



## SEATON CAREW GOLF CLUB

Founded 1874

# Phasing & Costings of the Works

*How the new 18-hole course would be built, when, and at what cost*

DOCUMENT 3 OF 3

An information pack for members · July 2026

Part of a three-booklet pack, read alongside *The Case for One Permanent 18-Hole Course* (1 of 3) and the *Member Q&A Booklet* (2 of 3).

## Introduction

This booklet sets out how the proposed permanent 18-hole course would be built: what work is involved, how it is phased over time, how little it would disturb your golf, and what it would cost. It is the practical companion to the case made in Document 1 and the questions answered in Document 2.

Two things are worth saying clearly at the outset. First, the work has been designed around the golf, not the other way round — through the main phases a full course stays in play, with only one short window on an alternative layout, and members should not expect to play a building site. Second, the figures here are realistic 2026 estimates prepared by the course management team and reviewed and confirmed by the Course Manager.

## How the work is phased

The works fall into three phases, spread over roughly two to three years and timed so that a full, playable course is always available. The headline is how little disruption there is:

- During Phase 1, the summer Micklem layout is played with no disruption at all, and only very minor adjustment to the autumn layout.
- During Phase 2, the Brabazon layout carries the main-season work — the front of the existing road green is kept at greens height — with the current New layout available as a member-preference alternative. Play stays on a full course throughout, with only a short 2–3 week window on an alternative layout (the New course, or a 16-hole arrangement) to avoid any “construction-site” feel while the final works settle in.
- During Phase 3, the course in play is essentially the finished layout; the only accommodation is skipping the current 1st hole for about two weeks while the old 1st green is levelled and fairway irrigation is installed.

Phase	When	What happens	Disruption	Cost
Phase 1	Year 1 — summer & autumn	New 1st tees, the new Whins green complex and bunkering, Sahara teeing grounds, new 1st green, and new 7th teeing grounds.	None to the summer (Micklem) layout; very little to autumn.	£53,500
Phase 2	Year 2 — autumn	New 8th hole (green, tees, bunkering, irrigation); new 7th fairway levelling and re-shaping, walk routes and scrapes.	Minimal — the Brabazon layout carries the golf, with a short 2–3 week window on an alternative layout.	£48,000
Phase 3	Year 3	Levelling of the old 1st and 2nd greens and tees, bunkering, irrigation, and the new 4th hole tees — completing the permanent routing.	Minimal — the current 1st hole is skipped for about two weeks.	£30,450

*Phase costs are contractor and fuel only; project-wide materials and VAT are added in the full cost build-up below. Phase 2 begins once the new Whins hole and Sahara teeing grounds are ready for use, around 9–12 months after Phase 1.*

## When the work would start

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We have deliberately not fixed a start date — and that is a considered decision, not an oversight.

The Club is mindful that the clubhouse and wider infrastructure also need investment in the coming years, and that a number of existing loans are due to be cleared shortly. Rather than commit to course works now, the Greens Committee will agree the timing with the Finance Committee once those near-term loans have run off and the planned investment in the clubhouse and infrastructure is secured. In other words, the course works begin only when the Club is comfortably able to fund them, without putting any strain on its finances or its other priorities.

**Start date: to be confirmed.** The start of the works will be confirmed in agreement with the Finance Committee, once the Club's shortly-ending loans are cleared and the planned investment in clubhouse and infrastructure is secured. None of the planning is lost in the meantime — the design and phasing below are ready to go whenever the timing is right.

It is worth stressing that agreeing the end target now is valuable in its own right, even before any work begins. With the permanent layout settled, the greenkeeping team can forward-plan each winter's programme around the final design — so winter works are done once, toward the finished course, rather than repeated on holes that may later change. The interim period becomes more efficient, not less: every season's effort pulls in the same direction, toward a clear and agreed end point.

Once under way, and allowing the new turf and greens proper time to establish between phases, the programme runs over roughly two to three years:

- Phase 1 — the first summer and autumn (Micklem course in use).
- Phase 2 — the following autumn, once Phase 1 is golf-ready, the Brabazon layout is in use to complete this phase of works and the grow-in period.
- Phase 3 — completed roughly a year later, establishing the M&E proposed routing.
- Additional phases — (a) completion of the security fencing; (b) raising of the "dunes" fairway using material stockpiled from Phases 1 & 2.
- Full use — the finalised routing is ready for full operational play the following spring.

