

# Brighton Marina Berth Holders Association

## Members' Meeting

Notes from the meeting held at the Master Mariner on Friday 16<sup>th</sup> November 2007.

The meeting was attended by around forty members and the committee with the exception of Tim Schwaiger, Vice Chairman.

### 1. Introduction

The Chairman, John Boyce, gave a summary of the Associations activities to date and covered plans for the future including;

- Introduction of committee members and their roles. Vice Chairman, Tim Schwaiger, has resigned due to his shift pattern at work making it very difficult to fulfil the role. Julie Dennison will take over with immediate effect. Grateful thanks to Tim.
- Finances – the balance of the account is £1,713.01. Relatively little has been spent so far, main payments have been for RYA affiliation £80, insurance £262.50, web site set up £80.99 and some banners with the logo on £119. Just over £200 has been donated to the RNLI, this was part of the proceeds from the launch event raffle and the boat jumble.
- Newsletter – first one produced and next due at the beginning of 2008. Thanks to Sailnet and Dufour via Alan Wood for sponsorship. It is hoped advertising revenue will eventually cover the costs involved in producing quarterly newsletters.
- Pontoon Representatives – there are four so far but more are needed as the marina has such a large area to cover. Volunteers are invited. The role of the pontoon rep needs further discussion. Regular meetings will be set up to feed information back to the committee/marina management.
- Member Benefits – there are quite a few discounts schemes. Details can be found on the website and will be included in the next newsletter. We are grateful to all who have kindly offered these to us all on production of our membership cards.
- Social – events so far, the launch party, the boat jumble and the Tuesday club nights @ the Mariner have been well received. Future events planned include Friday club nights, starting with a quiz night on 23<sup>rd</sup> Nov, and the Christmas party on 15<sup>th</sup> Dec.
- Marina Liaison – Julie Dennison liaises on a regular basis with the marina management team. Her main contact is Andrew Garland. Some points to report - BMBHA viewed positively by marina management, a 'rouges gallery' will be put up in the office to help visitors to identify who's who and who does what within the office team. Notice board cabinets have been agreed in principle by Andrew, one of our members has volunteered to look at the cost of bespoke units but if this is too expensive we will look at purchasing some. It is hoped these will be placed opposite the marina information boards just outside of the gates on each jetty. We have agreed to keep them tidy and updated according to Premier guidelines. It is hoped pontoon reps may take this role on eventually. Again revenue from personal advertising (as opposed to commercial which is not permitted) will cover the cost of the purchases eventually.
- Charter – Andrew has given us a draft charter and asked for feedback. Several folk will look over the document. Julie Sheer (Staterjack) had kindly offered to check over from a health and safety point and John knows of someone who will be able to look at the document from a legal point. The feedback will be collated and passed back to Andrew in the new year.

### 2. Presentation by X-Leisure

Presentation by Jim Dennis, Project Leader, Brighton Marina Regeneration Project on behalf of X-Leisure. Jim introduced himself and his company whose main responsibility is for developing, gaining permission for new builds and community liaison. He discussed the proposed marina developments and how these may affect berth holders including the following;

- Clarification of who owns the areas within the marina; water owned by Premier Marinas (berth holders landlords), land - the majority is owned by X-Leisure and land over water - Brunswick who also own small piece of land at east end of marina.
- Brunswick is seeking to purchase the west quay from Premier in order to allow them to build a block of flats where the Yacht Club is currently situated. This will extend out over the spending beach.

- Although the swing bridge, which will go from the new flats to the end of the east wall, has planning permission from the council the operation of it is still under discussion. Currently plans are to give priority of use to pedestrians so a plan to change this giving priority to marine traffic may need to be pulled together.

**Note from Premier – this is incorrect; Brunswick and Premier have already discussed priority to yachts.**

- Berth holder spaces in the west multi story car park will be protected.
- Management of parking within the marina village will be looked at. One of the plans is to move the exit from the multi story directly onto the marina exit road to minimise traffic in the heart of the marina. The only entrance to the car park will be via top of the slip road.

### **Questions from the floor taken by Jim Dennis**

*How will the work impact on the community?*

All materials manufactured outside of marina and brought in ready to use. Work base will be outside of the marina on the Black Rock area. This will significantly reduce heavy plant in the marina.

*How will dust/grit damage to boats be minimised?*

They will take steps to manage the dust blowing onto boats (no details). Additional time has been built into the schedule to cover stoppages in very windy weather.

