



Clubhouse Solutions

Sports & Leisure Facilities



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Rugby

Football

Cricket

Tennis

Hockey

Bowls

Community

Multi- Purpose

Sports Hubs

Re - Development



Delivering Your Vision

Volunteers who are looking to improve their sports club facilities face a massive task. From drawing up a scheme that will work to getting planning permission, finding and being awarded grants, and finally seeing the project through without the fear of additional cost can be daunting.

However, we have a team which has come together through successfully delivering sports projects for amateur and semi-professional clubs and which could do the same for your club.

It includes volunteers who had the vision to improve their club, a former Sport England executive to help get those all important grants, architects and builders who have a tremendous track record in producing superb sports facilities, and a project management team to ensure the budget is not breached.

We know how sports clubs work, and that is why we are willing to invest the time and effort to work up your scheme, and its route to success, without your club committing to any cost until your project becomes a reality.



About Us

Clubhouse Solutions is a “one stop shop” providing all the skills, expertise, experience and professionalism necessary to support any leisure sector organization in realizing their development aspirations.

This comprehensive resource is available to provide guidance and assistance through all stages in the development of new leisure facilities, from exploring the initial options available through to completion.

The multi-disciplinary team members hold a wealth of experience across all aspects of the leisure sector and the construction industry enabling them to work with organizations and smoothly negotiate the path through the development process.



Your Sports Facility Team will help you to:

- Step 1** Turn your dream into a viable scheme
- Step 2** Research and help you apply for grants
- Step 3** Help you raise your own funds
- Step 4** Negotiate your Planning Permission
- Step 5** Build your superb new facility
- Step 6** Project Manage to your strict budget

We understand the financial constraints of running a club and the issues of finding the resources to be able to present a viable project deserving of grant support. As a result, we are prepared to work with you for no fee until we have helped you secure either seed funding or project funding at which point the fee structure we have agreed with you will begin.



The service we provide:-

Our team is available to meet with any Club or Leisure Organisation which may be considering, or have identified a need to undertake a development project, for example, it could be a major relocation-redevelopment scheme or simply improving existing facilities, changing rooms and community rooms.

Preparation Phase

We will help you set up your in-house project team for effective governance of the development process.

We can support your project team in identifying the core project requirements. For example, project budget, quality outcomes, goals and funding requirements.

We can undertake feasibility studies on the initial project brief and assist you in identifying and appraising the best options.

Pre-application Phase

We will collaborate with you to prepare the concept and design, including outline proposals for structural designs, building services systems and prepare preliminary costs information.

We will support your Club in developing the relevant project strategies, initial programme and the final project brief.

We will advise the Club and undertake on the Club's behalf pre-application discussions with local and statutory authorities.

We will support your project team in identifying potential funding partners in order to determine eligibility, funding levels and feasibility.

We will prepare and plan to take account of health and safety requirements.



Application Process

We will coordinate and up-date proposals for structural designs, building services systems and cost information.

We will support your team in producing a Project Development Plan and a Business Plan.

We will guide your team in identifying and completing funding application forms. We will respond to funding partner requirements and assess grant conditions accordingly.

We will, where necessary, guide you in the preparation and submission of application for Planning Consent as well as meeting the needs of the local authority in terms of environmental and other major issues, and ensure that you are compliant with health and safety requirements.





Technical Design

We will prepare the technical design to include all architectural, structural and building services information and specifications in sufficient detail for tenders to be sought in accordance with the project programme.

We will advise the Club in the evaluation and selection of a suitable procurement route, for example, whether to go down the "design and build" or traditional "design, tender, contract route".

With our extensive experience we can advise the Club on evaluating suitable contractors for inclusion on a tender list.

We will prepare and submit applications to Building Control and any other third party submissions requiring external consent and obtain their support.

We would prepare the Tender Report which would ensure that the Club Project Team will be best informed decision regarding which contractor to chose.

Construction phase

We project manage and offer full support throughout the construction phase ensuring that the project runs smoothly, on time, in an orderly, safe and professional manner.

If you have external funding agencies involved they will most certainly require assurances that the Club is complying with grant funding requirements and "Sign Off".

To assist you in this process we would provide monthly valuations and full financial reporting to keep you fully abreast of your financial commitments.

