



Project Phoenix – Newsletter 2

January 2017

After the terrible fire which destroyed the Claygate Clubhouse on November 7th 2016...

Our way of keeping you up-to-date...

“The Claygate Community Clubhouse was right at the heart of our community. There is no doubt it will rise again. There will be a huge amount of work ahead and we will need the community to work together again to rebuild.” Helen Maguire, Chairman, CRGT.



Raising the (new!) roof! ‘The Fitness Fundraiser’ organised by Elisa Newson-Smith

- 7th January 2017! Thanks all!

It is now two months since the fire that devastated our Clubhouse. Despite the Christmas break, great strides have been made as you will see from this newsletter. We now know that the Clubhouse will be re-instated and not require a total rebuild. That's very good news...but it will bring fresh challenges!

We also received a letter prior to Christmas from Surrey Police who confirmed the description of the incident as 'Criminal Damage'. They now consider the case closed.

Our case however has just opened...

Working with Elmbridge Borough Council

As you will know, the building itself is owned by EBC and an effective working relationship with them is key. We all met on 21st December to discuss the way forward and for the Trust to get a clear idea of the processes involved. Local councillors Janet Turner and Kim Cross also joined that meeting.

EBC have set up a dedicated cross-department team to deal with the issue. The site has been made safe and hoardings erected. A full clear out is scheduled for mid January.

It's a re-build ...not a new build...

Following EBC's requirement to obtain three quotes for the structural survey, consulting engineers were appointed and a full structural analysis carried out before Christmas.

Critically, the report concluded that, there was no damage to the structural steel beams and breeze block walls. So demolishing the building is not required. There was however considerable damage done to all timber in the roof and the ceiling members will all need to be removed. The foundations and the concrete ground floor slab can be retained.

With this confirmed, EBC have now appointed Kier Group to manage the project. This should mean a 'seamless' progression through to completion and save considerable time. Kier will provide all services including managing all contractors.

The insurance claim...

EBC insured the building and landlord's fixtures and fittings and the Trust and the Cafe insured the contents of the building. Negotiations are still on-going with EBC and the Trust's insurance company regarding the total loss figures.

We're aiming for a redesign...

The rebuild will offer an opportunity to make other significant improvements, alterations (such as not having a flat roof either side) prompted by having experienced running the building for 4 years which was a constant security problem. Re-designing the roof will allow the major improvement of adding a first floor with a potential additional 95sqm of space.

This is a great idea, but will add significant complication and time to the rebuild and is under discussion with EBC. Any alteration of this kind would need to be paid for by the CRGT (and the clubs involved) and would need to be confirmed and most likely financed 'upfront'.

We have commissioned an architect to produce drawings for presentation to EBC and Kier who will then assess and prepare costings. First estimates indicate a requirement for an additional £150k plus. If we are able to go this route then new planning permission will be also be required along with meeting additional statutory requirements.

So we will need additional fundraising

There's been fantastic 'goodwill' since the event with many people asking us how they can help financially? With a lack of clarity at the moment on what the new building would incorporate, we initially decided to set up a 'My Donate' funding page which has already raised a fantastic **£6,865!** Thanks to everyone who has helped so far, including Rowan Preparatory School, the Claygate Gentlemen's Club and Elisa Newson-Smith who organised a 'Fitness Fundraiser'. Thanks to everyone for your efforts and generous donations.

The details for the link are below, so please send this out to your friends!

<https://mydonate.bt.com/events/claygateclubhouse/383670>

In the meantime

Claygate Royals Football Club matches are continuing on the rec and you will have noticed that a pop up café- 'Kaffeecamper'-is now on the recreation ground every Saturday and Sunday morning, providing the footballers and their parents with much needed warm drinks on these cold winter mornings.

For many reasons, the Cricket Club felt it was very important to stay playing cricket on the Recreation Ground this summer. Not least of which was for the ground to remain the focal point for our 100 plus junior section, most of who live locally. So we will need temporary accommodation.

A project team has been set up to look at temporary facilities - changing rooms, toilets, showers and a Clubroom with a small kitchen. First quotes have already been received. We hope these costs will be included in the EBC buildings insurance policy but this is currently under review with a detailed cost assessment required before any final decision is made.

Time is tight to ensure that we have these facilities in place - ready for the 2017 season beginning in April.

Longer term?

As you can see great strides have been made particularly, now that we know that the Clubhouse will be reinstated and not require a total rebuild.

Because of the workload and effort required we've set up four 'separate teams from the CRGT comprising representatives from CCC, Claygate Royals Football Club and other community organisations who will coordinate and manage: Insurance; Temporary accommodation, Clubhouse rebuild and Fundraising.

If you have time and can help please let me know!

In terms of the fundraising, which will be critical to the success of the whole project, we are currently looking at a whole range of options - grants, commercial sponsorship, major events and so on...somehow we will need to find a way to bridge the gap of £150k and over.

Watch this space!

Thank you!

Damian Ross

Damian Ross

CRGT Vice - chair and Claygate Cricket Club representative

Claygate Recreation Ground Trust (Registered Charity Number 1067839)

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