*From exiting multi story will cars have to go right around exit road out of marina? What if cars need to go to boat yard or ramps for collections for example?*

Yes. Currently plans are for all traffic to exit marina from car park with no other option i.e. there will be no vehicle access directly into or out of the marina from the multi storey car park.

*Are there plans to increase parking around the marina area to accompany new tenants who can't park within their allocated area?*

The plans are to house parking under the developments but there will be some impact to parking areas, as parking will be at 60%. It is hoped with smarter management of parking the impact can be minimised. Multi story parking would be charged for in order to allow for capacity to be monitored and displayed on approach to the marina. Berth holders and residents will not have to pay.

*Is there any capacity to increase parking?*

No.

*How has the 60% been agreed?*

Government guidelines on new builds which have been set to encourage the use of public transport.

*Who will live in the flats?*

40% social housing, 50% of which will be for key workers on a low salary. Cannot guarantee no DSS but X-Leisure will be involved in the nomination process with the council.

*What is the timescale?*

The plans have been submitted and will go to committee in Feb/March 2008.

An open Invitation was extended to everyone interested to visit the X-Leisure show room in marina square.

### **3. Website**

An update on the website and the forum (which is an online discussion) was given by Simon Jones and Alan Turnbull.

- Design and content so far (as displayed on overhead projector) – feedback invited to make it as easy as possible for members to use and well as being easy for the small team that will keep it updated.
- Currently have 25 registered on forum.
- Easy to follow Instructions on how to register will be given in the next newsletter/displayed on the notice boards.

- Suggestion for future; forum category for pontoon reps to keep in touch. Committee members would have access to this site as well.
- Suggestion for future; Invite other berth holders associations to join in a forum

#### **Questions from the floor taken by Simon Jones**

*How do non-users get info?*

*Information will be posted in the new notice board cabinets when they are up. Meanwhile we will continue to use the notice boards in the bathrooms on each jetty.*

#### **Comments from floor.**

If you don't have a computer can you still join/access the site by using computers set up in SMR Chandlers and the marina office.

There is free wi-fi in the Master Mariner.

*Comfort break.*

#### **4. Open Forum**

(Whilst no questions have been specifically selected for omission it did become a little difficult to catch all of the conversations going on so some may have slipped through the net).

- *Do other marinas have berth holders associations?*

Yes, almost all do.

- *Eastern multi storey car park used for boat storage. Will this be cleared earlier this year to free up parking space in time for start of season?*

This is a Premier issue and one they have acknowledged. They have given assurance that the car park will be cleared of boats earlier.

- *Brunswick – can we speak with them about their plans?*

Yes as soon as contracts are finalised and they can speak about them they will be invited to attend the next scheduled members meeting.

- *Could we put draft charter onto web for all members to view?*

This would need to be checked with Premier which Julie will do. It is more likely that the final finalised version will be the one on the web.

- *Issues relating to water supply. Several folk have experienced issues with the water standpipes and hoses.*

Water hoses on pontoons leaking – potential problem in icy weather as well as wasteful

Standpipes coming loose from pontoon

Water quality from hoses is a worry as black bits come out of the hoses

#### **Comments from the floor**

This has been mentioned to staff in the marina office. They say that while they take responsibility for the quality of the water up to the standpipes they cannot guarantee the condition on exit from the hose.

Some agreement with this as any hose coiled up will collect algae and also begin to break down producing black bits of rubber.

Most people happy with water quality so this may be a localised problem.

#### **Suggestions from floor**

Bring own hose

Run hose prior to filling tanks i.e. wash boat down first

Use puri-tabs according to instructions on pack.

Marina maintenance staff could be asked to treat repairs to leaky hoses as a priority in the winter.

- *Pontoon safely during frosty and icy periods-how can the risk be minimised (one member had nasty fall after slipping on decking)*

Frost is well known to cause slippery surface on wooden decking.

Marina recently had health and safety check – they were advised to put up caution notices (this has been done).

Grit not seen as a good idea due to possible damage to boats when trodden onto them.

Salt would be a good idea and welcomed by berth holders. This could be stored in containers around the marina for use by berth holders when needed.

All accept that we have a responsibility to keep ourselves safe by being sensible in these conditions.

Premier treats the ramps, this needs to be continued

Decking walks in front of restaurants etc have had non-slip covering added this year. The effectiveness of this is being monitored by Premier. Could be a possible option.