Project Development Team

Mike Graham - Project Management

Mike has 40 years of practical experience in the construction and property development industry. A keen sportsman, Mike is a member of a variety of sport clubs, including sailing, golf, cricket, rugby, tennis and squash.

His strengths include:-

- Management of all members of the design team from inception to completion including dealing with solicitors, architects, quantity surveyors, engineers and builders.
- The ability to carry out feasibility analysis and identifying potential for development opportunities, commercial viability and the case for investment.
- An astute negotiator of leases and contractual matters, such as final accounts and an understanding of strict budget controls.
- With a background in architecture and design he can identify quality design in construction.
- Great communication skills.

Having represented most of these interests as a committee member and fundraiser, Mike is acutely aware of the needs and aspirations of sports and leisure clubs.

Mike will be your first point of contact and will co-ordinate the Project Development Team



Dacre Dunlop - Funding Mentor/Advisor

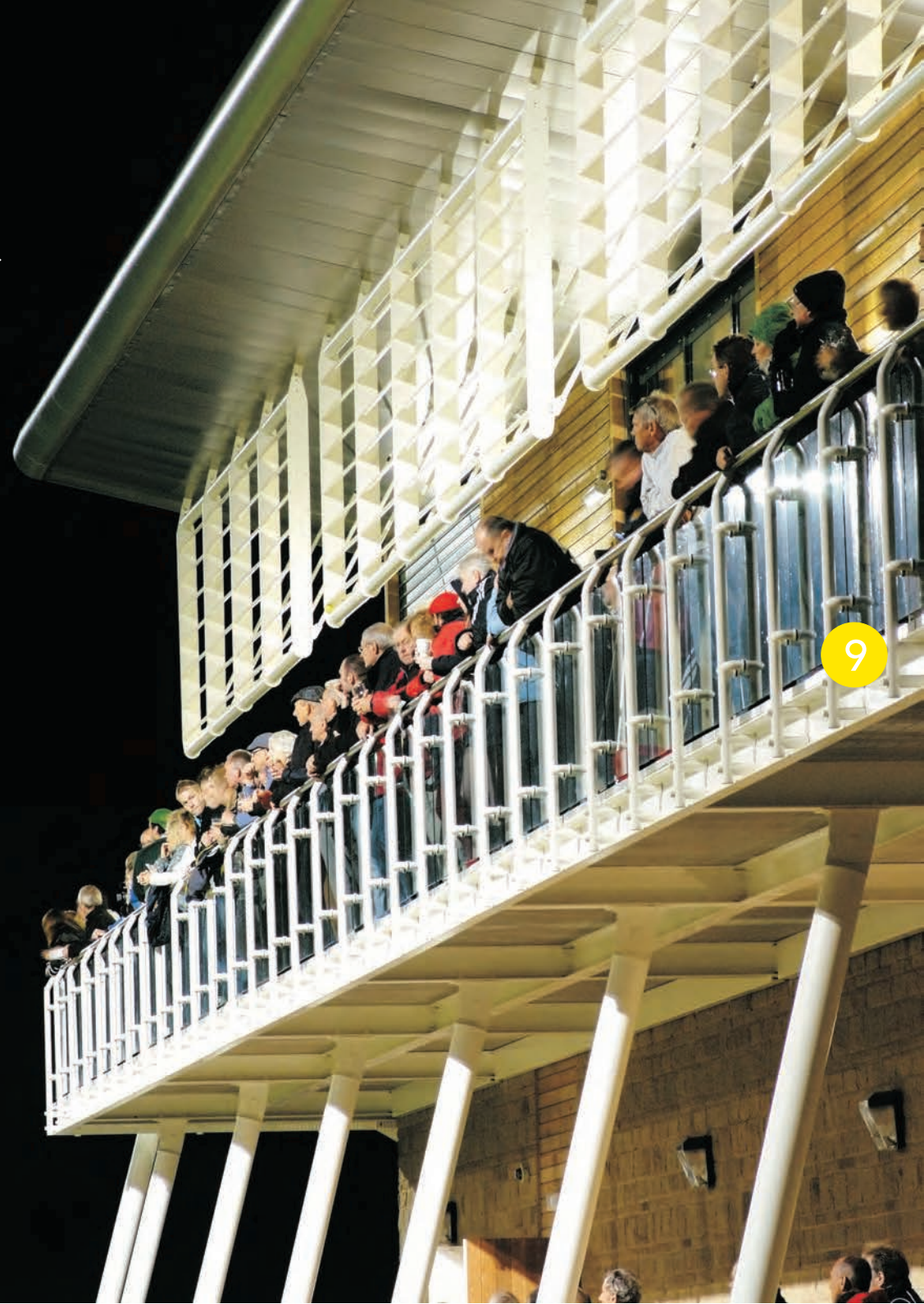
Dacre is a former Regional Director of Sport England (Northern Region). Dacre's expertise and network of contacts within the sporting arena is invaluable as is his expertise and experience with Sport England.

