

## Brighton Marina Berth Holders Association

### Second Members' Meeting

Notes from the meeting held at the Master Mariner on Friday 14<sup>th</sup> March 2008.

The meeting was attended by the committee and twenty five members.

#### 1. Opening session

The Chair, John Boyce, gave a summary of the general health of the Association ie members now over 250 and bank balance of over £1,000 as well as activities since the last meeting. A list of future confirmed and provisional events was circulated and will be posted onto the website and in the notice boards.

Regular meetings with Premier Marinas, landlords, continue to be fruitful.

The minutes from the last members meeting (Nov 07), have now been shown to Premier and their comments noted. The updated document will now be posted onto the website.

The Chair circulated copies of the draft charter and asked those present to look the document over for accuracy. The next step is for the information to be collated and passed back to Premier at a meeting within the next couple of weeks. Representatives from the RYA will also be present at that meeting.

Vice Chair, Julie Dennison, gave an update on parking for berth holders:

The 'V' spaces on and around the Strand are for the use of residents and their visitors. Officially they are not for the use of berth holders. Amendments to the use of 'V' spaces have been introduced recently; Commercial vehicles (vans) **cannot** use the bays between the hours of 8pm – 8am, Mon – Sun, only private cars. The residents' voucher system at weekends (midnight Fri – midnight Sun) is still in place.

"V" spaces on the ramp leading up to the lock are for the use of Neilson and Boatyard users but are limited to 1 hour. These bays are **not** for the use of residents.

The area the other side of the lock is generally for the use of visitors to Neilsons, SMR, Dickies etc and users of the boatyard (observe the notices in place). This area is policed when necessary.

Specific parking for berth holders is allocated according to fob access along the sides of the East and West ramps and the Eastern, underground car park. All Marina users have unlimited use of the multi-storey car park at the western end of the marina. There is a 4hour limit in place for outside users of this carpark, so berth holders do need to keep their in car stickers up to date.

Ideas for allocated parking for vans and high sided vehicles are currently being considered.

Policing of parking within the marina is now the responsibility and discretion of Marina Security. They may issue any offending vehicles with a civil notice (parking ticket) which carries a £60 fine (£30 if paid within 14 days). These tickets are then processed and recovered by Town & City parking who can apply to DVLA for the registered keeper's details of unpaid fines and can pursue recovery of the debt through the civil courts.

Sasco (*the clampers!!*) have not gone completely, they are still in the background and will be used for persistent offenders as well as clamping generated by a resident (if someone is parked in a resident's bay).

Abandoned or un-taxed vehicles in berth holders' parking bays are the responsibility of Premier to report to Brighton and Hove Council, who will in turn issue a 15 day notice on the vehicle or it will be removed and the registered keeper charged accordingly.

The Vice Chair also updated those present on developments regarding security around the marina:

Premiere is currently updating their entry fob security system within Brighton Marina, which includes a revision of all access fobs and codes. Their aim is to ensure that only those that are entitled to have fobs have them and they are making a positive effort to recall or cancel any outstanding fobs. Premier are unable to continue to allow access fobs to berth holders giving entry for all areas but will continue to allow requests for access to other areas in addition to their current berth for visiting friends berthed in the marina.

Access for visiting vessels is being considered and will probably consist of a 48hour access code for entry to relevant areas. Access codes will no longer be issued to berth holders.

All levels of entry fobs will be reviewed over the coming months.

## **2. Website**

The Chair explained that the website was currently a little out of date as it has been moved to an independent hosting site. It will now be updated by the small team of volunteers who administer it. He also asked for feedback and ideas to be passed on to the team in order that they can make it as informative as possible.

