of the Extraordinary General Meeting of the members of  
The Bridlington Golf Club.**

**The Chairman welcomed the members to the most important meeting that has ever been held at The Bridlington Golf Club.**

- 99 members were in attendance

### **1. APOLOGIES**

- Apologies were received from 19 members.

### **2. CHAIRMAN'S PRESENTATION**

**One item on the agenda to discuss:**

**"The purchase of the Freehold of the Bridlington Golf Club"**

- To include the Course, associated buildings and Car Park

**The Chairman explained how this came about?**

**The Chairman was having a meeting with our landlords (East Riding of Yorkshire Council) to discuss the difficulties currently experienced nationally within Golf Clubs at the moment.**

**The council representation was:**

- Mr Steve Farnaby (Leader of the Council)
- Mr Alan Menzies (Director of Planning & Economic Development).

**During the talks the Council asked if we had ever thought of buying the Golf Club.**

**The Chairman expressed his surprise at this statement.**

**Following the initial meeting the Council came back after a couple of months with some figures and we met again.**

The idea of selling an area of land was discussed with the council and they suggested that a preferred builder was contacted.

We approached 3 builders:

- two of the builders confirmed the site was not big enough.
- The 3<sup>rd</sup> was very interested "Ashcourt Properties Ltd.

We originally looked at the strip of land running alongside "Kingston Road". However because of the sensitivity of the old Mediaeval village of Hilderthorpe and the Archaeological importance of the site this was a non starter.

The 16<sup>th</sup> Hole was then highlighted as a very attractive area of land

- A price of £1,650,000 was offered by Ashcourt Properties to purchase the site of 3.5 acres. This price has been agreed and verified by both the District Valuer and the council. \*\*

The only downside to this transaction would be that the Councils policy is that they require "uplift", which can be up to 70% of any profit made by selling on council owned land.

We have been attempting to negotiate this figure down and to this end "David" has been working his magic.

In addition to this purchase price Ashcourt Properties Ltd, have agreed to build us two new greens with bunkers, etc. as a goodwill gesture.

24.168,876  
10,00,214 NET.

The Chairman asked the members if they had any questions:

Mr J Brompton: Asked why the Council would not just simply sell the 16<sup>th</sup> hole and keep the £1.65m to themselves. He felt that allowing us to sell the land was not good business sense on their part.

Mr D Dowson explained some of the financial implications of this and the Chairman also stated that as "sitting tenants" with a long lease we were the only people that could purchase the Club and sell off any of the land.

At this point Mr Ian Male stood up and said that the meeting could go on for an unnecessary length of time and following the Chairman's comprehensive presentation, the members should simply vote to confirm if they are happy or not to allow the Committee to go ahead and purchase the freehold.

⑧ CLUB PRO-AM COMPETITION SPONSOR, HAS CLOSE TIES TO \*\* ABOVE AND E.R.Y.C. Bob Bousfield -

David Dowson - accountant reg office & records  
Ashcourt Properties reg office at his address.



The Council did express their concerns that Golf Clubs currently cannot survive relying on "Golf Activities" alone and asked for evidence of what other income we could create to ensure our long term survival!

This is something they still "stress" as being an important part of any on going negotiations.

Any further development in association with enhancing our income streams would be considered as "Phase 2" of this overall project. The members will be fully appraised of any plans at a future EGM.

The Chairman expressed to the members that tonight was simply to ask for the members permission to purchase the freehold and not to discuss any elements of "Phase 2".

The Chairman informed the members that we invited Mr David Dowson (Club Accountant) to advise on the financial implications of this venture. The Chairman took the opportunity to thank Mr David Dowson for the tremendous amount of work he has already done towards this proposal. His expertise and experience in dealing with the Council has been of immeasurable help.

### **"Why buy the Club".**

The Chairman explained the easy answer was to save our annual rental. This year it is £45,000. It increases annually @ the rate of RPI. In 6 years time (ie. 2020) the figure will have reached around £54,000 and indeed over £60,000 in 10 years time! Along with other increases beyond our control we are moving towards a serious financial situation.

How much is the Council asking for the Freehold?

**Approx. £750,000.**

This figure was much less than the Chairman expected.

How could we afford this?

- **BORROW:** Would cost us between £80,000-85,000 per year on a 25 year loan. This would cripple the club.
- **LEVY MEMBERS:** Every member £2,500!!
- **SELL AN AREA OF LAND** to a potential property developer.

Therefore the Chairman confirmed the following proposal as recommended by the Management Committee and Trustees for the members to vote on:

**"To purchase The Bridlington Golf Club, associated buildings and Car Parks. To facilitate this, the sale of 3.5 acres of land know as the 16<sup>th</sup> hole. "**

**The members voted unanimously in favour of the proposal.**

**The Chairman congratulated the members on their positive decision.**