



Making a Club for today and tomorrow





When Bishop's Stortford Golf Club opened 11th June 1910, the course was hailed as one of the best in the country.

Over 100 years later, the course continues to be highly regarded. The work to maintain this status continues.





Foreword

Club Investments

It is our firm intention to keep all members of the Club fully briefed on the current developments at the Club. This document is intended to give you the background to the developments, the plans we have and the progress to date.

This is just one of a number of communication methods that we will be using to keep you informed. We will be putting up visual displays in the clubhouse, using our other media outlets such as the TV's and the website as well as utilising social media. There will be regular updates through a dedicated Newsletter.

As you are probably aware, we have recently sold the scrub land to the west of the driving range to Stonebond Construction for £7.2m, and the intention of the board is to re-invest the majority of the funds in enhancing our golfing and social facilities. Approximately £1m of the funds have been accrued against likely tax, c. £1m allocated to a reserve fund, land sale costs were £246k and £150k used to pay back the residual bank loan leaving a balance of c. £4.7m to be spent on the course and clubhouse.

The Golf Course

The course enhancement projects are based on our course designer Alan Walker's proposals which were presented to the members in February 2021. Based on the feedback received, the Greens Committee and the Board have prioritised the projects which will be implemented over the next 2 years at an estimated cost of £2.3m, including the replacement and upgrade of the existing irrigation system.

The Clubhouse

The recent members' survey feedback, along with discussions with members and board feedback, has resulted in the identification of the key priorities for the clubhouse, which include improved changing room facilities, spike bar and members bar, a dedicated restaurant area and enhanced catering, a golfing reception area, and the provision of visitors cloakroom facilities. Following tendering, Saunders Boston have been selected to be our architects based on their experience in the golfing and leisure sector, and interior design capabilities. They are currently developing a number of options for our consideration and further information will be shared when we are closer with decisions. Over £2.4m has been allocated to the clubhouse projects.

To manage the selection of contractors, project management and co-ordination the Board has established a Projects Steering Group led by Peter Kirkham, a club member with a vast experience of similar projects, supported by a number of other members with a construction and commercial background. In addition Press and Starkey have been appointed as our overall project managers.

The scale of the developments is such that some disruption will occur in the clubhouse and the course but we will attempt to communicate regularly to minimise the impact.

This is a really exciting time for the club as we invest in our future and make BSGC the true club of choice in the area.

Jim Smith
Chairman

More information can be found by going into the website bsgc.co.uk – Members area – Club Investments.



A Programme for Course Improvement

A programme has been developed to work on improving several aspects of the Course. Utilising the services of leaders in their respective fields, a plan has been formulated and now the Board have agreed a series of improvements to be completed over a 2 year period in a number of phases. Page 11 shows the anticipated timeline for the Programme.

Areas of attention are:

- Enlarged, relocated Driving Range
- Course Improvements
- Irrigation Upgrade
- Enhanced Drainage
- Maintenance area improvements
- Paths

Tenders for the course work based on Alan Walkers designs and specifications were obtained and approved by the Board for works to commence in August 2021. Mark Ely Golf is the successful contractor and has been appointed.

The project to enlarge and relocate the Driving range project is underway based on Mike Copson's design.

After successfully tendering, 'Irritech' have been selected as our irrigation consultants and 'Irrigation Controls', using 'Rainbird' products, will be the main contractor. This project will commence in September 2021

STRI, a foremost sports surface drainage consultants are to be appointed to carry out a drainage review.

Fuller details on the major aspects of these projects can be found in the following pages.

The total value of the Course improvements, including all fees, is £2.296m



Course Projects

Phase 1 - 2021

Repositioning of Driving Range May to July 2021

East Herts Council planning conditions necessitated re-positioning of the driving range bays to alleviate the risk of ball ingress into new neighbouring housing development.

Development is underway to create a new, upgraded and enhanced facility to include:

- Increased number of covered bays from 3 to 10 and introduction of target greens,
- CCTV security and power
- High level netting and fencing
- Access path

A planning requirement for the permission for the housing development is the creation of a new boundary line with a landscaped ecology area.



Course Projects

Phase 2 - 2021 - Holes 3 & 4

New 4th Hole - August to October 2021

The 4th hole is to be repositioned to the right of current green and shortened to a maximum 150 yards. Creating a short interesting hole, which will demand course planning and accuracy, will lead to it becoming a feature hole which is in keeping with James Braid's design concepts of short par 3's with well protected greens.

It will enable the construction of a green with improved drainage and a more consistent better surface, and it will remove the current safety issues with the neighbouring service station.

During construction, the 4th hole will be closed and the 3rd split into a par 4 and a par 3. Once the contractors have left site, the 3rd hole will be re-instated and the 4th will be played from a temporary tee to the existing temporary green on the 4th hole until the new green and tees come into play.

