



**RAILWAY UNION SPORTS CLUB**  
**Willow Lodge, Park Avenue, Sandymount, Dublin 4**

3April 2017

Dear Member,

**Member Update on Development Work Planned for 2017**

2017 represents a significant and important stage in the continued development of Railway Union Sports Club.

Last year, following feedback and suggestions for possible development works from each of our sports, the club made an application for funding to the Community Gain Fund (Covanta) for a range of capital projects. In November 2016, we were delighted to learn that we had been successful and were allocated a grant for specific improvements to the sporting and related facilities at Park Avenue. Planning work is now underway to deliver these projects during 2017.

The proposed development and funding presents an opportunity to transform and significantly enhance the facilities which the club provides to our members and to the many local schools, corporates, community groups and families which use the club's facilities.

The grant awarded to the club covered a wide range of development projects and represents an investment of over €1.1 million. This significant contribution to developing the facilities which we provide represents an effective investment by the club of approximately €1,000 for each and every member.

Whilst the detailed contractor arrangements are currently being finalised, it is currently envisaged that the first phase of work – involving the renovation of the function room and grounds drainage works – will commence during April 2017 and continue through to June. During this time, access to the club for members will be through the St. Johns Road entrance only with access via the Park Avenue laneway being limited to construction works and our adjoining residents. To prepare for the works, we will be having a club volunteers evening to assist in moving furniture etc. from the clubhouse on April 10<sup>th</sup> and 11<sup>th</sup> and hope to see many of our members there to help out. Your sports secretary will be in touch with more information closer to the date.

To remind you all, the proposed development works entail the following:

Summary of proposed works	Description
<p><b>Refurbishment and expansion of the club's function room</b> (timeline: April-July 2017)</p>	<ul style="list-style-type: none"> <li>• Expansion to be facilitated within the existing footprint of the building by expanding the function room into the area currently occupied by the kitchen and toilets;</li> <li>• Relocation of the kitchen to the other side of the function room in place of one existing dressing room;</li> <li>• Relocation of the toilets in place of the existing committee room;</li> <li>• The expansion of the function room will enable the club to meet the meeting and event requirements of community groups and our sports.</li> </ul>
<p><b>Installing a new patio area in front of the clubhouse with a retractable pergotenda</b> (timeline: July 2017)</p>	<ul style="list-style-type: none"> <li>• Existing patio area is dated and needs replacement.</li> <li>• Pergotenda will provide external 'extension' of the bar area.</li> </ul>
<p><b>Demolition and replacement of the existing bowls pavilion</b> (timeline: August-October 2017)</p>	<ul style="list-style-type: none"> <li>• Building of a new facility encompassing               <ul style="list-style-type: none"> <li>- new community and meeting rooms (including cricket scoring area) and kitchen area;</li> <li>- new bowls dressing rooms, toilets and store room;</li> <li>- strength &amp; conditioning training room and a physio treatment room.</li> </ul> </li> </ul>
<p><b>New tiling and general refurbishment of the changing rooms and showers</b> (timeline: July 2017)</p>	<ul style="list-style-type: none"> <li>• Basic renovation of existing facilities with new shower tiling and ventilation;</li> <li>• Addition of new dividing door to facilitate more efficient division of ladies and mens changing rooms to meet usage requirements from week to week.</li> </ul>
<p><b>Installation of a new fence and storage sheds alongside Willow Field boundary</b> (timeline: tbd 2017)</p>	<ul style="list-style-type: none"> <li>• Existing area consists of a range of fence structures of varying states of repair/disrepair;</li> <li>• Proposal is to install new fencing to provide a single consistent perimeter;</li> <li>• Install new storage sheds for use by the club, sports, schools and other community groups.</li> </ul>
<p><b>Demolition of the green storage sheds alongside the car park and extension of the car park area</b> (timeline: April-July 2017)</p>	<ul style="list-style-type: none"> <li>• Removes dilapidated buildings and installs new groundsman's equipment shed;</li> <li>• Provides additional on-site car parking.</li> </ul>

