

Roehampton Club – Indoor Golf Centre (IGC) Member Consultation Paper

Tuesday 25th November



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1. Introduction

Member surveys conducted over several years (2018, 2022, 2023) have consistently identified enhanced golf practice facilities as a priority investment area for Roehampton Club.

With over 2,000 members eligible to play golf, plus increasing numbers of non-golfers wishing to learn, we have an opportunity to significantly expand our practice provision and future-proof the golf section with a world-class facility.

The Board is now consulting all adult members on this proposal before making its final decision.

2. Current Situation and Member Feedback

What Members Have Told Us

Over successive member surveys, golfers have consistently requested:

- More space for long and short game practice
- Weather-independent practice facilities
- Extended evening and winter practice opportunities
- Modern technology-enhanced coaching
- Family-friendly practice environments
- Safe practice areas away from active course play

Our current outdoor facilities include:

- A 150-yard driving range – restrictive for full-shot practice
- Outdoor short game areas – weather and daylight dependent
- Course-based practice opportunities – limited during poor weather or course maintenance

These facilities serve members well in good weather but have inherent seasonal and weather limitations.

Growing Membership Interest

- **2,000+ golf-eligible members** wishing to practice independently, with friends, and with families
- **Non-golfing members** who may wish to take up the game for fun starting with playing indoors
- **Evening and winter demand** – Members seek practice opportunities outside daylight hours and poor weather periods

3. The Proposal – Indoor Golf Centre

Overview

A purpose-built, all-weather practice hub designed for current and future member needs, featuring:

- **10 indoor bays** – 7 hitting bays + 3 teaching bays
- **State-of-the-art Trackman technology** – Advanced coaching and performance tracking
- **Modern golf hub** – Comfortable seating, self-service vending
- **New Short Game Practice Area*** – Dedicated chipping, bunker practice, and putting green
- **Year-round availability** – Free from weather and daylight constraints
- **Planning permission granted** – Final single-storey design approved November 2024

The Indoor Golf Centre will:

- **Complement outdoor facilities** – Expand practice capacity with weather-independent access, not replace current provision
- **Enable year-round practice** – Support members throughout winter months and poor weather
- **Accommodate family participation** – Safe, controlled environment for golfers of all ages and abilities
- **Support competitive development** – Following the success of our Indoor Tennis Centre and Airhalls, this facility will strengthen competitive depth in county and regional golf competitions
- **Enhance coaching effectiveness** – Real-time data analysis supports faster improvement
- **Create a golf hub** – Social gathering space before and after practice for all Members.

4. Project Cost and Funding

Funding Approach

- Annual surplus and revolving credit facility
- **Reviewed and approved by the Board's Finance Committee**
- **No capital levy on members or impact on subscriptions**

This investment reflects the Club's commitment to enhancing facilities across all sections.

NB: A separate SGPA budget cost is £131k inc. vat, fees and contingency.

Cost Summary

Item	Amount
Construction cost (CPE tender)	£2.181m
VAT, fees, and contingency (8%)	£0.779m
Total Project Cost	£2.96m

5. Project Timeline

Phase	Timing
Planning permission granted	November 2024
Member consultation	November–December 2025
Final Board decision	December 2025
Pre-design phase	8 weeks
Construction period	40 weeks
Target completion	Early 2027

Construction Considerations

- Safety fencing at 1st tee will be installed before construction begins, allowing normal play to continue on the 1st hole with minimal disruption
- Contractor access via Priory Lane with on-site banksman
- Members can continue to practise on facilities by 18th hole during construction

6. Committee Endorsements

This proposal has received the following endorsements:

- ✓ **The Board of Directors** (*pending final decision following member consultation*)
- ✓ **Finance Committee**
- ✓ **Golf Committee**
- ✓ **Men's and Ladies' Golf Committees**

7. Key Member Benefits

For full details, see **Appendix A: Member Benefits**

- Reliable year-round practice – No weather or daylight restrictions
- High-quality coaching – Supported by leading Trackman technology
- Social golf hub – Welcoming space before and after rounds
- Enhanced short-game preparation – Dedicated practice area before and after your round
- Family-friendly – Accessible to all ages and abilities
- Competitive facilities – Brings us in line with leading UK clubs
- Strengthened competitive performance – Enhanced training supports county and regional competition participation
- Proven success model – Following the success of our Indoor Tennis Centre and Airhalls

8. Frequently Asked Questions

Why build an IGC?