Those present were asked to raise a hand if they use the forum.  
*About 50% raised their hands.*

Questions/comments from the floor:

Q. What is a forum?

*A. A forum is an online conversation between users.*

Q. Is it controlled and if so how?

*A. It is moderated in so far as any bad language or personal comments would be removed but apart from that the information is all from members just as they write it.*

Q. How does the forum keep up to date?

*A. It is self updating ie the more often it is used by members the more current it remains.*

Q. How can a subject be added?

*A. Click on the administrator button and mail the subject title and some details to the team. The forum administrator is currently Alan Turnbull who was present at the meeting. Alan will then add the new field and from then on comments can be added.*

Q. What happens if members do not use a computer?

*A. Important messages and events will be displayed in the information cabinets which are situated at the gates of each jetty.*

### 3. Presentation by Peter Martin, Chairman of the Residents Association

Peter gave an update of the situation regarding development of the marina and explained how this may affect residents and what they are doing about it. He also pointed out areas that could affect berth holders.

The next main event is on 20th March when the Environment Committee will vote on the PAN, which is effectively a blueprint for making all the developers' dreams come true - with no limits on building height or density. If PAN is adopted by council this will set out building criteria for an indefinite period, the last PAN was passed in the 1960's.

There is a demonstration planned to try to persuade the environment committee to reject the proposal; this will be held at 3 pm on 20th March outside the Hove Town Hall. Berth Holders are welcome to join.

In January Brunswick Developments Group plc held an exhibition at the marina of their new plans for a 150 bedroom 4-star hotel straddling the western breakwater of the Marina. This will be in addition to the Brunswick development for which consent has already been given. This is a recent addition to the plans.

More information can be downloaded from [www.savebrighton.com](http://www.savebrighton.com) website or the council website. A copy of the PAN can also be downloaded.

Berth holders have not been consulted in any of the development plans but Premier Management (poss. head office team rather than local) will have been aware of the proposals. Premier could have financial gain from the sale of the boatyard area as well as the Yacht Club beach area and possibly if any area of the marina were reclaimed for building use.

Questions from the floor taken by Peter Martin.

Q. Is the Brunswick plan (for the area where Yacht Club is now situated) on hold?

A. *Yes. This is to do with finances and nothing is likely to happen for at least 6 months.*

Q. Regarding the trade centre development i.e. boatyard/chandlery/broker area, what are the proposed plans?

A. *The plans are for high density mix use buildings including a landmark building. Landmark usually means a tall building.*

Q. Regarding the multi storey car park at the marina entrance road. What are the proposed plans?

A. *The plans are to remove it and to replace it with underground parking. As berth holders have allocated parking here they should be consulted of any planned changes.*

Q. There is a proposal for lay-bys for buses and taxis along the strand, could this affect our parking?

A. *Most likely to affect residents but roads in general will be busier and we will need to be more protective of our parking areas. Premier may need to look at how this is managed. The proposal is to have buses right down to the trade centre area.*

The Chair thanked Peter Martin for the presentation.

Andrew Ley from Brunswick was invited to attend the meeting but declined. He did clarify the following with the Chair prior to the meeting.

The whole development is not up for sale. This is not withstanding somebody walking through the door and making them an offer they can't refuse.

The scheme is on hold at the moment due to costs. When a start date is set they will host regular monthly meetings.

The Yacht Club are moving and the design has been agreed with all parties ie Brunswick/Premier and the Yacht Club. The financial details still have to be agreed and a move date fixed.

The access road has been built and will stay as the access road until (if ever) Black Rock planning is agreed.

The Bridge at the entrance will not be built for at least five years. It will be controlled by Premier.

The Association remains neutral but will endeavour to keep members updated with relevant information when they can.

*Comfort break.*

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

Q = Questions from members

A = Responses from Premier Marina Management

Q. When will the boats be removed from the eastern upper car park?

A. *Possibly end of May*

Q. Security around gates where the barbed poles were removed. When will replacement panels be in place? People are still climbing around rails.

A. *Under consideration – Premier will keep us updated*

Several members commented that the main jetty gates are left open by premier staff for quite a while each day for things like emptying bins etc

Q. Could Premier be asked to keep this to as short a time as possible?

A. *Will do*

Q. Why does the east jetty not have gates to individual pontoons like the west jetty?

*Because there are more visitors to the west area and also enquirers to the office.*

*Comment; consider that gates are difficult to use especially when you have a trolley with your gear in. They can snap at your ankles. They are not a prevention regarding security as tailgating happens just the same as at the main gates.*

A. *An option was that the west jetty gates were removed?*

*Security cameras have been installed in the west jetty office.*

*A security officer is going to be trained as a community police person with the power to arrest.*

Recent incident on east jetty when a tailgater was challenged by a berth holder and became quite aggressive and pushed through the gate. Marina office called and responded with speed.