## What it will cost

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The full project cost brings together three things: the contractor's construction work across the three phases, the materials that go into the M&E proposed course (irrigation, rootzone, seed and so on), and fuel. Setting them out in one place gives a single, clear total of £289,590 including VAT.

Item	Amount
Contractor works (Phases 1-3)	£110,200
Materials — irrigation, rootzone, hydroseed, seed & fertiliser	£113,000
Subtotal before VAT	£223,200
VAT at 20%	£44,640
Subtotal including VAT	£267,840
Fuel (already incl. VAT)	£21,750
<b>Total project cost</b>	<b>£289,590</b>

**A note on the figures:** the contractor and materials costs are quoted before VAT and the 20% is added as a single line; the fuel figure already includes VAT. The total above is therefore the all-in project cost. These are 2026 estimates, reviewed and confirmed by the Course Manager.

#### Where the money goes — at a glance.

Construction (contractor): **£110,200** · Materials: **£113,000** · Fuel: **£21,750**

*The funding approach and proposed timescale for payment will be set out separately, so members can consider them in full.*

## What happens next

This is a genuine consultation, and we want every member to be well informed before they are asked what they think. Here is the path, step by step.

**1 July 2026**

The full information pack — three booklets: The Case for One Permanent 18-Hole Course, Member Q&A, and Phasing & Costings of the Works — is published to members via the website, email and the club notice boards.

**By 10 July 2026**

Members wishing to attend the presentation should confirm with the Club Manager, as capacity is limited to 200. Members are also invited to email any questions on the proposal — design, phasing or costs — to [greens@seatoncarewgolfclub.co.uk](mailto:greens@seatoncarewgolfclub.co.uk). Sending questions in advance means each one can be answered fully, with common themes grouped together.

<b>Mon 13 July 2026, 6:30pm</b>	Member presentation evening at Hartlepool College of Further Education. Tom Mackenzie of Mackenzie & Ebert presents the proposed design and answers questions on routing and design. The Greens Committee answers all other submitted questions, including phasing and costs. The evening will be recorded.
<b>Shortly after</b>	The Secretary will email all members a link to the recording, together with a written summary of the questions and answers.
<b>Clubhouse drop-ins</b>	The Chairman of Greens and the Course Manager will be in the clubhouse to answer questions in person — Friday 17 July (9:00–11:00am), Thursday 23 July (5:00–7:00pm) and Wednesday 29 July (2:00–4:00pm).
<b>1–14 August 2026</b>	A short, anonymous member survey (a SurveyMonkey link, emailed by the Secretary) to gauge members' support for moving to a permanent 18-hole course.
<b>In due course</b>	Any significant change of this kind would ultimately be decided by the members themselves, in the proper way, through the Club's usual decision-making process — and only once all the feedback is in and everything has been fully discussed.

*Nothing here is a foregone conclusion. This stage is about giving you the full picture — the case, the answers to your questions, and the phasing and costs — and listening to what you think before anything is decided.*

## Appendix: construction detail

For members who would like the full picture, the specific construction work behind each phase is listed below. None of this changes the headlines above — it simply shows the level of planning that sits behind the figures.

### New 1st hole

- Building of a new green-site, bunkering and tee boxes.
- Levelling and conversion to fairway of the existing 1st green and 2nd tee.
- Installation of new irrigation.

### Additional 4th hole teeing grounds

- Building of new white and blue teeing grounds.
- Levelling of the current 2nd green-site.
- Installation of additional irrigation to tee and walkway.

### New 7th hole

- Building of a new teeing ground with irrigation.

- Levelling and conversion to fairway of the existing road green.
- Removal and rebuilding of fairway bunkering (two bunkers).
- Installation of new irrigation to the new fairway.

**New 8th hole**

- Building of a new green-site, bunkering and tee boxes.
- Installation of irrigation.

**New 9th hole**

- Removal of material from the old "Tees" green-site, and levelling.

**New 13th hole**

- Building of a new green-site and bunkering, retaining the current tee boxes.
- Installation of new green-site irrigation.

**New 14th tee box**

- Building of new teeing grounds.
- Installation of tee-box irrigation.

*Contractor time totals roughly nine weeks in Phase 1 (plus about three weeks of in-house work), seven to eight weeks in Phase 2, and five weeks in Phase 3.*