

28TH NOVEMBER 2023

COOKSON ROOM

Present

Martin Andrew, Scott Gardner (remote), Liam Lewis (remote) Adrian Mortram (remote), Dave Stonley, Sue Totty, Terry Hurst, Chris Hornsby, Paul Jamieson, Hywel Jones, Martyn Green.

Apologies

Jo Lloyd

Letter of Intent (LOI)

AM had prev provided MA with a template LOI. Irrigation Control (IC) have requested a LOI prior to signature of contracts. AM confirmed that the template provided related to another project entirely and several of the paragraphs could and probably should be removed. The template was intended only as an example of what a LOI **may** look like. Further, a number of elements contained within the template provided may not be applicable or appropriate for inclusion within a LOI the Club may wish to generate. Specifically, the sum of £350,000 inc within the template provided is unlikely to be appropriate. It was stated that the need for inclusion of an amount to facilitate purchase of materials or products by the Contractor in advance of installation may be appropriate where it would avoid significant impending price increases for materials or avoid significant lead times on delivery which in turn may significantly affect the project. It was agreed that IIT would have a meeting with IC asap so that the specific requirements of IC in respect of the content of the LOI and whether advanced ordering of products is necessary at this time.

ACTION – MA to arrange meeting with IC asap.

Borehole and Environment Agency (EA) Extraction Licence requirements

MA stated that it is our intention to drill a new borehole within the Compound and near to the water storage tank and pump house due to failings within our existing borehole which is located near to the ball dispenser by the driving range.

IC have provided costings in respect of drilling a new borehole and processing the variation to the extraction licence as required by the EA.

MA has made enqs with two drilling companies and received costings significantly below those provided by IC.

AM advised to give careful consideration to the specific detail contained within such quotes to ensure that the service provided by independent drilling companies provided all that was necessary to ensure the borehole was fully operative and included connectivity to the water tank and pump house. Further, he would expect any costings from IC to include every aspect of drilling and connectivity as required

to service the irrigation system. He advised to ensure that comparison of quotes were like for like in every detail.

IIT agreed that if IC were to progress and commission the borehole then this avoided any potential conflict between an independent contractor and IC in the event that the borehole did not function effectively but that the Club need to also give serious consideration to any potential savings where they are significant and do not compromise performance of the borehole or irrigation system. It was agreed that progression of a new borehole was a priority and should be discussed in detail with IC at the earliest possible opportunity.

Discussion then ensued regarding the Extraction Licence granted by the EA. The Club currently has an extraction licence which allows for extraction of water via the current borehole at rates of:

6,000 m³ per year

100m³ per day

12.8m³ per hour (SG stated our current hourly rate of extraction equates to 2.2m³ due to inadequacies of the existing borehole)

In an email from IC they have stated that as per calculations by AM the new/varied licence should seek extraction of:

11,940m³ per year

212m³ per day

20m³ per hour

AM during the meeting stated emphatically that the annual calculations provided by IC were not his and he disagreed with them. After lengthy discussion AM stated that the Club should seek permission for abstraction of water in the region of 10,000m³ per year. He agreed with the daily abstraction of 212m³ but stated that the hourly figure could be reduced to 12m³.

It was confirmed that the applications required by EA needed to show the volume requirements for area(hectares) of Green, Tee complexes and Surrounds all as separate entities.

AM provided the following:

Total area of Green complexes 9,850m²

Total area of Tee complexes 7,970m²

He stated that when submitting returns re areas of irrigation we should not refer to the exact figures as above as the irrigation system will be designed to cover run off areas.

AM did offer his support in compilation of the figures required for the Extraction Licence but strongly advised progressing with this application as a priority as it can take 6-12 months for the variation to be granted.

ACTION – IIT to discuss the documentation re extraction licence with IC at the impending meeting.

Amendment to Original design by AM

AM confirmed he had received a detailed submission from MA, SG and LL in respect of amendments required to the original design specification. He confirmed he would make the necessary changes to

the design as soon as possible and then submit to the IIT for review and confirmation of agreement. Once agreed the updated design will be forwarded by AM to IC in order that they can produce and submit an amended BoQ.

H&S

AM suggested that we should enquire with IC the impact of CDM regulations relating to H&S on site during the project and will be determined by the number of staff on site and the hours worked and whether there is a requirement to formally inform HSE in respect of the project in accord with CDM regs.

ACTION – IIT to raise with IC at impending meeting.

Planning Application

MA confirmed with AM that an architect will be on site on 30 Nov to consider the location of the water tank and to progress planning applications required.

Power Supply

AM stated that the IIT should give consideration now to installation of a 3 Phase power supply to the Compound. MA confirmed currently the power supply is single phase and enquires with Scottish Power had commenced and application for an increased power supply were currently being progressed.

Intended supplier Torro/Rainbird

In response to a question raised by AM, SG stated that we had not decided conclusively which our preferred supplier will be. We intend to invite both companies to present to the IIT as a priority and then decide upon our preferred supplier. AM acknowledged this as a good proposal but stated that it was unlikely that either provider would be able to offer any significant savings or reductions against the already provided within the BoQ. DS stated it may be possible to obtain direct discounts from suppliers e.g additional spares other incentives outside of the contract with IC.

ACTION – SG to progress presentations to the IIT from Torro and Rainbird as a priority.

Funding

PJ and TH stated that they would discuss with NatWest that we intend to proceed with the project and ask them to reconfirm their commitment to the loan. We would inform them we now have committed members loans of £180k and enquire about possible overdraft facilities ahead of the formal loan agreement.

Post the meeting and as a result of discussions prior to the meeting, PJ has offered to create and manage a Gantt Project Planning Spreadsheet to support the project moving forward and to be used in conjunction with the existing Irrigation Action Log. Once complete the Gantt Spreadsheet and the management of same will be discussed within the IIT.

Date of next meeting TBC.