- *Premier scrubbing of decking on pontoon and fingers in the summer Leaves boats and ropes covered in muck – how can this be avoided?*

#### **Comment from floor**

Most people experience is that their boats are hosed down after the scrubbing so this is not a blanket observation.

#### **Suggestions from floor**

Mariana staff could be asked if all boats can be hosed down-inc ropes after scrubbing.

- *Droit area (area beside the lifting equipment just inside of the lock) has become difficult to manoeuvre around due to amount of pontoons and boats there.*

#### **Comments from floor**

*Same problem agreed by many folk.*

*.Marina staff have removed some of the pontoons already*

#### **Suggestion for floor**

A request for narrow pontoons in the lock was made, as at Eastbourne, the response that this would reduce the width inside the lock too much. Having them on one side of the lock seems more agreeable.

- *Dredged channel on entrance to marina in front of spending beach narrow why?*

Nothing to do with the building works, buoy's keep boats to centre for safety avoid grounding

- *Security- around all areas of marina inc inner harbour*

#### **Comments from floor**

When applying for boat insurance one member was told Brighton had bad reputation re security.

Marina office has a pontoon master who does night checks.

Land security is done by marina security office situated at the front of Lloyds No 1 bar.

CCTV is land trained but can be switched to sea view if required.

Whilst not there to look after boats are very helpful and will work with marina security if required.

Since metal poles with poking out wires removed people have been seen to be climbing around the fencing. Not berth holders – they sat and drank vodka in the gents, also kiddies fishing and playing.

These metal poles are due to be replaced by Premier with Perspex screens.

Bikes and dinghies have been stolen.

Certain groups of people are known to marina security because they get reported on a regular basis.

Suggestion call security as experience of other berth holders is that they will respond.

Marina office gave boat name pontoon and code to relative of boat owner rather than call. No good practice and to be avoided in future but most berth holders experience is that marina do call to say someone is in the office etc and ask berth holder to call visitor direct.

Would it be too expensive to put fob/keypad activated gates on individual pontoons on east jetty as are on west jetty. It is understood why gates are on west jetty as more public use the main area to access the office.

Wendy houses entrance onto main pontoon, which can also be accessed quite easily. Suspect that some flat owners will pay to get marina area fob to use parking and facilities. Generally felt that an improvement in security would be welcome.

#### **Suggestions from the floor**

Pontoon watch – like neighbourhood watch? Worth setting up?

In general not felt it was really a berth holder's area – more a premier responsibility.

Calls to marina office re incidents in and around marina i.e. noise nuisance, and security incidents. Are these calls logged to give clues to black spots/repeat offenders? Question could be put to marina management.

Premier is considering pontoon reps but will need time to bed this new service in alone. It may be possible for volunteer reps to work with them at a later stage.

- *What do our fees cover?*

Could we have a breakdown like they do with council tax payments so it can be seen what percentage is spent on things like security? This would enable a comparison with other marinas.

Suggestion from floor

Could Premier be asked if this is possible?

- *Berths being used when people are away, could a better system be devised for this?*

Lots of experiences where people on temporary berths for quite some time after return even though office notified. Some short term examples i.e. just popped out fishing and visiting boat given pontoon number to moor up.

#### **Comment from the floor**

Marina management are aware of the problem and will monitor and review systems.

***Note from Premier – A new member of staff who is dedicated to berthing has now started working for Premier.***

#### **Suggestions from the floor**

Computerised system in the office?

Look at how other marinas manage this.

- *Car parking issues*

#### **Comments from the floor**

Residents are OK to use multi storey car park if they are berth holders

Use of 'V' spaces Monday to Friday during the day is allowed by berth holders

Where are 2007 berth holder windscreen stickers?

New parking management company. Clamping now relaxed a bit – more tickets being issued

#### **Suggestions from the floor**

Better management of fobs i.e. cancel old ones once reported lost, by Premier

Look at more effective ways of ensuring car parking for berth holders is only used by berth holders

Could future parking permits have car registrations on?

- *Cruising club*

Philip van Praag from Majeka has offered to organise some events if enough interest is shown.

He will post a message on the forum to gauge interest

Some of the benefits of a cruising club:-

Increase in confidence

gain experience

it encourages people to go out more if with a group

use free nights at other premier marinas which saves money

Close.