Member surveys since 2018 have consistently identified enhanced practice facilities as a priority. With 2,000+ golf-eligible members, growing interest from non-golfers, and climate change bringing increased rainfall, year-round indoor practice provision addresses demonstrated member need.

Our 150-yard outdoor range, while usable in good weather, is limited for longer practice. The IGC expands this capacity with technology-enhanced bays that benefits golfers of all abilities.

Will the new design require planning permission?

No. The planning permission granted in November 2024 covers the final single-storey design. The design has been approved by WBC and meets all planning conditions.

Is the new build sustainable?

Yes. The IGC must meet BREEAM "Outstanding" rating as required by planning approval. Features include:

- Solar panels
- Sustainable building materials and methods
- Green roof with native wildflower planting
- Attractive landscape integration alongside the stream

The contractor's tender includes all costs for achieving this rating.

Will teaching always be available?

Yes. Three dedicated teaching bays will be booked on an hourly basis through the Sports Shop, as with current provision. These bays can also serve as overflow hitting bays during peak usage to maximise facility utilisation.

Can the Club afford £2.96m?

Yes. The Club will adopt its established approach for capital development:

- Use annual surplus generated from operations
- Borrow from our bank using the revolving credit facility
- **No capital levy on members or impact on subscriptions**

The Board's Finance Committee has reviewed and approved this approach.

The Club can also afford future Masterplan projects, including the SGPA and the proposed Padel and Pickleball Hub with potential for accelerated works overlap in 2026 if planning permission is obtained for the latter.

The building of the IGC will not impact on plans to improve the quality of the golf course with the green's drainage and course re-bunkering programmes to continue over the next three years.

Who Can Use the IGC?

All members will be able to use the IGC, booking bays online and lessons through the Sports Shop. The Golf Committee and Board are reviewing access arrangements for peak and off-peak times to ensure fair access across the membership.

Access for golf members – Members entitled to play golf within their membership category will have full access to the IGC at no additional cost. This includes use of the indoor bays, putting green, and Short Game Practice Area.

Access for non-golf members: Members who don't have use of golf in their category will be able to use the Indoor Golf Centre and access will operate on a tiered basis:

- Peak times (weekday and weekend peak hours) – Annual pass required
- Off-peak times (designated weekday and weekend slots) – Free access for all members

Short Game Practice Area: All golf members will be able to use the putting green and Short Game Practice Area for independent practice. Non-golf members will be able to practise their short game on the practice area by the 18th hole whilst being taught by a PGA professional.

What about disruption during construction?

The 40-week construction period will inevitably cause some temporary disruption:

- **10th tee access** – Occasional restricted access
- **Indoor Tennis Centre and grass courts** – Limited occasions of disruption
- **1st hole** – Remains playable with protective safety netting
- **18th hole facilities** – Available for practice throughout construction

Mitigation measures include:

- Contractor access via Priory Lane with dedicated on-site banksman
- Continuous communication with membership
- Maintenance of course playability and other Club facilities

Will it be busy enough?

Yes. Our Indoor Tennis Centre operates at high utilisation levels throughout the year, demonstrating strong member demand for quality indoor facilities. The two Airhalls similarly show sustained high usage across the winter season.

With 2,000+ golf-eligible members plus non-golfing members seeking to participate, we expect the IGC to see similarly high utilisation, particularly during:

- Darker and colder months (October to April)
- Evening slots for working members and families

- Weekends for family participation
- Rainy weather periods

Why consult the Membership?

The Board has agreed to this member consultation to ensure **all Members** can share their views before the final decision-making. The Golf Committee has written the consultation paper after gaining unanimous support for an IGC from the Men's and Ladies Golf Committees.

9. How to Provide Your Views

Your View Matters

The Board is consulting all adult members before making its final decision. Your feedback is important, whether you are an avid golfer, occasional player, considering taking up the game or a non-golfing member. **All Members are encouraged to use the facility so they should have a view on whether to go ahead with its construction.**

Survey Details

Choose one method and return by the **deadline: 9th December 2025**

1. **Online survey** – Complete via the survey link sent to you via email
2. **Via Online link in person at Reception**- if you can't access your individual link from your device.

