

RELOCATION REPORT 2014



This is likely to be the last relocation report for some time – we hope. 100+ years perhaps?

In 1926, the Tennis Club moved to the Southampton Street site. Since then we've had 87 continuous years of tennis; 87 years of happy memories.

Just a few days after our 2013 AGM, the scaffolding went up on the new site; and building began shortly thereafter. It seems appropriate therefore that the last of the scaffolding came down just a few short weeks ago.

The autumn of 2013 was absolutely perfect building weather; and progress was good. Then we had the wettest January/February on record. For months afterwards, the ground remained saturated and impossible to work. Only when the Clubhouse was already finished, ground works for the courts could finally begin; five months later than planned. Since then (mid-May) , we've again been very fortunate with the weather, and have been able to finish slightly ahead of the revised schedule.

Highlights:

- *The EPC rating of the Clubhouse is the highest attainable for this type of converted building*
- *The LED floodlights are the first in the country. We are expecting 70% less power consumption than metal halide.*
- *LED internal lighting throughout –motion sensor activated. No light switches to leave on.*
- *With the solar PV; air-source heat pump; underfloor heating and LED lighting – we believe that we're the first carbon-negative club in the country. We expect to generate 30% more KWHrs than we use - and yet the clubhouse is a warm well-insulated cocoon. This is unusual for tennis clubhouses.*
- *The dedicated "red zone" for junior tennis is one of only ten in the country (according to the LTA).*
- *Instead of painting our courts we're using asphalt that is coloured during the manufacture. Painting IS aesthetically pleasing (the only advantage) , but carries with it associated problems, disadvantages, and ongoing costs. It is also the first time in the country that this coloured asphalt is being used for tennis courts.*

There are many people that we need to thank, and it would be difficult to list them all. Those from outside the club that deserve a special mention:

- **Rugby & Cricket Clubs.** Both Clubs immediately agreed to move the contents of their store rooms into containers so that we could start work on the conversion of the existing store – making the most of the good weather. We've also usurped one third of the main car park for

the better part of a year for our portacabins, diggers, and containers. We've had the full support of both clubs for the entire period.

- **Simon Read at Bower & Bailey.** Simon has provided us with all our legal support for the past 12 (!) years. We couldn't possibly have wished for better support in this respect.
- **Builders Ede** are the developers who have agreed to buy Southampton St when we relocate. Not only did they honour a previous land valuation that was higher than the prevailing value, but over the past twelve months, they have essentially provided us with a free bridging loan that has paid for all the works. It would have been very difficult – if not impossible – to find another developer willing to take on these risks and terms.
- **Andrew Townsend, Caroline Payne, and Steve Burnett;** Andrew and Caroline were our architects, and Steve did our construction drawings. All were helpful and always available at the other end of a phone line for advice.
- **Sy and Ray Elbourn.** Sy provided all the initial internal & external estimates for building & groundworks. Ray has always been available to give practical hands-on advice.
- **Gavin Hopkins** – has given freely of his H&S advice, making sure that we're properly covered. The extinguishers and the H&S signage are all a gift from his company.

There are of course many club members who have given freely of their time.

- **Alan Elbourn** – always enthusiastic and supportive; always looking for solutions and ready to implement them. His many contributions during the past year have been absolutely invaluable.
- **Steve Perry** as our treasurer has needed to put in many more hours than would be the case in a typical year
- **Anne Sawyer** - has coordinated all the decisions relating to internal fixtures & fittings, including the flooring, the kitchen, and the furniture. She has of course been able to seek advice from many other members.
- **Paul Silver** – has put in many hours already in making sure that cupboards, shelves and notice boards are in place.
- **The Container Emptying Team** – when we had move everything from the Cricket & Rugby stores – and then back again
- **The Cleaning Team** – when we said goodbye to the building contractors you came in willingly with your brooms & mops
- **The Three-Dugouts Building Crew** – you know who you are!

There's many other names that we could add to the above list. Thanks again to all.

As we reach the end of one period in the Club's history we begin another, and we're looking forward to it!

*Sjoerd Vogt – September 2014
On behalf of Relocation Committee*