

Was the presentation of options fully explained and made clear?	Were the questions answered satisfactorily?	If no what would you like further explained	Do you think that any of these options should be adopted?	Which of the options would most suit your particular needs and desires for the clubhouse?	Do you think the new layout should include the Robbie Bar/Spike Bar?	Do you like the idea of a function space for private hire?	Do you have any other suggestions for improving the clubhouse?	Any other comments or thoughts?	Have you found this process useful and/or informative?	In favour of new club house	Other comments
Yes	Yes			3	Yes	Yes	Based on cost I think a new clubhouse would be better	I think the presentation was very good	Yes	1	
Yes	Yes		?	3 & 4	Yes	No	I like the reconfiguring ideas. 3 million seems expensive	Regarding the refurbishment costs being so high - I believe that a new build cost should be investigated	Yes	1	
Yes	Yes			3	Yes	No		I would like to see revenue from existing properties kept and if possible increased by keeping ownership of new houses that are built on opposed land sales. New clubhouse is my preferred option. So no to refurb. Long term to be considered.	Yes	1	
Yes	Yes		No		Yes	Yes	No. Complete waste of funds and opportunity. New Build the only sensible option.		Yes	1	
Yes	Yes		No		Yes	Yes	Yes: Build a new two storey clubhouse that would save space and cause less inconvenience and loss of social revenue to the club		Yes	1	
Yes	Yes		No		Yes	Yes		With the amount of financial outlay involved I feel new build option would be more suitable.	Yes	1	
Yes	Yes		No		No	Yes	Believe new club house needed		Yes	1	
Yes	Yes		Yes	4	Yes	No			Yes	0	
Yes	Yes		Yes	4	No	Yes			Yes	0	
Yes	Yes		Yes	3	Spike	Yes	Yes in favour of selling land to fund works		Yes	0	
Yes	Yes		Yes	1	Yes	No			Yes	0	
Yes	Yes		Yes	2	Yes	Yes			Yes	0	
Yes	Yes		Yes	1	Yes	Yes		There is no option for totally refurbing what we have without changing any internal	Yes	0	
Yes	Yes		Yes	4	No	No			Yes	0	
Yes	Yes		Yes	4	Yes	Yes			Yes	0	
Yes	Yes		Yes	3	Yes	Yes			Yes	0	
Yes	Yes		Yes	4	Yes	Yes			Yes	0	
Yes	Yes		Yes	3 & 4	Yes	Yes	Modern environment.		Yes	0	
Yes	Yes		Yes	4	Yes	Yes	Option 2 = no due to lack of kitchen light	Warm up net somewhere	Yes	0	0 email copies please
Yes	Yes		No	4	?	No		Why are the security gates from the car park to the course not in operation 24/7?	No	0	
Yes	Yes		Yes		Yes	Yes	It is a lot of money to refurb an old clubhouse. Would be better spent on a new build.	Need more time to see the plans in more detail	Yes	1	
Yes	Yes		Yes	3	Yes	Yes		My opinion has not changed. I still think that if we are spending this amount of money we should go for a new clubhouse.	Yes	0	
Yes	Yes		Yes		Yes	Yes			Yes	0	
Yes	Yes			4	Yes	Yes		At the cost for refurb, maybe a new clubhouse would be a better option.	Yes	1	
Yes	Yes		Yes	4	Yes	No		I am still of the opinion that a complete new build is a better option.	Yes	1	
Yes	Yes		Yes	1	Yes	No			Yes	0	
Yes	Yes		Yes	4	Yes	Yes			Yes	0	
Yes	Yes		Yes	4	Yes	Yes			Yes	0	
Yes	Yes		Yes	4	No	No			Yes	0	
Yes	Yes		No	3	Yes	No		We need to put a new roof, electrical and a/c and redecorate	Yes	0	
Yes	Yes		No	4	No	No		You do not sell assets you borrow against them.	Yes	0	
Yes	Yes		Yes	4	Yes	Yes		In option 4 the ladies changing room is far too small	Yes	0	
Yes	Yes		Yes	4	Yes	Yes		Ladies locker room far too small	Yes	0	
Yes	Yes		Yes	4	Yes	No		Ladies locker room far too small	Yes	0	
Yes	Yes		Yes	4	Yes	No			Yes	0	
				3 or 4	Yes	No		Options 3 & 4 are equally good options if we go for refurbishment. However I would prefer a new build so we continue to stay in money. Much less hassle.		1	