*Comment; although it feels courteous to hold the gate open for people following through don't be tempted to do this unless you know them.*

*All agreed that they would not be offended if asked who they were by another berth holder.*

Q. Is there any chance of a security guard for a couple of hours on each gate at weekend to deter people who are chancers?

*Comment; Premier has no security guards so a cost would be incurred. This would need to be considered carefully as a request like this may lead to an increase in fees.*

A. *Premier will consider*

No one could report (recent) actual problems with tampering/stealing but it was agreed deterrents seen as worthwhile. Personal vigilance with updates to marina office staff is a good way of keeping control. Also, on forum or via this Association so we could lean on Premier if we had concerns in any particular area.

Q. East Jetty shower blocks – temperature of buildings is low despite complaints to Marina Management. What can be done about this?

*Comment; Management have said that the block is due for a full refurbishment at the end of this year which should sort the ongoing problem with the boiler out.*

*Meanwhile could Premier be asked for a temporary solution while the weather is so cold? This will be brought up at the next meeting with premier.*

*A. Premier apologised for the delay. This is being carried out by their own maintenance team from Head Office.*

Q. West Jetty – main jetty area. Liquid is leaking from the wendy houses onto heads of those walking underneath. This could be sewage so is quite important to get sorted asap. Premier aware of the issue.

*A. Fresh water leak now fixed.*

Q. Dumping of rubbish besides bins, this looks unsightly and can be hazardous. Can we control this?

*Comment; Sometimes stuff is put there in the hope someone else can use it. It would be a shame to stop this happening so could there be a small area for this type of thing?*

*It is still the responsibility of the owner to dispose of rubbish responsibly and no refrigerants should be placed in bins at all (nor tv or computer monitors) as there is a specialist skip at the local tip.*

*A. No.*

Q. Recycling bins, really good start and lots of people using them. Few teething problems though; could this be more organised to encourage people to use them more ie often more than one paper bin at one end of jetty with none at the other end of the jetty.

*Comment will be passed on to Premier at next meeting.*

Q. Could bins be left unlocked so people can put large amounts of stuff directly into the bins bypassing the individual feed slots for example cardboard boxes and 5ltr water containers?

*Comments will be passed to Premier at next meeting.*

*A. No – Put large items beside the bins*

Q. General rubbish bins - could they be put to face the opposite direction so that when it is windy the contents do not blow out of them so much?

*A. Will face bins east*

Q. Driver of buggy who moves bins to street nice man but could he be asked to slow down a little when collecting/moving the bins about? (could be our entrant for 2012 Olympics!)

*A. Agreed will have a word*

Q. During the high winds several supermarket trolleys, marina trolleys and a recycling bin have blown into marina. Could a framework be made to secure these in a little better?

*A. Under consideration*

Q. East Jetty, pontoon 24. Fingers in poor condition and coming away from main pontoon. Obviously Premier is aware of this but seems only one person to maintain all pontoons. Is this enough? Are rest of pontoons safe? Could cause damage to boats if they break free, this is the main concern of the berth holders.

*A. Premier accept full responsibility for any damage caused by pontoons and will pay in full, no questions.*

Q. How does Premier react to complaints from individuals?

*A. Premier has cards for complaints/feedback which they keep in the office – you need to ask for one. The information you put down will be passed onto the appropriate person. If maintenance is required then it is put into book and given a date when the work will be done by.*

Q. Master Mariner discount offer. The offer for members has recently been changed by the landlord, Asher, to be focussed more on food purchases rather than alcohol. Could he be asked to change back?

*A. This has been discussed with Asher but he is keen to promote the food hence the change.*

*Comment; You only have to order a small food dish ie a bowl of chips to be entitled to the discount on all the alcohol you buy on that tab.*

The Yacht Club have made an offer to BMBHA members via the Chair, to waiver the admin fee when joining (saving c£60).

Close.