Contact and Next Steps

For more information or to submit additional views:

- **Martin Abbott** – Golf Committee Chair: GolfComchair@roehamptonclub.co.uk
- **Michael Hill** – Chair of Board of Directors: Chair@roehamptonclub.co.uk
- **Club Office:** 0208 480 4201- Matt Fidler, 0208 480 4202- Simon Baker

The Board will make its final decision in December following consideration of all Member feedback.

Appendices

Appendix A: Key Member Benefits

IGC Benefits

Appendix B: Project History and Timeline

Background Summary

The need for enhanced golf practice facilities was first identified in the Club's comprehensive Masterplan process, which began with a Member Survey in 2018. Subsequent surveys in 2022 and 2023 consistently reinforced member interest in improved practice provision.

- **2018:** Masterplan 2035 identifies need for improved golf practice facilities
- **2019:** Golf Practice Group set up to design an IGC
- **2022:** Member Survey confirms IGC/SGPA as priority investment (37% support)
- **September 2023:** Member Survey shows 81% support for two-tier IGC proposal in next 3 years
- **October 2023:** Member Open Forum presented updated Masterplan including IGC
- **November 2024:** Planning permission granted by WBC for two tier storey IGC
- **May 2025:** Tenders returned but rejected by Board as too expensive
- **October 2025:** Tender documents for one tier IGC issued to three contractors
- **10 November 2025:** Tender report completed; CPE Projects Ltd lowest bid at £2.181m
- **November-December 2025:** Member consultation period
- **December 2025:** Board final decision
- **January 2026:** Contractor appointment (if approved)
- **Early 2027:** Target completion

Design Evolution

Initial Concept (2022–2023): Two-storey building with basement accommodating 5 hitting bays upstairs, 8 hitting bays downstairs, plus golf shop.

Design Challenge: Initial tender returns in June 2025 came in at £4.4m (plus VAT and contingency), totalling approximately £6m. The Board deemed this cost prohibitive and requested a redesign.

Revised Design (October 2025): Single-storey design removing Sports Shop and underground bay provision, reducing to 10 bays - 7 hitting bays and 3 teaching bays (all on ground floor). This maintained the core brief while achieving significantly lower costs.

Final Tender: CPE Projects Ltd successfully tendered at £2.181m for the revised single-storey scheme.

Planning and Sustainability

The project has been developed with strict attention to planning requirements and sustainability:

- **BREEAM Outstanding:** Required by Wandsworth Council planning condition
- **Green Roof:** Native wildflower planting with ecological value
- **Solar Panels:** Renewable energy generation
- **Sustainable Materials:** Timber cladding and glulam beams
- **Landscape Integration:** Designed to complement new extended stream and 1st tee area

Appendix C: Supporting Links and Visual Materials

Project Renders

View external renders – [Click here](#)

View internal renders – [Click here](#)

Project Plans

View site plan – [Click here](#)

View elevation drawings – [Click here](#)

Technical Documentation

Tender Report (First Scheme – Two Storey) – [Click here](#)

Tender Report (Final Scheme – Single Storey) – [Click here](#)

Historical Member Surveys

2022 Member Survey Report – [Click here](#)

2023 Member Survey Report – [Click here](#)

Project Team

- **Project Manager:** Sports Clubhouses Ltd (Steve and Andy McDonald)
- **Quantity Surveyor / Employer's Agent:** Robert C. Brown Ltd (Leslie Fraser)
- **CDM Principal Designer:** Safescope
- **BREEAM Consultant:** Melin Consultants
- **Architect:** [Contractor-appointed]
- **Structural Engineer:** [Contractor-appointed]
- **Building Services Consultant:** CBG Consultants
- **Clerk of Works:** Philip Newman
- **Course/SGPA Architect:** Ken Moodie
- **Drainage Consultant:** Barnard Associates
- **Club Oversight Committee-** GPG, Board Reps, CEO, GM, FD, Head Greenkeeper, Head Pro.