Dacre will be able to mentor your project team during the often time-consuming and complex application for funding from various potential funding bodies.

Dave Picken - House Chairman, West Hartlepool Rugby Football Club

Dave is the voice of experience from your side. As the Committee member most involved with the building of West Hartlepool Rugby Club House, he knows what you are going through.

Along with Dacre and Mike Graham, Dave will act as a point of first contact for you to discuss the often daunting prospects faced by volunteer committee members when making the hard decisions. His experience will help you shape your project as well as find backers and grant funders. He is a former journalist and public relations consultant.



Teigh & Co, Chartered Quantity Surveyors

Father and son team, Gordon and Mark Teigh are Chartered Surveyors, who offer a wide range of services. In particular, in respect of building your dream club facility Teigh & Co would undertake the following services:-

- Drafting contract terms
- Estimates for feasibility studies
- Cost evaluation of project design
- Contract documents for competitive tender
- Negotiation of contracts
- Evaluation of work for payments
- Cost control
- Reports and forecasts
- Reporting to funding bodies
- Settlement of final accounts and claims.

Teigh & Co will act as Principle Designer in accordance with the Construction (Design Management) Regulations 2015 to ensure compliance with the Construction (Design Management) Regulations 2015 and all the relevant health, safety and environment legislation.

TEIGH + CO.

CHARTERED QUALITY SURVEYORS
PROJECT MANAGERS
CDM CONSULTANTS

S & SA Architects

S & SA Architects are highly experienced, with a history of delivering prestigious buildings and developments for blue chip companies, and who have designed numerous successful sport and leisure club house developments.

Initially, S & SA Architects would work with you to provide a provisional spatial analysis and indicative "Master Plan". This will enable you to consolidate your options and identify the opportunities available to the Club.

As the project progresses S & SA Architects would work with the team to ensure your Club's facility is the one you desire while meeting all the requirements laid out by the various sporting/leisure bodies.





Our Sports and Leisure sector projects include:

Rugby

West Park Rugby Club - Bramhope, Leeds
 West Hartlepool Rugby Club House
 Darlington AFC & Darlington Rugby Club - Blackwell Meadows
 East Retford Rugby Union Club House
 Redcar Rugby Union Club House & Facilities

Football

Fratton Park - Portsmouth

Cricket

Scarborough Cricket Club
 Shadwell Cricket Club - Leeds

Leisure Centre Facilities

Rhys Jones Memorial Sports Centre - Liverpool
 Brighouse Sports Club House and Facilities
 Mansfield District Leisure Centre
 Saltburn Sports Club
 Castlegate Quay Water Sports Centre - Stockton-on-Tees

Mike Dickinson M.C.I.O.B BSc(Hons) Building

Mike has over 40 years experience in the construction sector both in the UK and overseas of which 10 years was in architecture.

He has worked as Consultant and Contract Manager on some of the most taxing types of build environment, having been instrumental in the completion of the first bank in Soweto, South Africa, and the design and construction of a white cement production plant in Iraq during the Iran-Iraq War.

These experiences have well prepared Mike to deal with most challenges in the pre- and post-construction phases of a design and build project.

Mike will utilise his skills and experience to "value engineer" the design process during the preparation and pre-application phases of the project. Once the project contract is let, he may also be commissioned to provide support on any construction technical matters.



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Project Co-Ordinator - Mr Mike Graham

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