Summary of proposed works	Description
Erect new netting alongside the adult soccer pitches (Willow Field boundary) (timeline: tbd 2017)	<ul style="list-style-type: none"> <li>• Installation of netting has been sought by local residents.</li> </ul>
Erect new netting and four floodlights beside the junior soccer pitch (Radcliffe Hall boundary) (timeline: tbd 2017)	<ul style="list-style-type: none"> <li>• Installation of netting has been sought by local residents;</li> <li>• Four practice level floodlights for underage teams winter training.</li> </ul>
Install new footpaths on the boundary of the playing pitches (timeline: April-September 2017)	<ul style="list-style-type: none"> <li>• To install new multipurpose path or running/walking track from clubhouse up to tennis courts around the edge of the cricket playing fields;</li> <li>• To replace existing tarmacadam footpath beside soccer pitch and beside the rugby pitch with similar multipurpose path or running/walking tracks.</li> </ul>
New drainage works for the cricket and soccer pitches (timeline: April-July 2017)	<ul style="list-style-type: none"> <li>• To improve pitch drainage and general ground conditions;</li> <li>• Ring drains around playing field and cricket square and additional drainage on the cricket outfield.</li> </ul>

### **The Path to Implementation and the 'Ask' of our Members**

As you can see, over the coming months, Railway Union Sports Club is embarking upon one of the biggest development programmes in the club's history. The funding we received through the successful Covanta application will go a long way towards delivering much of the envisaged works. However, there will be additional funding which the club will need to raise so as to ensure that the works can be completed as envisaged.

**We currently anticipate that we will need to raise a minimum of €200,000** to bridge the gap between the anticipated project costs and the grant funding available to us. This represents approximately €200 per club member and a small portion of the total funds being invested in our facilities. We are therefore confident that you, our members, will support the club's fundraising initiatives to help us collectively deliver this important development of our club's facilities.

We have a number of initiatives being planned including:

- A **Strictly Come Dancing** event in October/November 2017 (more to come on that!);
- A big push for more **Corporate Functions and Events** to tie in with the improved on site facilities once the function room is completed;
- Sponsorship for the club via additional **advertising hoardings** to be sourced through all our sports.

Whilst the initiatives mentioned will go some way towards raising the necessary funds, it simply won't be enough. We are therefore seeking to raise additional funds by way of tax efficient donations from our members and supporters.

We hope that each member or family associated with club will be able to support and contribute to our fundraising initiatives so as to help the club improve and enhance the facilities we provide to our members.

We are asking club members to consider **donating €250\* per family** to help us meet our fundraising target so as to meet our objective to provide top class facilities for our members, our youths and children and the local community. As stated earlier, the grant of €1.1 million which we have been allocated effectively represents an investment in our facilities of approximately €1,000 per member and all we would ask is that our members consider making their own appropriate contribution to the development of their sports club.

It is a long time since Railway Union Sports Club made an appeal of this type and we deliberated long and hard before deciding to embark on this course of action. This is the biggest and most exciting project that Railway Union Sports Club has embarked upon in generations. The Club has come through a challenging period very successfully and as a Committee we believe that we need to continue to work together as one to make this initiative an outstanding success and contribute to the continued growth of all our sports.

An online donations portal has been established and will be available to secure members' donations in the coming days through the club's website

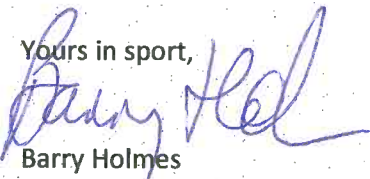
[www.railwayunionssc.com](http://www.railwayunionssc.com)

\*This is a suggested amount - all contributions are welcome. Railway Union Sports Club is already registered as an **approved sports body** with the Revenue Commissioners under Section 235 of the Taxes Consolidation Act 1997 and contributions in excess of €250 can enable to club to claim additional funds from the Revenue Commissioners.

In the event that any members have additional fundraising ideas and are willing to take a lead role in organising same, the Management Committee are very happy to support and assist so I would encourage you to think creatively!

Further information on the planned works will be circulated by sports secretaries in the coming months. We also plan to create an area within the club where further details on the proposed works including outline drawings etc. can be viewed by club members and will let you once this is arranged. If you have any feedback or ideas on the proposed works or believe that you can support the development project, please contact the Development Committee, led by Paul O'Brien, by emailing [railwayuniondevelopment@gmail.com](mailto:railwayuniondevelopment@gmail.com).

Yours in sport,



Barry Holmes  
Chair

(for and on behalf of the RUSC Management Committee) Copy: Management Committee, Trustees of RUSC