



Broughty Bowling Club

ORDINARY GENERAL MEETING

Sunday 22 September 2019 at 2.00 pm

St Stephen's & West Church Hall, Broughty Ferry

59 members attended the meeting and there were 6 apologies for absence. All committee members were present along with Euan McCallum, the Architect working on the Feasibility Study.

As described in the advance notice, the meeting was an information giving one. All members present were given the opportunity to hear the Access for All and Fire Safety proposals presented in the form of options for possible changes to the existing Broughty Bowling Club and to ask questions.

President Allan Martin opened the meeting and welcomed those present. The outcome of the Feasibility Study was presented to members present.

At the conclusion of the presentation which include possible options A and B, the floor was opened for questions and comment.

- A number of wide ranging issues were raised, and answers were provided where practicable and where the information was available to do so.
- It was noted that the continuing reduction in members for our Club and other bowling clubs (locally and nationally) was a matter of concern. Every effort needed to be made to raise awareness of the problem and for everyone to take whatever steps were necessary to reverse this downward spiral where possible.
- Construction costs were discussed, and it was agreed that the project could not and would not proceed until all necessary funding was in place. This might mean utilising some of the capital reserves (the treasurer provided current details) as well as external funding from grant applications and the like. This was currently work in progress, having just commenced and a small fund raising group had been set up to explore a number of possibilities. Some members believed these activities to be premature.

- Members were reminded that the Club in 2019 had a moral obligation to provide “Access for All”. Ongoing funding initiatives and accreditations required a commitment to this ethos. Currently, a number of members have had difficulty accessing the upper floor.
- The Club’s current financial position is confirmed in the minutes of the monthly Committee meetings (copies of these are available in the Clubhouse and on the website). Year on year, the Club’s expenditure exceeds its income.
- Some members expressed concern about the cost of the project given that there were very few ‘disabled people’ who were members or visitors to the Club who would benefit from the ‘access for all’ improvements.
- In support of this assertion, it was claimed that during the recent Masters’ and Classic invitation competitions, there had been no ‘disabled people’ who were members or visitors to the Club in attendance.
- Further, it was alleged that the inclusion of a platform lift would create the impression of ‘an old folk’s home’ rather than a bowling club. The committee was reminded that Broughty Bowling Club is a ‘bowling club’ and a ‘sports club’ and that this should be noted in consideration of any proposed alterations involving changes to the access to the Clubhouse.
- An alternative option to construct a single storey bar and function room to the south of the existing Clubhouse was suggested, but this had previously been discounted on the grounds of impracticality and cost.
- An alternative option to construct a lift (and stair) to the south of the existing building had previously been considered, but this had also been discounted on the grounds of cost.
- A member expressed concern about the maintenance cost for the lift. There appeared to be some conflicting advice based on comments from the floor (and associated with another outside project); Euan McCallum agreed to double check with Stannah Lifts from whose design advice had been sought.

Post meeting note: Euan McCallum confirmed the information presented at the meeting was correct and that the cost would be in the region of £300 pa.

- It was noted that the existing licence for the premises allows for up to 120 people to be accommodated at first floor. There may have been a dispensation provided in the intervening period by Building Control as to who had commented in 2009 that a maximum of up to 60 people would be permitted given the means of escape provision from that floor. That would need to be checked as circumstances have not greatly changed between now and then.
- A query was raised as to why the works being proposed had not been carried out, ahead of, or as part of the fairly recent refurbishment of both ladies and gent’s toilets. It was noted that alterations made to the Club premises in the past had been done with good intention and presumably with the information available at the time.

- The potential impact on the space within the ladies' locker room to accommodate a new toilet for disabled members or visitors was queried.
- The stated number of redundant lockers was also queried and whether a consolidation of lockers matched the ambition of increasing the number of members in the Club.
- Access for male members or visitors with disabilities or mobility issues into the ladies' locker room was queried.
- One member said that he understood the size of the existing toilet cubicles was sufficient to accommodate a disabled members or visitors who required the use of a wheelchair. Euan McCallum advises that this was incorrect. None of the cubicles had been designed to meet the requirements for full disabled access. Existing corridors were wide enough to accommodate wheelchair access, but some doors would require to be widened.
- A query was raised over the loss of some space in the lounge (in one of the options) and also how storage of bridge tables was to be accommodated.
- The intention of the presentation had been to provoke impartial discussion and look towards approval 'in principle' to the philosophy of providing access for all, not just some. Allan Martin advised that the comments made had been noted but stressed the need for compromise in terms of looking forward and reaching an agreement on the future proofing of the Club and it's accommodation.
- The Feasibility Study and summary of the costs will be made available on the Broughty Bowling Club website (www.broughtybc.com). In response to a comment about accessing the website, the meeting was advised that a printed copy would be made available in the Clubhouse Committee meeting room. It was noted that there was only one copy available and that this should not to be removed from the Clubhouse.
- As per previous notifications, a ballot would be held on 3 November 2019 and in the meantime, the committee would consider the appropriate wording. Allan Martin advised that currently the Constitution does not allow for proxy voting.

At the close of the meeting (around 3.15pm), the President thanked the committee for the work involved in preparing the presentation, Ron McPherson for the use of the church hall and wished all members a safe journey home.

Sandra Preston
Club Secretary

26 September 2019