

Sidmouth Watersports Hub - Briefing Paper

This paper describes the proposed transition to the way the Sidmouth Sea Angling and Sailing Club (Port Royal) building is funded and managed.

Background

In the 1960's the Sea Angling and Sailing Clubs raised significant funding in order to build the structure now known as the Port Royal. Since then it has been the home of the two clubs and in earlier years was one of the most vibrant venues in the town.

When first established it was necessary to set up an entity (The Port Royal Club) in order both to run the building and hold the liquor licence, as such a licence could not be issued jointly to the two clubs. The building and bar have since then been managed and run by a committee of 12, six anglers and six sailors.

Funding for the building has been achieved from a combination of bar profit and financial contributions from the two clubs and other users. In recent times the angling and sailing clubs have each contributed £5,000 per annum and other tenant organisations (Gig Club and Surf Life Saving Club) contributing rent for the space they occupy.

Need for Change

Sixty years on, the sea sports environment has changed, with the angling club membership waning, the gig club's membership and activity expanding and the sailing club fighting to maintain interest in an environment that sees ever expanding opportunities to get on the water.

In this environment each individual club's needs have changed plus there is an increasing need to ensure the facilities are fit for purpose and meet the needs of the community in a sustainable way for the future.

Proposed Changes

Following consultation with users over a prolonged period the Port Royal Management Committee are recommending the following:

- A new constitution is adopted that will see the sailing and gig clubs become partners in managing and running the building with the angling club taking a lesser role as an affiliate club. It is also hoped that in due course the LifeBoat and Surfing Life Saving Club will also become affiliates thereby promoting a vibrant watersports hub for all.
- A new funding model is adopted. The model bases financial contributions on the dedicated space used by the clubs and their status of clubs as partner or affiliate clubs.
- The constitution defines representation on the management committee as 4 for partner clubs and 1 for each affiliate club/organisation.
- That the Hub remains an Unincorporated Sports Club for the time being and once the new arrangements are established, a development plan which is further fit for the future is agreed and taken forward.

These changes represent the initial steps in further plans to promote and develop the site as a vibrant community hub. There is little doubt that the site is currently under utilised and there is much scope for an exciting future for what is a fantastic community resource.

Rules and Constitution

If members would like to view the full rules and constitution, these are available from sachapickering@gmail.com or jill.thegardens@gmail.com

Recommendations

1. It is recommended that sailing club members consider and agree the proposed new constitution and funding model at their EGM on 11th July 2022.
2. The sailing club members agree the financial model (annexed to this paper)

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(current Sailing Club representatives on the Port Royal committee)

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Proposed Port Royal Community Hub Funding

Background

The funding model is based on a requirement to generate sufficient income from participating clubs to compliment bar profits and building hire fees and cover the fixed costs of running the building and generate some funding for improvement/development initiatives.

The overall funding model has 4 significant components:

1. A fixed fee to cover use of the building and rights and responsibilities for management of the community hub organisation. Two discreet levels of membership are proposed "Partner" @ £2000 per annum and "Associate" @ £800 per annum.
2. A sole use internal space allocation fee based on an annual fixed cost per square metre. The proposed inside building annual fee is £26 per square metre.
3. A sole use external boat park fee based on an annual fixed cost per square metre. The proposed external boat park fee is £6 per square metre.
4. A sole use secure gig storage area fee based on an annual fixed cost per square metre. The proposed secure gig storage area fee is £8 per square metre.

Applying the Funding Model to each of the Participating Club Requirements

The individual clubs agreed requirements have been applied to the funding model to calculate the Annual Fees for each club and the overall total income. See full detail below.

				Annual Totals £
Sidmouth Sailing Club				
Annual Partner Fee				2000
Sole Use Inside Building Areas	Area SqM	Annual Cost/SqM		
Sail/Boat Store	36.05	26		937.3
Crows Nest/Race Office	16.12	26		419.12
External Areas				
Boat Park	376	6		2256
SSC Sub Total				£5,612.42

Sidmouth Gig Club

Annual Partner Fee 2000

Sole Use Inside Building Areas **Area SqM** **Annual Cost/SqM**

Basement Area 13 26 338

External Areas

Covered Secure Gig Storage 119 8 952

SGC Sub Total **£3,290.00**

Sidmouth Sea Angling Club

Annual Associate Fee 800

Sole Use Inside Building Areas **Area SqM** **Annual Cost/SqM**

Basement Areas 69 26 1794

SSAC Sub Total **£2,594.00**

Sidmouth Lifeboat

Annual Associate Fee 800

Sole Use Inside Building Areas **Area SqM** **Annual Cost/SqM**

Basement Area 23.8 26 618.8

SL Sub Total **£1,418.80**

Grand Total Annual income from clubs **£12,915.22**

Overall Port Royal Community Hub Funding Analysis

Total Annual Running Costs of Port Royal Building are: £25,500.00 *this excludes bar costs*

Annual funding deficit i.e., Running Costs minus Income from clubs = -£12,585

This funding deficit plus a limited amount of improvement funding are planned to be covered by bar profits and income from building hire

NOTES

Changing Rooms and showers are shared areas available for use by all participating clubs.

The area from the double gate through to the main building entrance area is a shared area available for use by all participating clubs.

Bob Vine

28th April 2022

Treasurer Port Royal Club