Yes	Yes		1	No	No	You are actively trying to get more lady members by offering ridiculously cheap membership - but all of these options reduce the size of the ladies locker room. My locker will be in the gents locker room - I have no problem with using it there but I don't think they will be impressed.		0	
Yes	Yes	Yes	4	Yes	Yes			0	
Yes	Yes	Yes	4	Yes	Yes			0	
Yes	Yes	Yes	1	No	No	I consider the existing lounge and dining room areas are adequate for the golf club membership. The number of times the lounging/dining room areas are fully utilised is minimal number, often at both mid week and weekends, at times these areas have minimal number of people attending, which at times cannot possibly cover the cost of staff and utilities.	In my opinion the clubhouse requires: a) a new roof; b) renew the electrics; c) recon the air con; d) redecorate the interior.	Yes	
Yes	Yes	Yes	1 and 4	Yes	Yes		Having doubt about selling off land for building houses.	Yes	
Yes	Yes	Yes	4	Yes	Yes			0	
Yes	Yes	Yes	4	No	No	Want snooker room back	I feel the clubhouse externally needs to look more modern and fitting to a golf course.	Yes	
Yes	Yes	Yes	1 and 4	No				0	
Yes	Yes	Yes	4	Yes	Yes			0	
Yes	Yes	Yes	4	Yes	Yes			0	
Yes	Yes	No	4	Yes	Yes	When we voted for a refurb the cost was quoted at about £1.6m and a rebuild at about £3.5m. The refurb is now £3.5m (which will not be the final price) so will a rebuild be less than a refurb.		0	
Yes	Yes	Yes	4	Yes	Yes	None given the limitations of the refurbishment brief	We need to have some quality dining/lounge/soft furnished space that will make the club an attractive venue for evening weekend luncheon visits with partners and guests	Yes	1 Congratulations to the refurbishment committee for its hard work and results to date.
Yes	Yes	Yes	3	Yes	Yes			0	
Yes	Yes	No	Yes	No	No	Knockdown existing and rebuild new one	Considering the cost of refurbishment against a new building we would be better off long term with a new club	Yes	1
Yes	Yes	Yes	Yes	No	No	Knockdown existing and build new modern design clubhouse suitable for next 50 years.	Knockdown existing and build new modern design clubhouse suitable for next 50 years.	1	
Yes	Yes	No	1	Yes	Yes	Knockdown existing and rebuild new one	I thought that we voted for a refurbishment not a build project. Personally do not like the thought of houses encroaching on our golf course but I suppose its the only way to raise funds	Yes	1 Look forward to hearing the board's response in due course
Yes	Yes	Yes	4	No	No	When all costs are taken in and for the club going forward I think a new clubhouse is the way to go.	Is there enough storage space in option 4?	Yes	0
Yes	Yes	No	3	Yes	No		I like the idea of the 13th but feel we could make use of the waste land down the right hand side of the 12 continue the road up and could be used for light industrial units rather than use Singlewell road then separate development on Singlewell Road where we put 30 flats for over 50s and keep 10 to rent and secure the club future.	Yes	0
Yes	Yes	Yes	4	Yes	Yes		All renovations subject to "searrescan"? Cost efficiencies and life span. Still consider new build. Research regarding future housing plan in Gravesham. Potential future CPO? Genuine approach of development offer.	Yes	0
Yes	Yes	Possible	4	Yes	Yes		Option to look at over 50s flats to be built on leasehold basis around main entrance/directors car park. Option to install new build instead of refurbishment additional land down side of 12	Yes	1
Yes	Yes	Yes	4	Yes	Yes		fairway to be investigated	Yes	1
Yes	Yes	Yes	4	Yes	Yes		I think the explanation/definition of refurbishment should be explained further to the members. The plans are very details and the lack of members attending is somewhat disappointing.	Yes	0
Yes	Yes	Yes	4	Yes	No	For the cost build new club house	I think the new build would be better in respect that it will be far less complicated we can use the old facilities while the new is being built either option would mean no or reduced parking for a long time and working from a clean sheet would give a better layout going forward	Yes	1
Yes	Yes	Maybe	1 possibly	No maybe	No	* see below	* see below	Yes	0