The start date for this project is scheduled for mid-August 2022, with an estimated construction period 6 to 8 weeks. Subject to good germination and an established grass swath, we anticipate that the new green would be ready to play mid-way through 2022.

Hole 4 Before



Hole 4 After



A new short hole in the style of James Braid

- 1 New green location 60 yards from the eastern boundary. A 'Cloverleaf' green design with back plateau. Green surrounded by 5 pot bunkers with supporting mounding.
- 2 Enhanced tree planting enforcing the safety margin left and right of the new green.
- 3 Three new teeing grounds close to the eastern boundary but aiming away from the service road.

White Tee 155 yards Yellow Tee 130 yards Red Tee 105 yards

*Approx. measurements

3rd Hole New Tees & Path August to October 2021

For the development of the 3rd hole, a new tee and access path will be constructed to the right of current 3rd tee. This will improve the current tee shot, providing a much more tree lined view from the tee and protecting the right side of the 3rd from stray tee shots. It will also give us a much needed additional tee, allowing play to be moved to the existing tee in Winter and providing better all year round surfaces.

A start date of mid-August 2021 is planned with an estimated construction period 6 to 8 weeks. We are expecting an opening date Spring 2022, but again it may be earlier with suitable growing conditions.

New tees and path

- 1 New tees, White, Yellow and Red.
- 2 Old tees to remain to spread wear and tear and offer all year round teeing surfaces.
- 3 New path alongside tees.



Course Projects

Phase 3 - 2021 / 22

New Irrigation System September 2021 - March 2022

The existing course irrigation system is to be totally replaced to include:

- New irrigation sprinkler systems to all greens, approaches, tees and irrigation to the 6th fairway.
- A mist system to all green bunkers
- A new pumping station and doubling of the existing water storage system
- A high tech water control system that manages individual sprinklers and greens to maximise water efficiency.

We have appointed leading irrigation consultants “Irritech” to design and specify the new system and to seek tenders on our behalf.

The installation contract has now been awarded to “Irrigation Controls”.

Installation of the new system will commence in September 2021 with completion March 2022 at a total project cost, including fees, of £671,975.



Club House Improvement Project

Following the results of Members Survey, Architects “Saunders Boston” have been appointed to explore options for the Club House improvements.

We were impressed by their extensive experience in this field. Previous projects they have worked on are The Centurion Club in St Albans, Gog Magog and also the new Grange Paddocks Leisure Centre in Bishops Stortford.

The Priorities the Club Identified included:

- Improved Changing Room facilities
- Providing a Spike and Lounge Bar together with a Dining room
- Improvements to the Catering / kitchen arrangements
- A better Reception
- Creating a Halfway House.

The Architects are presently developing options for consideration by the Steering Committee and the Board; we will give further details will be communicated once known.

The overall budget for this part of the works is £2.4m.



BSGC Course & Clubhouse Investment Financials

The recent sale of the scrub land to Stonebond Construction yielded £7.2m.

To enhance our golfing and social facilities, the intention of the board is to re-invest the majority of the funds in developing the Club, Clubhouse and Course.

Approximately £1m of the funds have been accrued against likely tax. £1m has been allocated to a reserve fund, the land sale costs were £246k and £150k has been used to pay back the residual bank loan, leaving a balance of c. £4.7m to be spent on the course and clubhouse.

This is how we intend to invest that money.

	Budget £'000	Committed to date £'000
Course Improvements		
Members Practice Area		464
Course Improvements		962
Irrigation Upgrade		672
Drainage		0
Greenkeepers Maintenance Area		0
Paths		0
Total Course	2,300	2,098
Total Clubhouse Improvements	2,400	391
Total Project	4,700	2,489



Timeline

2021



Phase 0 - Completed

New bunkers 1st, 16th and 18th.

2021



Phase 1 - May to July 2021

Re-positioning and upgraded driving range.

2021



Phase 2 - August to October 2021

New 3rd tee and access paths
Construction of new 4th green and tees.

2021



Phase 3 - September to March 2022

Replacement and enhancement of course irrigation system.

2022



Phase 4 - April to June 2022

Realignment of 10th hole including new tees and bunkers
development of Academy area and re-position and
expansion of practice green.

2022



April 2022 to July 2023

Club house Improvements including changing rooms, spike
and lounge bar, dining room, kitchen and receptions.

2022



Phase 5 - August to October 2022

Regrading 5th approach, new tee on 6th, works to
6th & 7th bunkers, and improvements to the 8th
including new front revetment and bunkers.

2023



Phase 6 - April – June 2023

New 12th green and works to 11th, 12th 13th and 16th with
works to bunkers and tees.



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