Yes	Yes	No	No	No		Build a new one when complete demolish the old one and use as a car park. The cost of the refurb and extensions plus all that goes with would cost as much as a new build.			
Yes	Yes					In view of costings think we should now aim for rebuild	Yes	1	
Yes	Yes					Short term make better use of the club's underutilised spaces ie ladies lounge - board room			
Yes	Yes	Not certain that the funding/financing option will gain full members support as they involved disposal of assets	Yes * utilise tables lounge for this purpose	No	Consider short term (5 years) best cost/lowest cost options to get the clubhouse restored to a good state of repair i.e. new roof/restored roof - upgraded services (electric/plumbing etc circa £1/1.5m? Which could/sould be funded from borrowing/fee increases. Then put in place long term maintenance/development plans for the future generations to progress as if selling assets is the option total sale and new course may have traction with the younger generation.	Entry/exit routes to/from course from men's changing unclear on options 2-4. Mid Kent is basically a pub on a golf course. The clubhouse atmosphere makes MK different from other clubs. Rebuilds at other clubs, eg Cobham, Faversham, Gillingham have not retained their individual atmosphere. This must be a key consideration in choosing the right solution for MK. Where is the 5 year medium term plan for MK? The clubhouse is not the only consideration.	Yes	0	
Yes	Yes		Yes	No	No I think the refurbishment committee have done a thorough job			0	
Yes	Yes		Yes	Yes	Indoor swing studio for warm up, practice, coaching etc. Gated entrance to property similar style to London Club.		Yes	0	
Yes	Yes		Yes	Yes	I think lounge/dining room should be modular to cater for any sized function - dependant on size as to how the room is divided. Recently members were restricted to 4 tables in Robbie Bar on a busy Thursday morning. Not satisfactory	Not in favour of the development at the 13th hole. Club would receive complaints about machinery noise from early starts as well as making players feel hemmed in.	Yes	0	Extremely detailed presentation. Clearly a considerable amount of time and effort has been spent on this. Well done and thanks to the 1 working party.
Yes	Yes		Yes	No		Although the refurbishment options were very impressive I would like the board to go back to the members with the options of a new clubhouse. In the light of the assets that will have to be sold to pay for an extensive refurb, would it not make more economic sense to have a new building? (Loss of bar profits/functions/disruption to staff etc would have a bit impact if refurb chosen).	Yes	1	
Yes	Yes		Yes	No		I don't feel this is a refurbishment but more of a complete rebuild.	Yes	0	
Yes	Yes		Yes	No		I think the pro shop should look onto the course near 1st tee. Is the flat necessary? Also a screen/divider in bar area so that if a function members can still use bar area (as wakes)	Yes	0	
Yes	Yes	Why proposals are mainly not refurbishment which was voted for but redevelopment	Yes but not spike bar	No		Why do we need an extension	Yes	0	
Yes	Yes		Yes	Yes	A family area where you are comfortable to take children/grandchildren	I feel the extra space in the members lounge and terrace would be of great benefit.	Yes	0	
Yes	No	Conflicting information about member loans	Yes	No		Consideration should be given to selling Chalky Bank land rather than Wrotham Road and car park. Planning permission may now be granted to build on that land and this would have less impact on course.	Yes	0	
Yes	Yes		Yes	No			Yes	0	

Yes	Yes		No			Yes	Yes		New build is the "common sense" option given the disruption and cost of refurbishment	Yes		1	
Yes	Yes		3			Yes	Yes		Due to the high cost of refurbishment I think a new clubhouse would be a more viable option	Yes		0	An excellent presentation a lot of work, well done to the committee
Yes	Yes		No			Yes	Yes		Excellent presentation, however I feel the best option would be to build a new clubhouse.	Yes		1	
Yes	Yes		No			Yes	Yes		An excellent job done by the refurbishment team but it emphasises the massive cost to implement any of the options, so I believe a new clubhouse is the way to go.	Yes		1	
Yes	Yes		No	2		Yes	No		On the 13th question, I believe an additional green should be constructed in the area of where a new hole could go. Once as a new green if used in the future needs time to bed in and also this could be used as a transplant green for any repairs that may be required across the course.	Yes		0	
									I think that the existing footprint could be, where possible squared off with a number of extensions and internal walls altered to best make use of the space. Also agree totally with the idea of utilising the directors car park and grassed area for the building of new houses to part fund, along with a bank loan, so that future members can bear some of the cost for improvement of their facility. I am a little wary of building houses along Wotnam Road but a run of industrial unit further up past the existing water tank could generate a good amount of income/profit. With this option also with a small egress road, the need for moving the 13th hole would be negated.	Yes		0	
Yes	Yes		Yes	4		Yes	Yes		Thank you to those who took the time to explain the various options.	Yes		0	
No		No offer of explanation I was told to read the boards so can't really reply to the above questions. I could see the logic on the materials though	Yes	4		Yes	No		Costs of refurbishment are incredibly high. Consequently I feel revisiting the need for a total re-build is worth consideration given expenses involved. Can I also suggest curtailing any further refurbishments until this is resolved ie plan options suggest costs for new trolley shed and trolley store have been unnecessary maybe?	Yes		1	
Yes	Yes		Yes	4		Yes	No		Too much modernisation would I think be a bad move. A golf club should look like a golf club especially one like Mid Kent with all of its history.	Yes		0	
Yes	Yes		Yes	4		No	No		Please do not modernise the lounge area so that it resembles a hotel and not a golf club of over a hundred years standing!	Yes		0	
Yes	Yes		No			Yes	Yes		A refurb cost of 2.5-2.9 million which from experience is likely to be more than this? Why are we selling assets to put a sticking plaster on this problem - build a new club house. We only can sell the assets once!!	Yes		1	
Yes	Yes		Yes	4		Yes	Yes		Could we not do something with the space/land on the side of the 12th fairway. Industrial units/offices for sale or even rent out to generate extra income.	Yes		0	
Yes	Yes		Unsure	4		Yes	Yes		Will our fees be reduced during refurbishment works, as portakabins are obviously no comparison to our present facilities, bar, lock room, showers, etc.	Yes		0	
Yes	Yes		Yes			Yes	Yes		If there a financially viable option for a complete rebuild? And if so what would be time frame be?	Yes		1	

Yes	Yes	Why is there no option for repairs to the clubhouse as was voted for without development	Yes	4	Yes	Yes	Having chosen option 4 - I believe that if a further vote could be considered I would vote for a new club house on a financial basis. Again this was not the rent/voted for a redevelopment is not a refurbishment or repair 3 options of redevelopment and no option for the basics is not a proper choice.	I am not against improvement but we should have a choice of repairs (as voted for) or different stages of improvement.	Yes		1	
Yes	No		No	1	Why new layout						0	
Yes	Yes			4	Yes	No			Yes			
Yes	Yes		No	4	Yes	Yes			Yes	Instead of refurbishing the existing buildings, build a new purpose built clubhouse. If new clubhouse is not an option then option 4 is most suitable	1	
Yes	Yes		Yes	4	Yes	Yes	Make sure there is proper access to the kitchen for deliveries	Thanks to the sub committee for all their hard work. I still think a rebuild would have been the best option.	Yes		1	
Yes	Yes		Yes	4	Yes	Yes			Yes		0	
Yes	Yes		Yes	4	Yes	Yes			Yes		0	
Yes	Yes	Yes - providing funding is available		2 or 3	Yes	Yes	Preferred option 2 & 3 cover most of the requirements. Pro shop should be much bigger with some indoor area for teaching/video	Financial plans which are consistent with availability of funds from the sale of club assets would be of interest. Whichever option is chosen, project financing is in my opinion one of the most important elements in this adventure. My thanks to the members of the refurbishment team for all their time and effort in producing these documents.	Yes		0	
Yes	Yes		Yes	4	Yes	Yes			Yes		0	
Yes	Yes		Yes	2 or 4	Yes	Yes	I would like to see us use sustainable energy sources like solar panels, air source heat pumps, ground source heat pumps and rain water harvesting. These would save money in the long run.		Yes		0	
Yes	Yes						Whilst I appreciate I am not a member, I was asked to fill out the form for feedback. My main comment is about the moving of the prop shop in some of the options. I realise that this is all for the future and I am certainly not immortal but the prop shop needs to be close to the 1st tee so that the pro and his staff can observe the tee and control tee reservations. This cannot be done from a location overlooking the car parking/green. The pro shop is currently in the perfect location and should remain there for me and all the pros of the future!		Yes		0	
Yes	Yes		No	4	No	No	Think we should reconsider a new clubhouse rather than refurbishment.		Yes		0	
Yes	Yes		No						Yes		1	

Comments from a member:

Our immediate problem is the roof. We should create a new lightweight pitched structure with access, to allow for better air circulation for drying out existing dampness and to allow work to be carried out on the air con and electrics, when completed cost including loading tests £400k. The sale of the property in Wrotham Road would cover this. The proposed housing on Singlewell Road is not illustrated but in any event such a development would disfigure the aspect of our quite attractive entrance to our club/course. Ignore this development but pursue the possible plan for the Wrotham Road option. We may then raise finance for improvements to the club without getting into financial difficulties what was our profit last year £27k. The £100k to change the 13th appears over budget as a new tee could be situated behind the 12th green (as in years gone by) Using the existing green which could be tweaked or changed over time. The immediate cost (providing we got planning) would be to improve safety measures. If it is necessary to implement option 1 solely to improve the cellar, the only changes to the west wing should be the vision. (With the present carriage by members, the bar and the remainder of our club, is adequate). We are a members club and do not wish to get involved in the wider world of hospitality and debt. Has consideration been given to the possibility of erecting an apartment above the existing flat providing (loadings allow) thus allowing the lower level to facilitate an improved cellar. Maybe a spike bar a halfway house and any other requirement on the west wing, to improve the dining requirements.